



## ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

**COMMISSION MEETING** August 3, 2022

**DATE:**

**NAME & NUMBER OF PROJECT:** Borders Boat Dock 1  
SP-2021-0084D

**NAME OF APPLICANT OR ORGANIZATION:** Land Strategies Inc.

**LOCATION:** 2500 Matthews Drive  
Austin, Texas 78703

**COUNCIL DISTRICT:** District # 10

**ENVIRONMENTAL REVIEW STAFF:** Eric Brown, Senior Environmental Scientist  
Watershed Protection Department,  
Eric.Brown@austintexas.gov

**WATERSHED:** Lake Austin watershed, Water Supply Suburban, Drinking Water Protection Zone

**REQUEST:** Variance request is as follows:  
Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock Critical Environmental Feature (CEF).

**STAFF RECOMMENDATION:** Staff recommends this variance with conditions, having determined the findings of fact to have been met.

**STAFF CONDITION:** Mitigation plantings upslope of rimrock to assist in soil stabilization.  
Signed PE Letter for long-term stability of rimrock from new walkway.

## **Staff Findings of Fact**



Watershed Protection Department  
Staff Recommendations Concerning Required Findings

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Project Name &

Case Number:

**Borders Boat Dock 1 - SP-2021-0084D**

Ordinance Standard:

**Watershed Protection Ordinance**

Variance Request:

**LDC 25-8-281(C)(2)(b) - To allow construction within 150 feet of a Rimrock and Seep Critical Environmental Features (CEF).**

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Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**Yes. A variance from 25-8-281(C)(2)(b) allowing for construction of a boat dock, shoreline access over rimrock, and stabilization, has been granted for similarly situated properties with approximately contemporaneous development subject to similar code.**

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**Yes. Construction of the dock is to occur from the lakeside by barge. Construction of the access ramp will occur from Matthews Drive. The proposed construction to be performed from a barge provides greater overall environmental protection. Additionally, the applicant is providing wetland plantings along the shoreline and upgradient of the rimrock that will reduce shoreline erosion and sediment-laden surface runoff from discharging over the rimrock and into the lake.**

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

**Yes. The variance is the minimum deviation from the code requirement to allow for a reasonable use of the property. The code requires a 150-foot critical environmental feature buffer. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer only for the proposed boat dock construction.**

- c) Does not create a significant probability of harmful environmental consequences.

**Yes. The variance does not create significant harmful environmental consequences. The construction of the boat dock from barge will not disturb the rimrock critical environmental feature. The proposed wetland plantings on the upgradient areas of rimrock will reduce soil erosion and provide filtration of runoff from upgradient areas. A Professional Engineer (PE) will review the plans to ensure long-term rimrock stability will not be compromised by the proposed access route to the dock.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes, the variance will result in water quality that is at least equal to the water quality achievable without the variance. The proposed plantings on the upgradient areas of rimrock will reduce soil erosion and provide filtration of sediment-laden runoff from upgradient areas, thereby providing water quality that is at least equal to or greater than the water quality achievable without the variance.**

**Staff Recommendation:** Staff recommends the variance as the Findings of Fact have been met, with the staff recommended condition that all construction be completed by barge and a Professional Engineer certify no long term instability issues will arise from the proposed development.

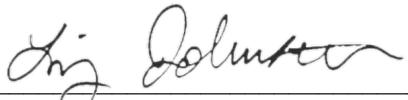
**Staff Recommendation: Approved with Conditions**

Hydrogeologic Reviewer  
(WPD)

  
Eric Brown

Date: 07/01/2022

Deputy Environmental Officer  
(WPD)

  
Liz Johnston

Date: 07/22/2022

**Applicant Form and Findings of Fact**



January 24, 2022

Eric Brown  
Mel Fuechec  
City of Austin  
Development Services Department  
Online Submittal

Re: Borders Boat Dock 1 (SP-2021-0084D)  
Environmental Variance Request

Dear Eric and Mel:

Land Strategies, Inc. ("LSI") respectfully submits this request for a variance from LDC 25-8-281(C)(2)(b) to allow for construction of a boat dock within a CEF setback.

Attached please find the required information for an environmental variance associated with the referenced Borders Boat Dock Site Plan, located at 2500 Matthews Drive, in Austin, Texas. The request is specific to the proposed construction of a boat dock on Lake Austin (wetland area) and an associated stairway leading to the boat dock, which will span existing rimrock (CEF), but will not be constructed in any portion of the rimrock area. Included with this submittal are the Environmental Resource Inventory, prepared by Michael Trojan & Associates, as well as site photos, aerial photos, and other information required per the variance form. The total impervious cover proposed with this boat dock and stairway is approximately 161.65 s.f., based on a 50% credit for wood decks.

I ask that you recommend approval of this variance to the Land Use Commission so we may continue moving forward with the Site Plan process for approval of this proposed boat dock and associated stairway.

Please feel free to reach out with any questions or should you need additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Michael G. Linehan".

Michael G. Linehan, AIA  
Managing Partner / Architect

Attachments

cc : Sarah Borders, Tom Borders, Carmel Borders



## ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Land Strategies, Inc.
Street Address	1411 W. 5th Street, Suite 100
City State ZIP Code	Austin, Texas 78703
Work Phone	(512) 328-6050
E-Mail Address	ewelch@lsiaustin.com

#### Variance Case Information

Case Name	Borders Boat Dock 1
Case Number	SP-2021-0084D
Address or Location	2500 Matthews Drive Austin, Texas 78703
Environmental Reviewer Name	Eric Brown
Applicable Ordinance	25-8-281(C)(2)(b)
Watershed Name	Lake Austin
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Site is on Lake Austin
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references: 25-8-281(C)(2)(b) This project proposes construction within a buffer zone.

Impervious cover square footage:	Existing 48.5 0.0011 ac 1%	Proposed 161.65 (50% for wood deck) 0.0037 ac 3.7%
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>100-yr floodplain elevation per FEMA floodplain is 492.94. No floodplain modification is proposed with this project.</p> <p>Site is in EARZ, along Lake Austin. Site is in CWQZ.</p> <p>There are existing trees ranging in size and species (live oaks, cedar elms, cypress, ligustrums, elm, and red oak). There are no heritage trees on-site. Please refer to Survey Exhibit for tree information.</p> <p>CEFs include canyon rimrock and wetlands along Lake Austin.</p> <p>Soils: Tarrant soils and Urban land.</p> <p>Slopes: 18-40% (approx 493-523 feet above MSL)</p> <p>Please refer to ERI included with this variance submittal for more info.</p>	

Clearly indicate in what way the proposed project	
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does not comply with current Code (include maps and exhibits)	* The proposed dock is within the rimrock and shoreline "CEF" * The proposed structure spans the rimrock, with no construction proposed in the rimrock area itself * Pilings are offset from the shoreline * No additional erosion is anticipated with this project
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## FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Borders Boat Dock 1

Ordinance: LDC 25-8-281(C)(2)(b)

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No [summary of justification for determination]

Other property owners have a similar situation to this property, and have boat docks placed within the same CEFs. Denial of the variance would result in no lake access.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No construction is proposed within the rimrock (structure spans the CEF). Vegetative mitigation will act as erosion/sedimentation controls at the embankment area.

Yes/No [summary of basis for determination]

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No [summary of basis for determination]

Construction will span rimrock, and will not touch it. Pilings are offset from shoreline.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes/ No [summary of basis for determination]

No construction is proposed within the rimrock (structure spans the CEF). Vegetative mitigation will act as erosion/sedimentation controls at the embankment area.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes/ No [summary of basis for determination]

Vegetative mitigation will act as erosion/sedimentation controls at the embankment area.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes/ No [summary of basis for determination]

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/ No [summary of basis for determination]

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes/ No [summary of basis for determination]

N/A

\*\*Variance approval requires all above affirmative findings.

## Exhibits for Board Backup and/or Presentation

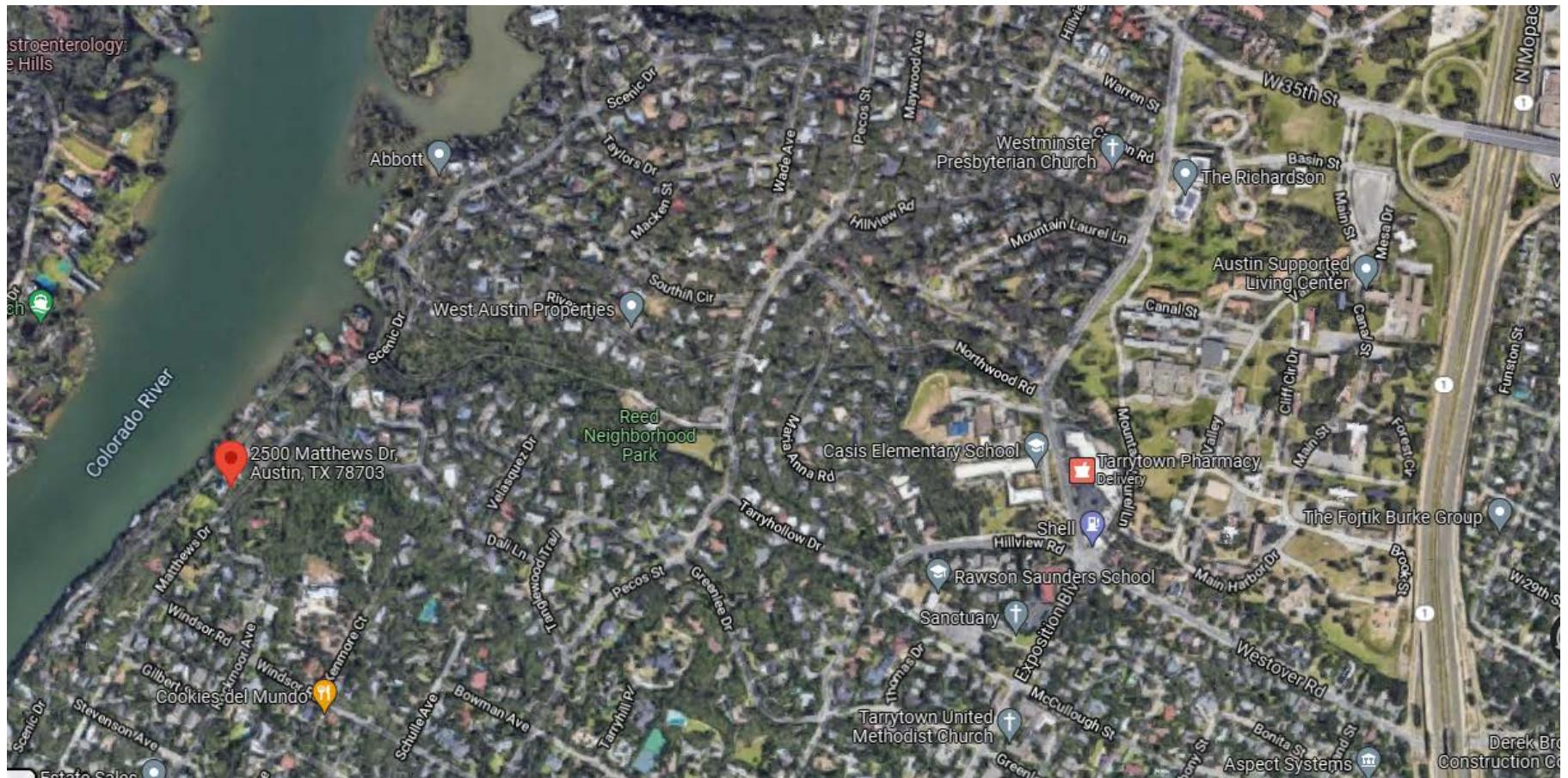
Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

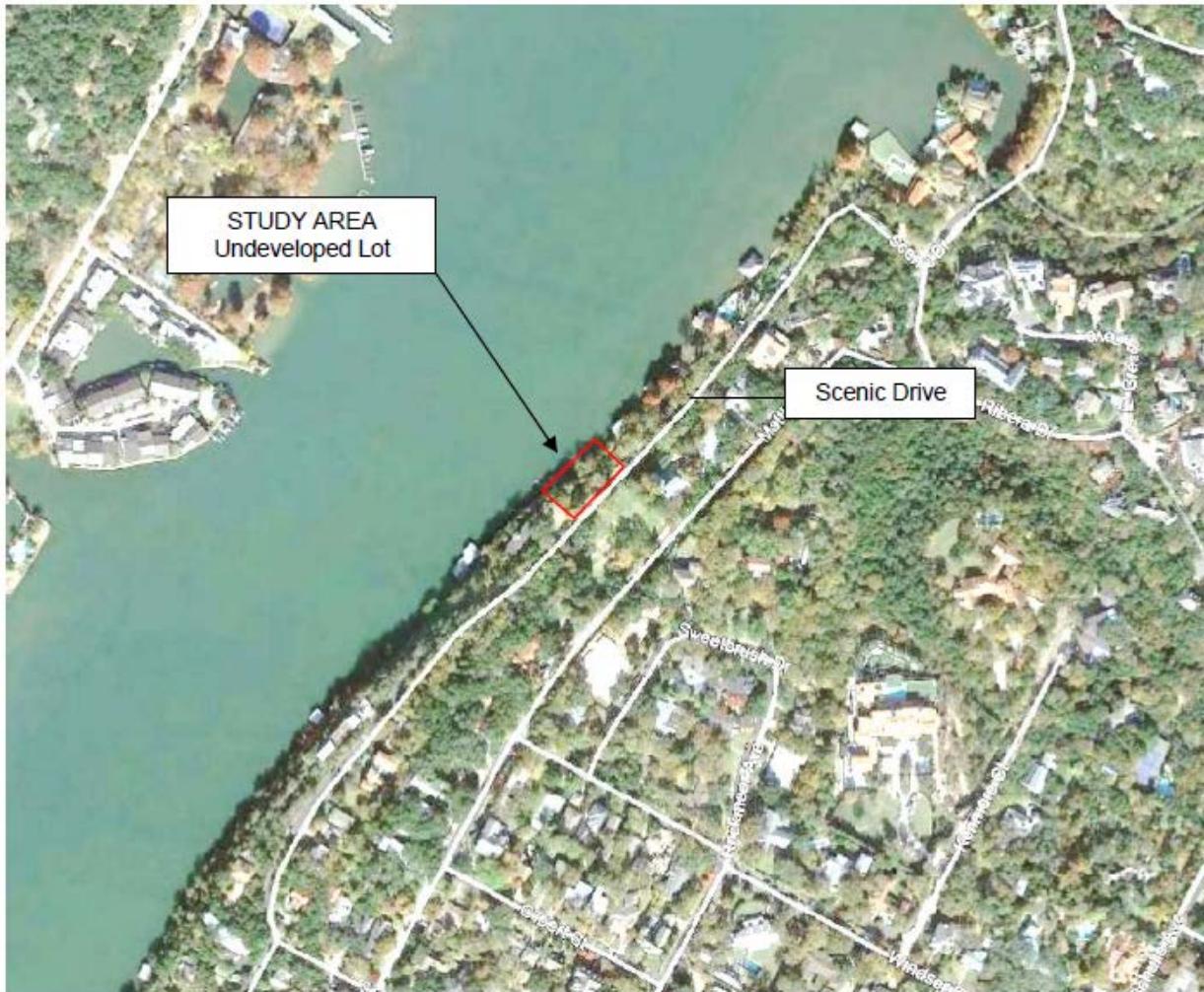
## **Applicant Exhibits**

## Context Map with Aerial of Vicinity of Proposed Borders Boat Dock 1

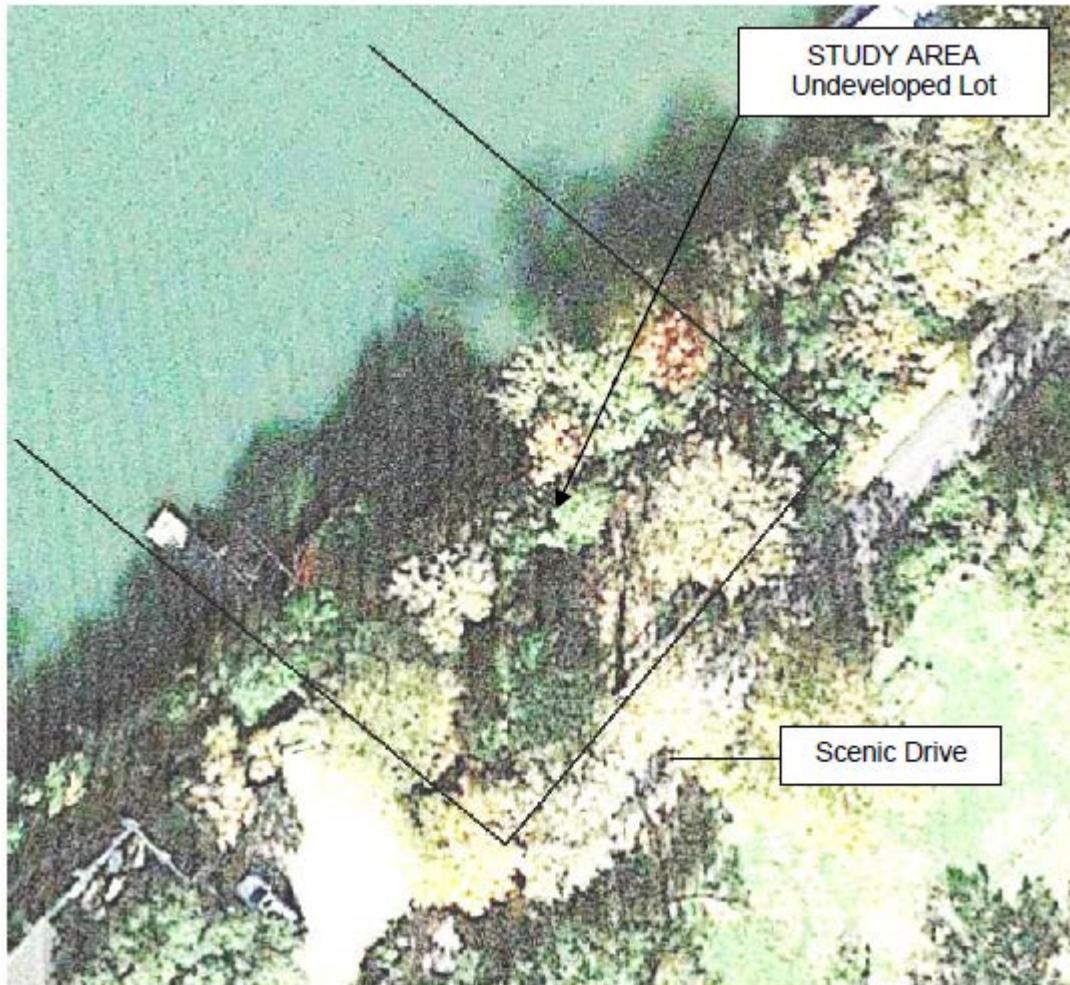
The subject site is located on Lake Austin (Colorado River), approximately 1.5 miles west of Mopac.



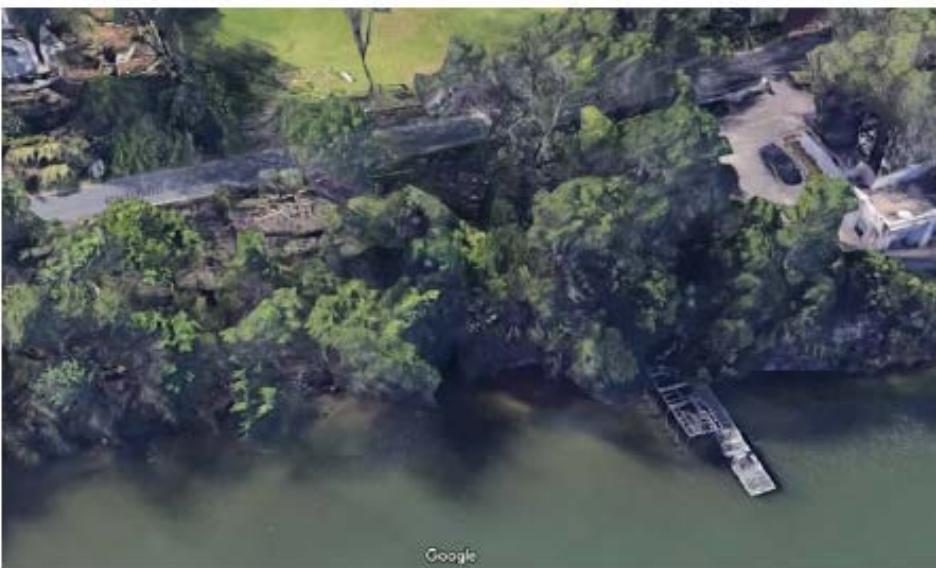
Aerial of Proposed Borders Boat Dock 1 Location



Aerial of Proposed Borders Boat Dock 1 Location



**Site photos of Proposed Borders Boat Dock 1**







NOTES:

## BORDERS BOAT DOCK 1

LSI #1633.02

REVISIONS

SET ISSUED

DRAWN BY

SHEET NAME

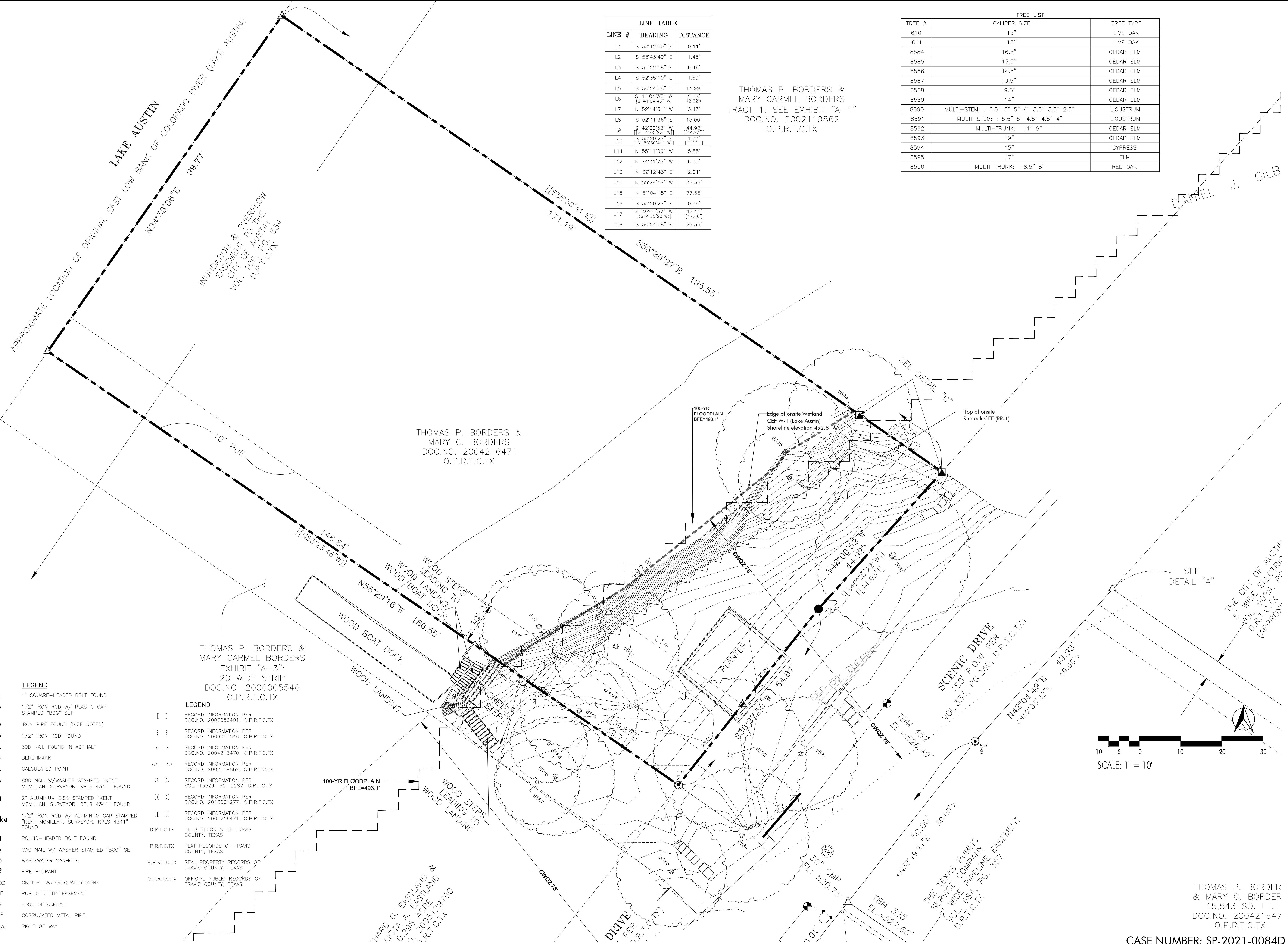
EXISTING CONDITIONS

SHEET

2

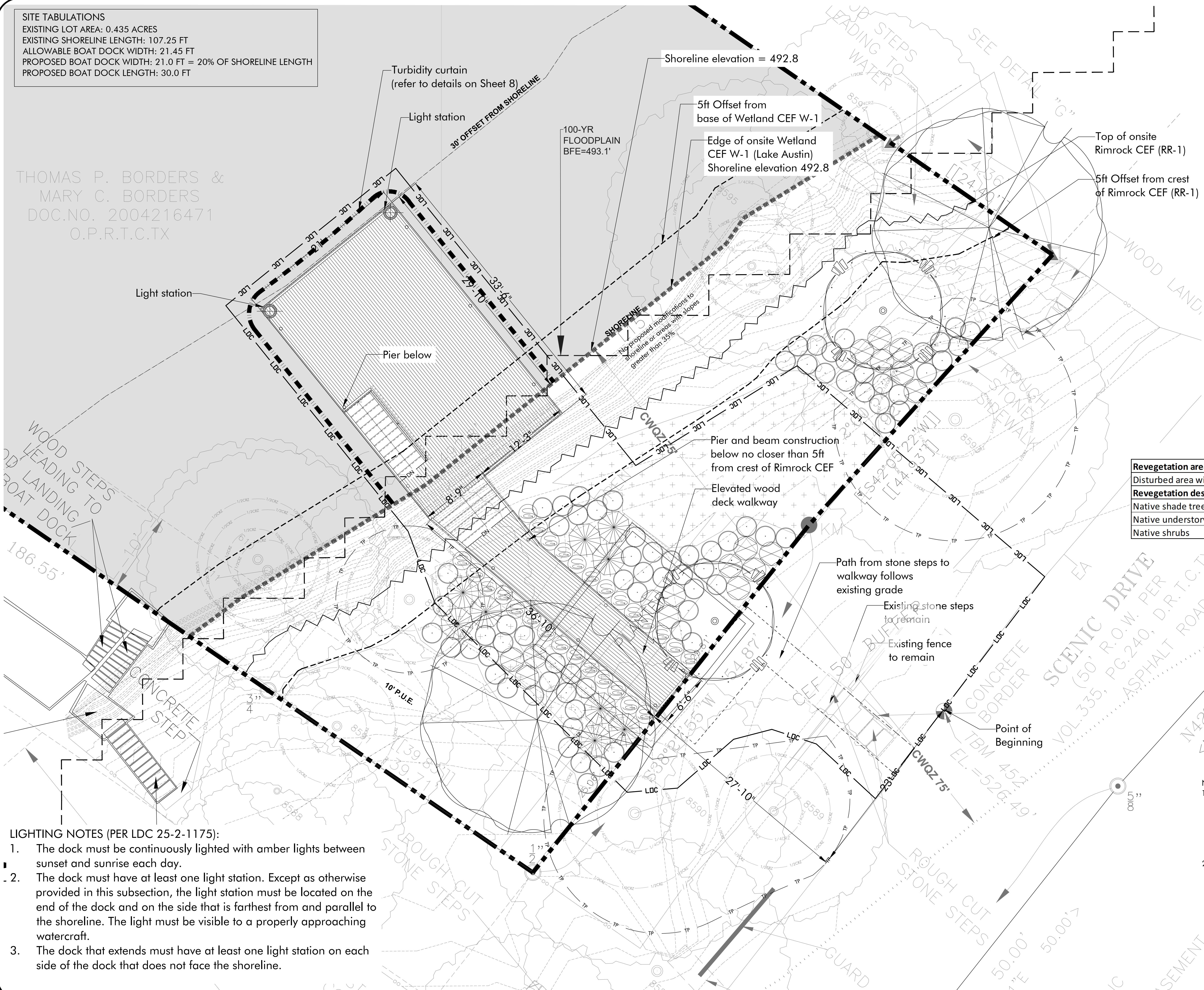
OF

14



**SITE TABULATIONS**  
 EXISTING LOT AREA: 0.435 ACRES  
 EXISTING SHORELINE LENGTH: 107.25 FT  
 ALLOWABLE BOAT DOCK WIDTH: 21.45 FT  
 PROPOSED BOAT DOCK WIDTH: 21.0 FT = 20% OF SHORELINE LENGTH  
 PROPOSED BOAT DOCK LENGTH: 30.0 FT

THOMAS P. BORDERS &  
 MARY C. BORDERS  
 DOC.NO. 2004216471  
 O.P.R.T.C.TX



**LEGEND:**

PROPERTY BOUNDARY
SHORELINE/ WETLAND CEF W-1
RIMROCK CEF RR-1
RIMROCK 5FT SETBACK
100-YR FLOODPLAIN
CWQZ/ LA ZONING SETBACK
LIMIT OF CONSTRUCTION
TREE PROTECTION FENCE PER COA DETAILS 610S-1 & 6102-2
1/2CRZ 1/2CRZ HALF CRITICAL ROOT ZONE
1/4CRZ 1/4CRZ QUARTER CRITICAL ROOT ZONE
EXISTING TREE SYMBOL REPRESENTS FULL CRITICAL ROOT ZONE

**PLANT SCHEDULE**

TOTAL QTY.	SYMBOL	DESCRIPTION AND SIZE
2	◎	SHADE TREE (3" CAL.) <i>Ulmus crassifolia</i> Cedar Elm
2	○	UNDERSTORY TREE (2") <i>Ilex vomitoria</i> Yaupon Holly
27	◎	SHRUBS (3 GAL.) <i>Salvia greggii</i> Autumn sage
9	○	Hesperaloe parviflora Red yucca
17	◎	Muhlenbergia capillaris Gulfcoast Muhy
76	○	Nassella tenuissima Mexican Feathergrass
Native Grassland Planting, Standard Specification 6095.6		



REVISIONS



**NOTES:**

1. Prior to issuance of the building permit, the applicant will turn in documentation that is signed and sealed by a licensed professional that states that the boat dock complies with ASCE 24 (Flood Resistant Design and Construction) as per LDC 25-12-3 section 1612.4.
2. All structure for the dock will be delivered and done by barge, finish materials and the walkway will be delivered and done by land.

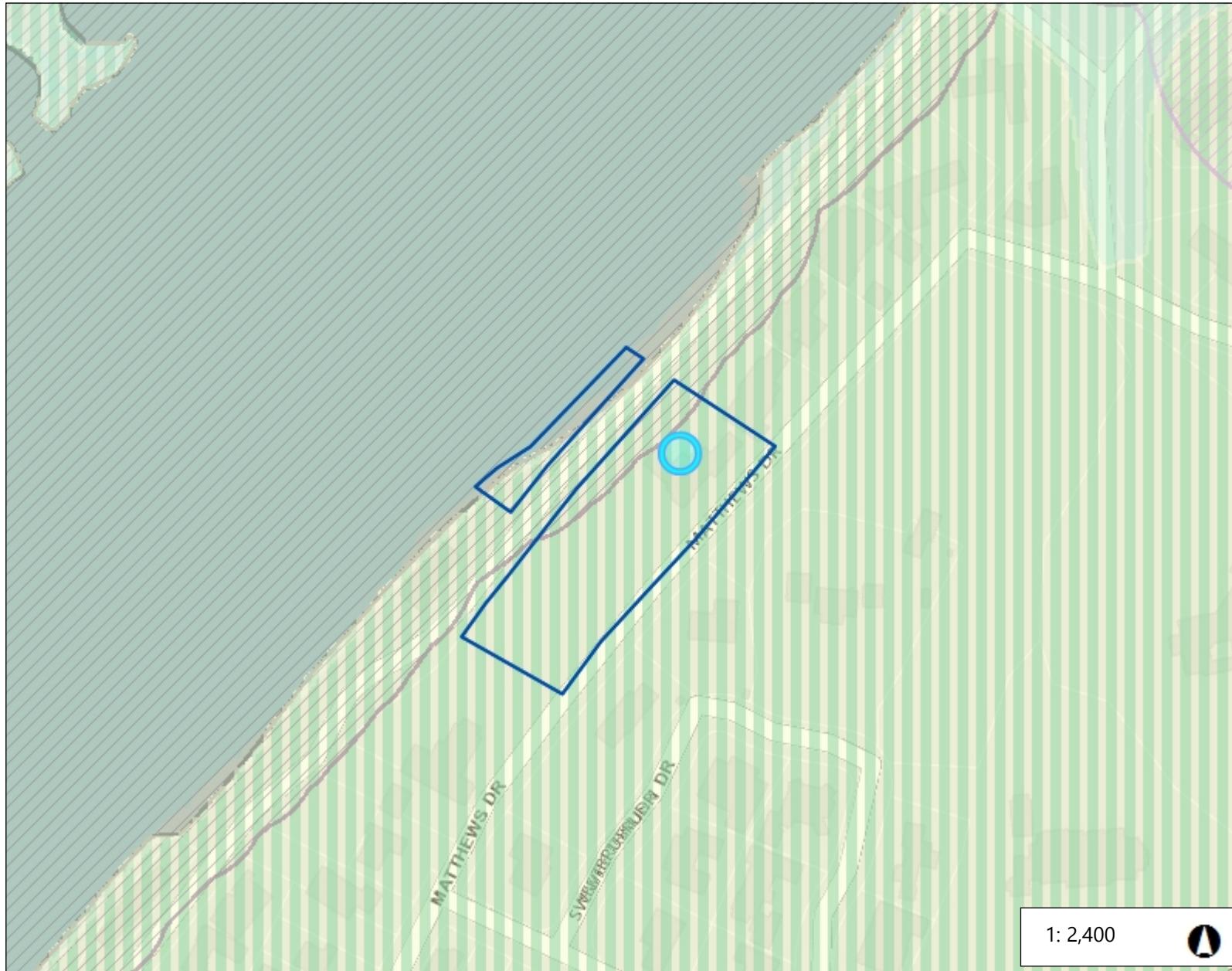
**SET ISSUED**  
**DRAWN BY**  
 **SHEET NAME**  
**SITE PLAN**

**SCALE: 3/16" = 1'-0"**

**CASE NUMBER: SP-2021-0084D**



# Property Profile



0.1                    0                    0.04                    0.1 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.

## Legend

### Jurisdiction

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

### Jurisdiction

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

### FEMA Floodplain

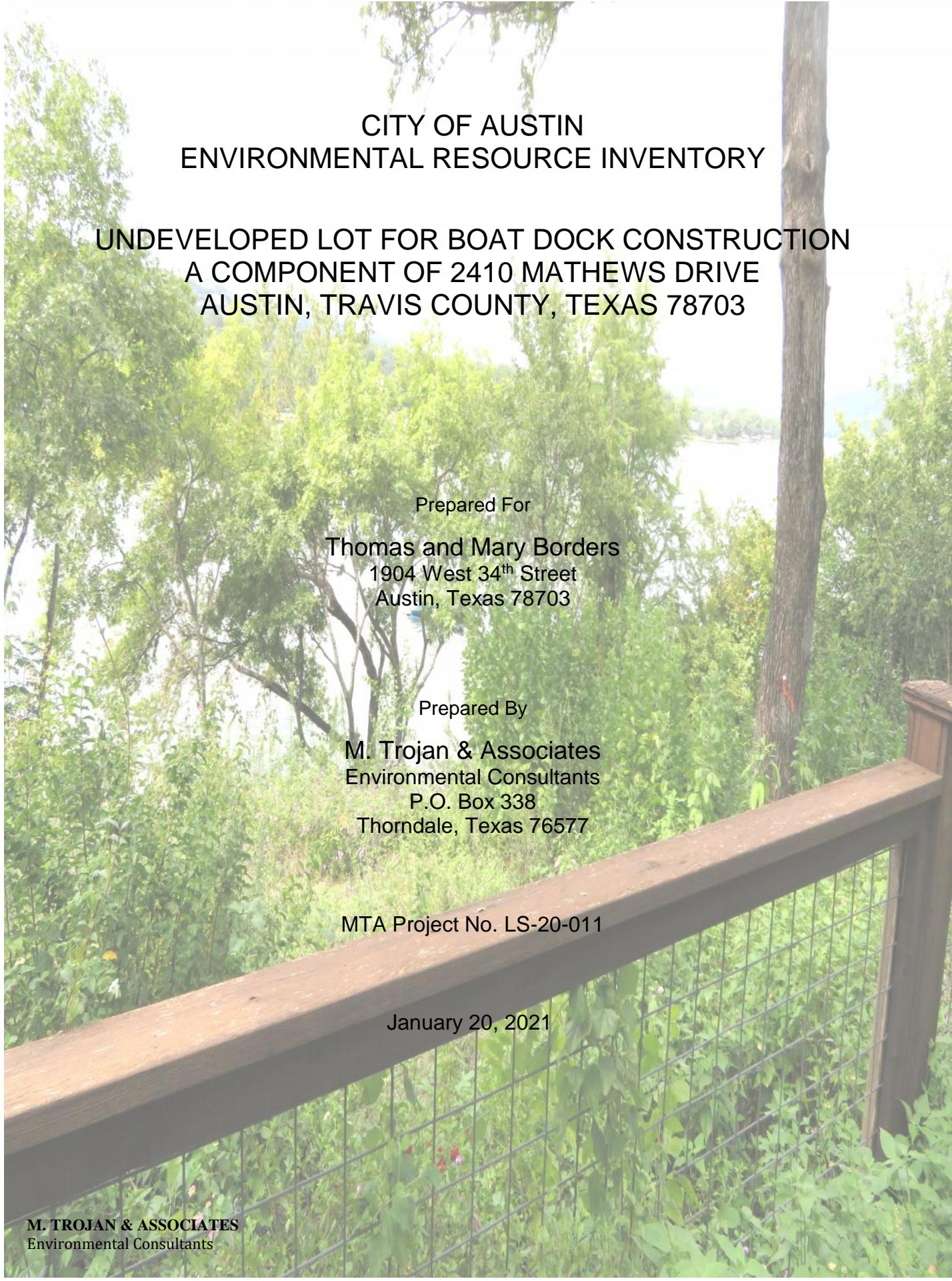
- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year

### Creek Buffers/Waterway Setbacks

- Critical Water Quality Zone
- Water Quality Transition Zone

### Edwards Aquifer Recharge Zone

## Notes



## CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY

UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703

Prepared For

Thomas and Mary Borders  
1904 West 34<sup>th</sup> Street  
Austin, Texas 78703

Prepared By

M. Trojan & Associates  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577

MTA Project No. LS-20-011

January 20, 2021

**M. TROJAN & ASSOCIATES**  
Environmental Consultants

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January 20, 2021

Thomas and Mary Borders  
1904 West 34<sup>th</sup> Street  
Austin, Texas 78703

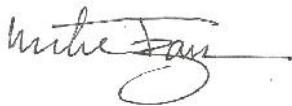
Subject: Report of City of Austin Environmental Resource Inventory  
Undeveloped Lot for Boat Dock Construction  
A Component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
MTA Project No. LS-20-011

Mr. and Mrs. Borders:

This report provides the environmental information required for the City of Austin (COA) submittal for proposed development on the above referenced property. The information provided herein addresses certain environmental conditions and other environmental factors that the COA may require as part of your Site Plan submittal as well as for potential future re-submittals.

Thank you for providing me with the opportunity to assist you in environmental matters associated with the proposed project. Should you have any questions or require additional information, please feel free to contact me at (512) 917-3695 or forward an email to mtrojan0316@gmail.com.

Respectfully,



Michael Trojan, PG  
M. TROJAN & ASSOCIATES

c: MTA Project File LS-20-011



Licensed Professional Geoscientist #1109

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## APPENDICES

### APPENDIX A: FIGURES

- Figure 1 – Site Location Map
- Figure 2 – Site Aerial Photograph
- Figure 3 – Historical Site Aerial Photograph
- Figure 4 – Site Plan
- Figure 5 – Site Soils Map
- Figure 6 – Surface Water Hydrology
- Figure 7 – Geologic Map
- Figure 8 – Site CEFs Map
- Figure 9 – CEF Detail

APPENDIX B: SITE PHOTOGRAPHS  
Photographs Taken During the Field Reconnaissance

APPENDIX C: CITY OF AUSTIN CRITICAL ENVIRONMENTAL FEATURE WORKSHEET

## 1.0 STUDY AREA AND PROJECT INFORMATION

M. Trojan & Associates was retained to conduct a City of Austin (COA) Environmental Resource Inventory for proposed dock construction on an undeveloped lot representing a waterfront component of 2401 Mathews Drive in Austin, Travis County, Texas 78703. The information provided in this report addresses certain environmental conditions and other environmental factors that the COA may require as part of the Site Plan submittal.

The field reconnaissance for this *Environmental Resource Inventory* was conducted on October 28, 2020 and January 12, 2021 by Mr. Michael Trojan, a Professional Geologist/Hydrogeologist certified by the Texas Board of Professional Geoscientists.

### 1.1 Study Area Location and General Characteristics

The study area is comprised of approximately 0.13 acres of undeveloped land located between Scenic Drive and Lake Austin (refer to Figures 1, 2 and 3 of Appendix A and photographs in Appendix B). The property is densely wooded, and improvements are limited to concrete/stove and wood stairs and walkways, as well as an old wood boat dock extending out onto Lake Austin. The property lies in an area of dense residential development.

### 1.2 Proposed Site Development

As of the writing of this *Environmental Resource Inventory* report, a final site plan was not available for review. The conceptual plan for the property includes removal of an old wooden boat dock and installation of a new boat dock.

### 1.3 Previously Published Reports

No previously published, site-specific technical reports were reviewed as part of this *Environmental Resource Inventory*.

## 2.0 ENVIRONMENTAL RESOURCE INVENTORY FORM

Case No.: \_\_\_\_\_  
*(City use only)*

### Environmental Resource Inventory

For 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: Undeveloped Lot for Boat Dock Construction
2. County Appraisal District Property ID (#s): 119582 (Travis County)
3. Address/Location of Project: A component of 2410 Mathews Drive, Austin, Travis County, Texas 78703
4. Watershed: Lake Austin Component of the Colorado River Watershed
5. This site is within the *(Check all that apply)*

Edwards Aquifer Recharge Zone* <i>(See note below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Edwards Aquifer Contributing Zone*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft. Verification Zone*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Barton Spring Zone*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 modifications?  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 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.

**NOTE: IF APPLICABLE, ADDITIONAL RELEVANT INFORMATION IS PROVIDED IN SECTION 5.0 OF THIS ERI REPORT.**

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 ECM 1.5 and Appendix X for forms and guidance).

**NOTE: IF APPLICABLE, ADDITIONAL RELEVANT INFORMATION IS PROVIDED IN SECTION 6.0 OF THIS ERI REPORT.**

8. There is a total of four(4) Critical Environmental Features (CEFs) on or within 150 feet of the project site. If CEFs are present, attach a detailed description of the CEFs, 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*):

       Spring(s)/Seep(s)             Point Recharge Feature(s)             Bluff(s)  
2       Canyon Rimrock(s)      2       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.

**NOTE: IF/WHEN APPLICABLE, INFORMATION PERTAINING TO CEFs IS PROVIDED IN SECTION 3.0, ON FIGURE 8 IN APPENDIX A, ON PHOTOGRAPHS IN APPENDIX B AND ON THE CEF WORKSHEET IN APPENDIX C OF THIS ERI REPORT.**

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-foot topography
- Historical aerial photo of the site
- Site soil map
- Critical environmental features and well location map on current aerial photo with 2-foot topography

**NOTE: A current aerial photo with 2-foot topography was not available for download on the COA GIS.**

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

- Edwards Aquifer Recharge Zone with 1500-foot Verification Zone (*only if site is over or within 1500 feet of 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 are summarized in the table below and uses the SCS Hydrologic Soils 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)
Tarrant soils and Urban land, 18-40% slopes (TeF)	C	up to 1.2

**\* 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.

**NOTE: SOIL TYPES ARE DEPICTED ON FIGURE 5 OF APPENDIX A OF THIS ERI REPORT.**

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

The study area represents steep landscape that slopes to the west and northwest (refer to Figure 6 of Appendix A). Topographic elevations on the property range between approximately 523 and 493 feet above mean sea level (msl), with the highest elevations located along the southeast property boundary (along Scenic Drive) and the lowest elevations along the shore of Lake Austin (at the full-pool level of 492.8 feet). As is depicted on Figure 6 of Appendix A, stormwater runoff generated on the study area flows toward the west and northwest and discharges directly to Lake Austin. An ephemeral drainage way crosses the study area on the southwestern one-third of the property.

According to the COA GIS, only a narrow strip of the base of the onsite rimrock along the bank of Lake Austin lies within a floodplain. In addition, the entire study area lies within a COA-designated creek buffer/waterway setback (CWQZ).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredericksburg/Edwards Group	Edwards Formation (Ked)	unknown

Brief Description of Site Geology (*attach additional sheets if needed*):

Based on the Geologic Atlas of Texas, Austin Sheet, and review of other available geologic/hydrologic publications, the outcropping (near surface) geologic materials directly beneath the study area are as follows (also refer to Figures 7 and 8 of Appendix A):

Edwards Formation (Ked)

The Edwards Formation consists of limestone and dolomite that is light gray to tan and medium gray to grayish brown, aphanitic to fine grained, massive to thin bedded, soft to hard, and with common rudistid biostromes and nodular chert. Portions of the Edwards are commonly recrystallized, "honeycombed," and cavernous forming an aquifer. The formation forms flat areas and plateaus bordered by scarps. The thickness is reported to range 60 to 350 feet, and the formation thins northward.

Given the shallow surface soils, rock outcrops are observed across nearly the entire property, with canyon rimrock forming the steep slopes along the edge of Lake Austin. The entire study area lies within the Edwards Aquifer Recharge Zone.

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

There are 0 Wells present on the project site and the locations are shown and labeled.

       The wells are not in use and have been properly abandoned.

       The wells are not in use and will be properly abandoned.

       The wells are in use and comply with 16 TAC Chapter 76.

There are 0 Wells that are offsite and within 150 feet of this site.

**NOTE: IF APPLICABLE, WELLS ARE DISCUSSED IN SECTION 4.0 AND LOCATIONS ARE DEPICTED ON FIGURE 8 IN APPENDIX A OF THIS ERI REPORT.**

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

Brief Description of site plant communities (*attach additional sheets if needed*):

The study area represents undeveloped landscape that is densely wooded. The property supports a medium diversity of tree species and a variety of unspecified shrubs (refer to Figure 2 of Appendix A and photographs in Appendix B). The dominant tree species on the study area is Cedar elm (*Ulmus crassifolia*). Less common tree species include Ashe juniper (*Juniperus ashei*), Live oak (*Quercus virginiana*), Red oak (*Quercus rubra*), Wax leaf privet (*Ligustrum japonicum*), Bald cypress (*Taxodium distichum*), Pecan (*Carya illinoensis*) and Chinese Tallow (*Sapium sebiferum*).

There is woodland community onsite.  Yes  No

If yes, list the dominant species below.

Woodland Species	
Common Name	Scientific Name
Cedar elm	<i>Ulmus crassifolia</i>

There is grassland/prairie/savanna onsite.  Yes  No

If yes, list the dominant species below.

Grassland/Prairie/Savanna Species	
Common Name	Scientific Name

There is hydrophytic vegetation onsite.  Yes  No

If yes, list the dominant species below.

Hydrophytic Plant Species		
Common Name	Scientific Name	Wetland Indicator Status
Bald cypress	Taxodium distichum	Obl

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

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

Wastewater for the site will be treated by (*check that apply*):

- Onsite system(s)
- City of Austin centralized sewage collection system
- Other centralized collection system

**NOTE: THE PROJECT DOES NOT PROPOSE COLLECTION AND MANAGEMENT OF WASTEWATER.**

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

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

Wastewater lines are proposed within the Critical Water Quality Zone.

Yes  No | If yes, then provide justification below.

Is the project site over the Edwards Aquifer?

Yes  No |

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

N/A – The project does not propose collection and management of wastewater.

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

Date(s) ERI Field Assessment was performed: October 28, 2020 and January 12, 2021  
Date(s)

Michael Trojan, PG (512) 917-3695

Print Name Telephone



mtrojan0316@gmail.com

Signature Email Address

M. Trojan & Associates January 20, 2021

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).



Michael Trojan, PG  
Certified Professional Geoscientist #1109 (TX)

## 3.0 CRITICAL ENVIRONMENTAL FEATURES

The field reconnaissance of the study area included search for and identification of CEFs, including bluffs, canyon rimrock, point recharge features (e.g., caves, faults, fractures/joints, sinkholes/depressions and other natural features), springs and seeps and wetlands. This was accomplished by walking 25-foot (approximate) spaced transects across the entire study area. The findings of this inspection are summarized in Section 3.1. In addition, the field reconnaissance included inspection of neighboring properties a distance of approximately 150 feet (as practicable) from all boundaries of the study area for identification of offsite CEFs that could be deemed as significant in terms of development on the property. Results of the offsite reconnaissance are provided in Section 3.2.

### 3.1 Onsite Critical Environmental Features

#### 3.1.1 *Bluffs*

The COA ECM defines a bluff as an abrupt vertical change in topography of more than 40 feet with an average slope steeper than four feet of rise for one foot of horizontal travel (approximately 75 degrees). Bluffs are any steep slopes in soils, rock or alluvial deposits that meet the dimensions and slope criteria. Manmade cuts such as roadside rock outcrops and active quarry walls are not defined as bluffs.

Based on observations made across the entire study area, no bluffs were identified.

#### 3.1.2 *Canyon Rimrock*

The COA ECM defines canyon rimrock as an abrupt vertical rock outcrop of more than 60 percent slope (31 degrees), greater than four feet vertically, and a horizontal extent equal to or greater than 50 feet. Manmade cuts such as roadside rock outcrops and active quarry walls are not defined as rimrock.

Based on observations made across the entire study area, a segment of rimrock was observed onsite. This feature is described below.

##### Onsite Rimrock CEF RR-1

Latitude: 30.304502 (center of the rimrock segment)  
Longitude: -97.779119 (center of the rimrock segment)  
Length: 125' (approx.)  
Average Height: 18' (approx.)

Onsite CEF RR-1 represents a rimrock segment along the edge of Lake Austin (refer to Figure 8 of Appendix A, photographs in Appendix B and CEF

Worksheet of Appendix C). The top of the rimrock ranges in topographic elevations of approximately 517 and 510 feet, and the base of the rimrock is considered to be at the full-pool level of Lake Austin (492.8 feet elevation).

The face of the rimrock does not exhibit evidence of seeps or springs. Landscape directly up-topographic slope of the top of the rimrock consists of moderately- to steep-sloping landscape that supports a dense concentration of tree species and shrubs.

### ***3.1.3 Point Recharge Features***

The COA ECM defines point recharge features as natural openings and topographic depressions formed by the dissolution of limestone and that may transmit a significant amount of surface water into the subsurface. Point recharge features include caves, sinkholes, faults, joints and other natural features.

Based on observations made across the entire study area, no point recharge features were identified.

### ***3.1.4 Springs and Seeps***

The COA ECM defines springs and seeps as points or zones of natural groundwater discharge that produce measurable flow, or a pool of water, or maintain a hydrophytic plant community or other physical indicators (especially during drought conditions). Physical indicators of a spring or seep include the existence of a pool of water, even if small, presence of hydrophytic plants, mineralization of calcium carbonate such as travertine and/or tufa, and/or detection of a water temperature gradient in the creek or pool.

Based on observations made across the entire study area, no springs or seeps were identified.

### ***3.1.5 Wetlands***

The COA ECM defines a wetland as land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface and may have shallow water present. An area is classified as a wetland if it meets the U.S. Army Corps of Engineers (USACE) three parameter technical criteria as outlined in the USACE 1987 *Wetlands Delineation Manual*.

The following wetland area was identified on the study area:

#### Onsite Wetland CEF W-1 (Lake Austin)

Onsite wetland CEF W-1 represents the Lake Austin segment of the Colorado River (refer to Figure of Appendix A, photographs in Appendix B and CEF Worksheet in Appendix C). The US Fish & Wildlife Service (FWS) National Wetland Inventory designates the feature as Wetland Classification Code L1UBHh [(L) lacustrine; (1) limnetic; (UB) unconsolidated bottom; (h) diked/impounded]. Specific characteristics of the wetland CEF are provided below (Note: Most of the characteristics provided herein are based on observations made during the October 28, 2020 site reconnaissance, as vegetation was more easily identifiable).

Latitude:	30.304086 (center of onsite CEF segment alignment)
Longitude:	-97.779151 (center of onsite CEF segment alignment)
Wetland Dimensions:	125' (length)
Wetland Elevations:	The edge of the wetland lies at and somewhat above the full-pool level of Lake Austin (elevation: 492.8 feet) (Note: Certain hydrophytic vegetation occurs slightly above the 492.8-foot elevation).
Wetland Boundaries:	Boundaries are well defined by the 492.8-foot elevation and certain hydrophytic vegetation just above this elevation.
Hydrology:	Lake Austin is maintained at or near the full-pool 492.8-foot elevation.
Hydric soils:	As the edge of the wetland is limited to and composed of rimrock, no hydric soils were observed.
Hydrophytic Vegetation:	Hydrophytic vegetation directly above the 492.8-foot elevation was observed to be limited to a sparse density of Bald cypress ( <i>Taxodium distichum</i> ) (also refer to Number 11 of Section 2.0).
Riparian Zone:	Well established; high and partially closed canopy.

### 3.2 Offsite Critical Environmental Features

Reconnaissance of neighboring properties a distance of approximately 150 feet (as practicable) from all boundaries of the study area identified an offsite wetland CEF (Lake Austin), as well as canyon rimrock on neighboring properties (refer to Figure 8 of Appendix A and CEF Worksheet in Appendix C). Offsite wetland CEF W-2 represents the

components of Lake Austin to the southwest and northeast of the study area. Offsite CEF RR-2 represents the southwest and northeast continuations of onsite CEF RR-1.

Offsite CEFs W-2 and RR-2 exhibit the same/similar characteristics as those described for onsite CEFs W-1 and RR-1 in Section 3.1.5 of this report.

## 4.0 ONSITE AND OFFSITE WATER WELLS

### Onsite Water Wells

Based on site reconnaissance of the entire study area, no water wells were observed. Moreover, review of public records indicates that no water wells have been historically present on the property.

### Offsite Water Wells

Based on reconnaissance of neighboring properties up to approximately 150 feet from the study area boundaries (in areas of reasonable access), no water wells were observed. Moreover, review of public water well records indicates that there are no documented wells within 150 feet of the study area.

## 5.0 FLOODPLAIN MODIFICATIONS

As this project does not propose floodplain modifications, this section does not apply.

## 6.0 UTILITY/WASTEWATER LINE WITHIN THE CWQZ

As this project does not propose a utility and/or wastewater line parallel to and within the CWQZ, this section does not apply.

## 7.0 ENVIRONMENTAL RESOURCE INVENTORY LIMITATIONS

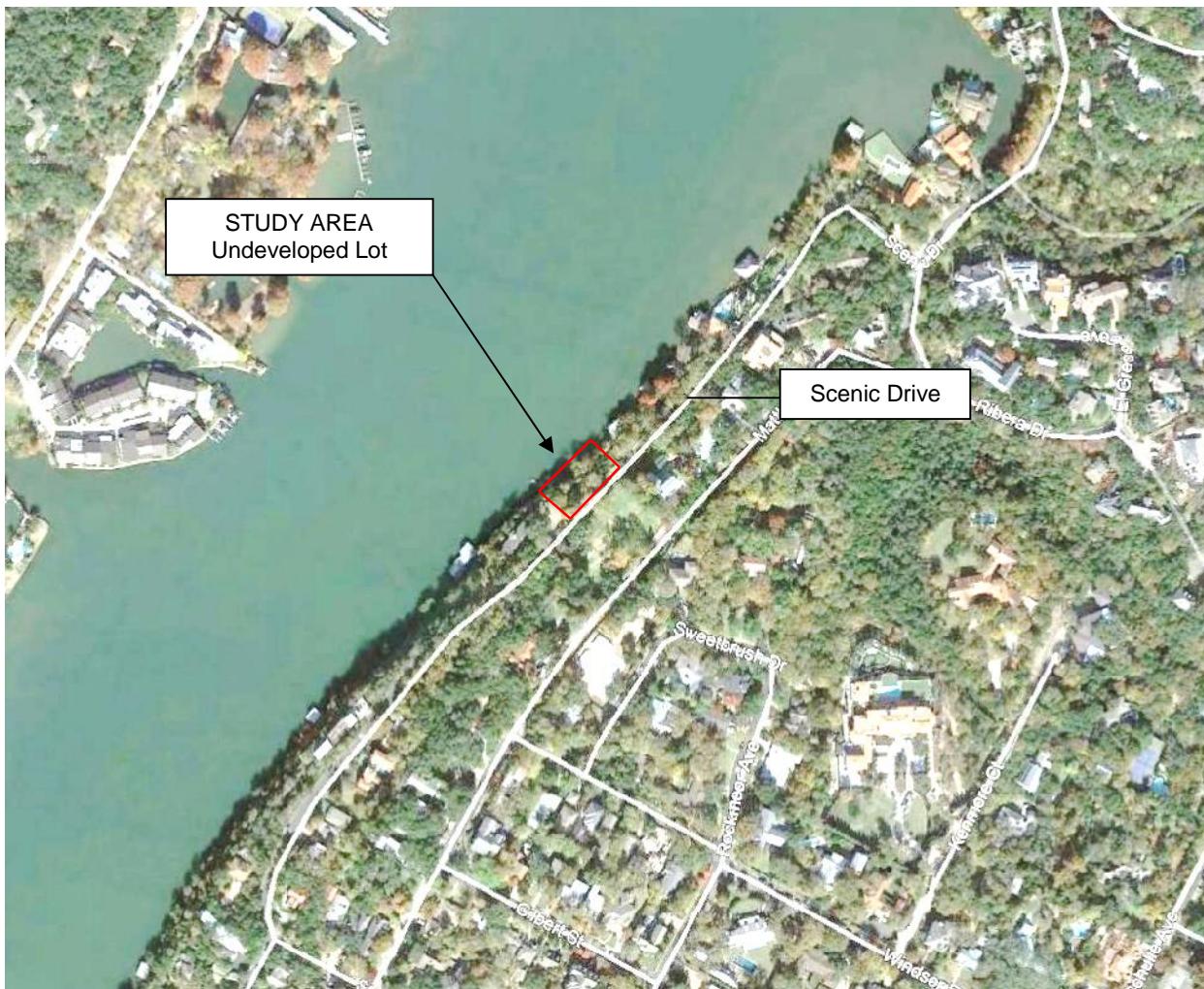
This *Environmental Resource Inventory* was conducted in accordance with rules and guidelines set forth by the COA, as well as consistent with standard methods and practices generally employed by professionals engaged in conducting such environmental assessments. Still, the scope of the *Environmental Resource Inventory* presents certain limitations. The primary limitations include:

1. The field reconnaissance is conducted to effectively identify CEFs at the subject property. However, certain site conditions may render features undetectable as a result of obstruction by: (1) soil cover, (2) very dense, inaccessible vegetation, (3) manmade cover including, but not limited to driveways, concrete slabs, soil and debris piles/mounds, and/or (4) stormwater runoff ground cover following significant rainfall events.
2. The scope of the *Environmental Resource Inventory* does not include identification of features that may be discovered at the time of site development – during excavation, trenching, grading and/or leveling.
3. While this *Environmental Resource Inventory* is confident of the identification of karst features, or lack thereof, the regulatory community reserves the right to conduct a reconnaissance of the study area. At times, regulatory field inspectors may identify additional potential karst features that, in their professional opinion, may require consideration in terms of proposed development on the study area. In this event, the author of this *Environmental Resource Inventory* and the developer are provided the opportunity to conduct additional field investigation of such features, including employment of certain invasive methodologies (e.g., excavation), to either confirm or refute the field findings of the regulatory field inspectors.

## 8.0 REFERENCES

- City of Austin Environmental Criteria Manual. City of Austin.
- City if Austin Land Development Code. City of Austin.
- City of Austin online GIS.
- Edwards Aquifer Recharge Zone information – Texas Commission on Environmental Quality online information sources.
- FEMA Flood Insurance Rate Map.
- Garner, L. E. and Young, K. P. 1992. Environmental Geology of the Austin Area; an Aid to Urban Development. Bureau of Economic Geology (Report of Investigations No. 86), University of Texas, Austin, Texas.
- Geologic Atlas of Texas, Austin Sheet. 1974; Reprinted 1995. Bureau of Economic Geology, the University of Texas at Austin, Bureau of Economic Geology.
- Geologic Map of the Austin Area, Texas. 1992. Bureau of Economic Geology, the University of Texas at Austin, Bureau of Economic Geology.
- Groundwater hydrology – Texas Water Development Board online information resources.
- Site Plan – provided by Austin Civil Engineering, Inc.
- Soil Conservation Service STATSGO soils information.
- Soil Survey of Travis County, U.S. Department of Agriculture – Natural Resources Conservation Service.
- Topographic map and tree survey – provided by Austin Civil Engineering, Inc.
- Texas Water Development Board, Water Well Drillers' Records.
- Tree survey – provided by Austin Civil Engineering, Inc.
- U.S. Geological Survey topographic map.
- Travis County online GIS.

APPENDIX A  
FIGURES



**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: No Scale  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 1**  
**SITE LOCATION MAP**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703



2019 Aerial Photograph

**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: 1" = 50' (approx.)  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 2**  
**SITE AERIAL PHOTOGRAPH**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703



N

2006 Aerial Photograph

**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: 1" = 50' (approx.)  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 3**  
**HISTORICAL SITE AERIAL PHOTOGRAPH**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703

# **FINAL SITE PLAN WAS NOT AVAILABLE FOR REVIEW**

Propose improvements: removal of existing boat dock and installation of new dock.

**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: No Scale  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 4  
SITE PLAN**

UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703



TeF – Tarrant soils and Urban land, 18-40% slopes / UuE – Urban land and Brackett soils, 1-12% slopes

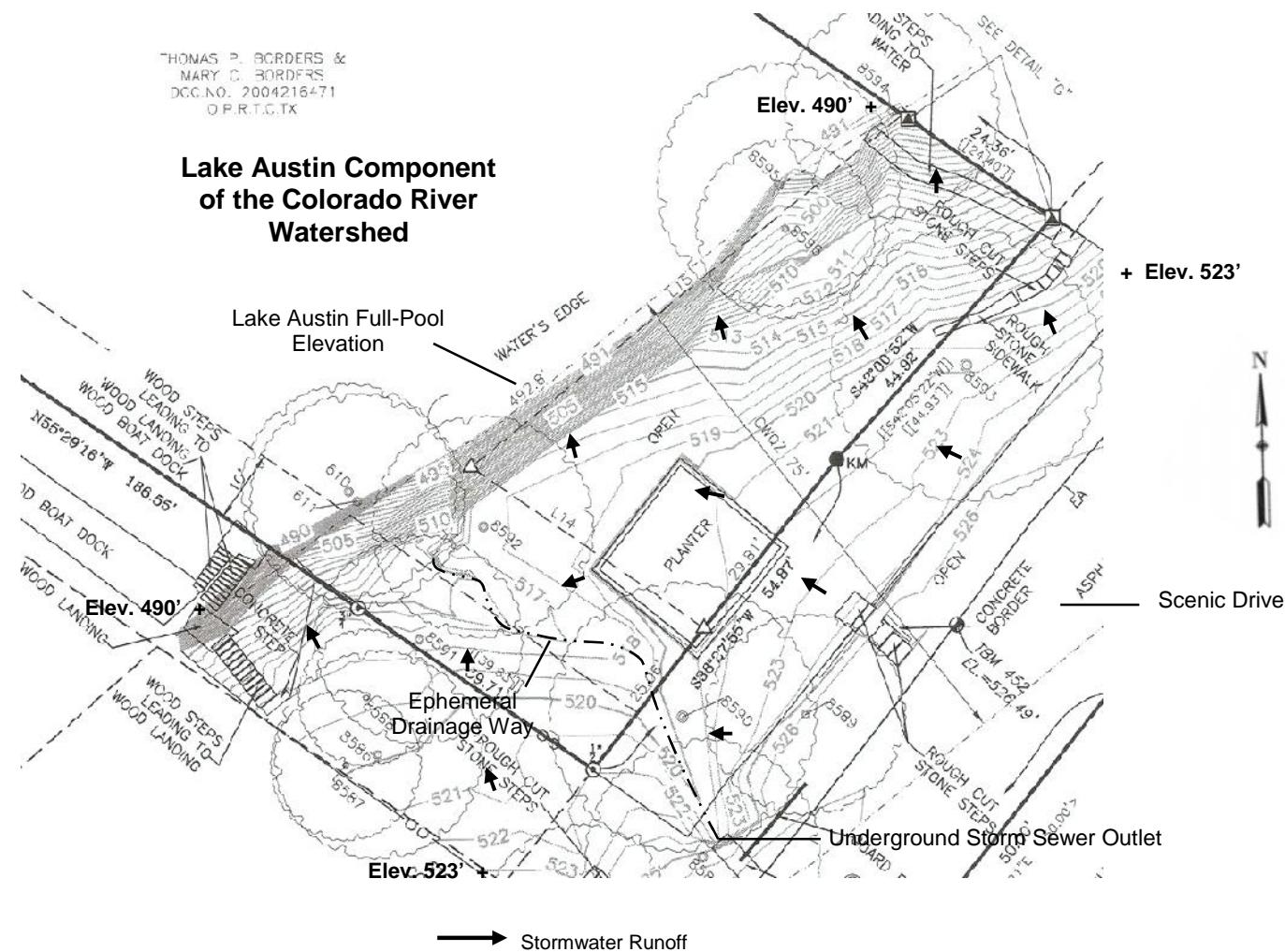
**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: 1" = 50' (approx.)  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 5**  
**SITE SOILS MAP**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703

THOMAS P. BORDERS &  
MARY C. BORDERS  
DCC NO. 2004216471  
O.P.R.T.G.TX

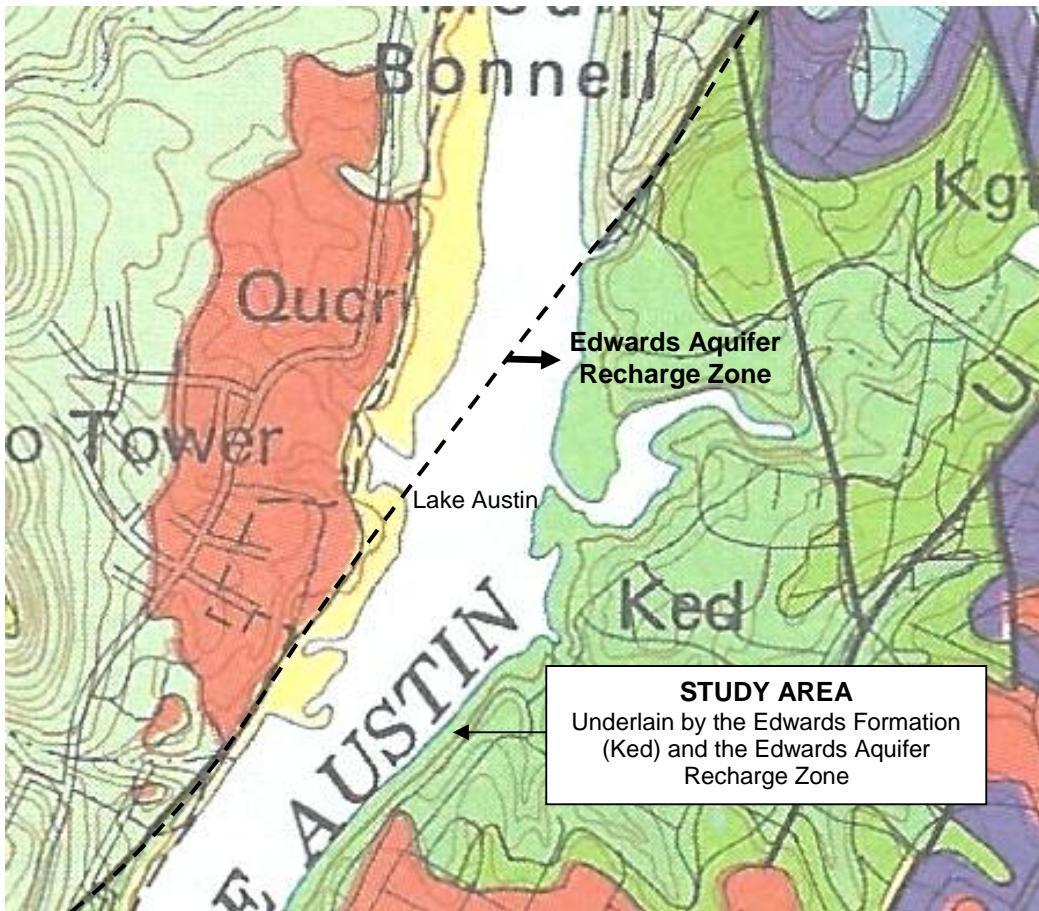
### Lake Austin Component of the Colorado River Watershed



**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: 1" = 25' (approx.)  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 6**  
**SURFACE WATER HYDROLOGY**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703



#### NOTES

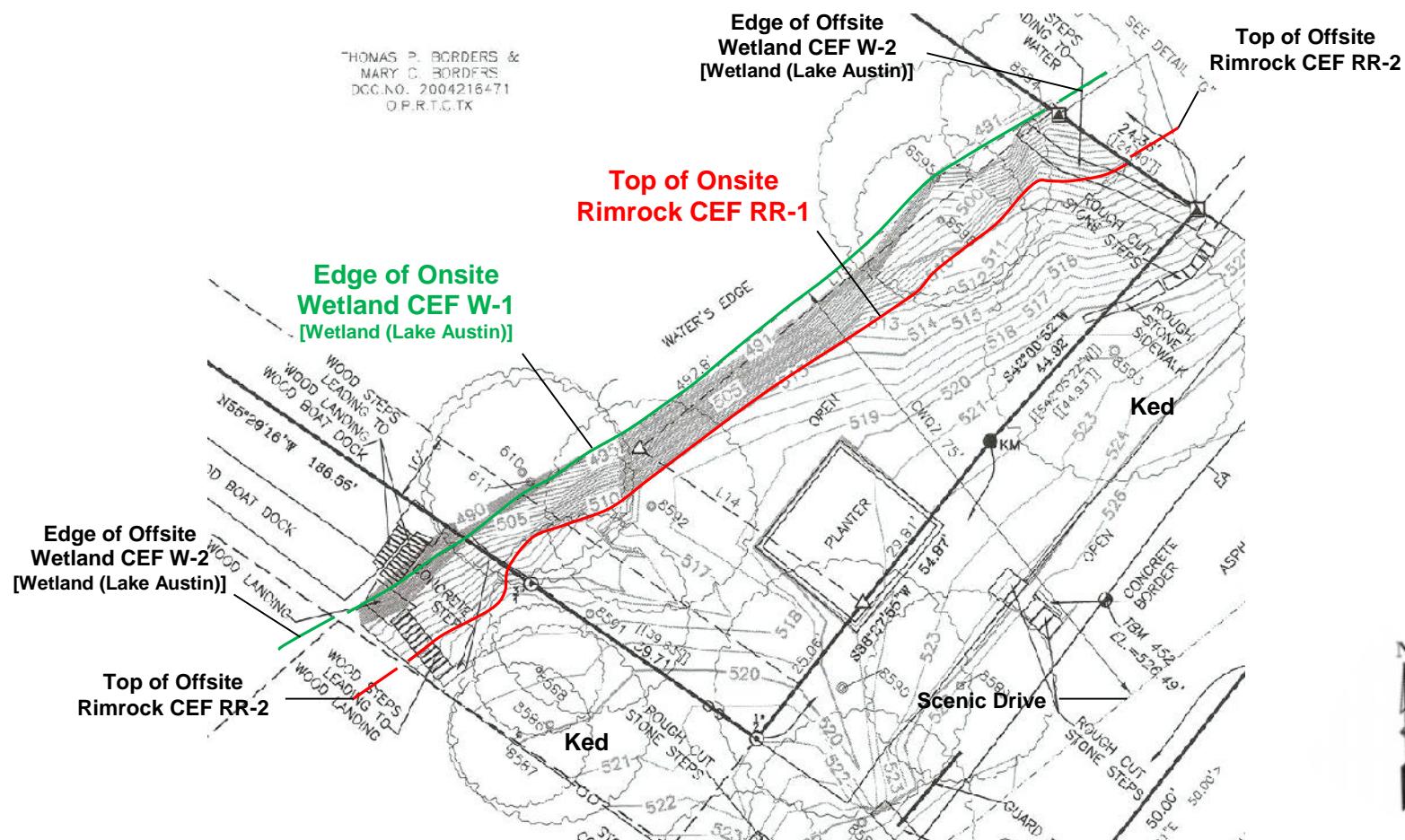
Ked – Edwards Formation

**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: No Scale  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project: LS-20-011

**FIGURE 7**  
**GEOLOGIC MAP**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703

THOMAS P. BORDERS &  
MARY C. BORDERS  
DCC NO. 2004216471  
O.P.R.T.C.TX



**M. TROJAN & ASSOCIATES**  
Environmental Consultants  
P.O. Box 338  
Thorndale, Texas 76577  
(512) 917-3695

Scale: 1" = 25' (approx.)  
Date: January 20, 2021  
Project: City of Austin ERI  
MTA Project LS-20-011

**FIGURE 8**  
**SITE CEFs MAP**  
UNDEVELOPED LOT FOR BOAT DOCK CONSTRUCTION  
A COMPONENT OF 2410 MATHEWS DRIVE  
AUSTIN, TRAVIS COUNTY, TEXAS 78703

APPENDIX B  
SITE PHOTOGRAPHS

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 1 ]

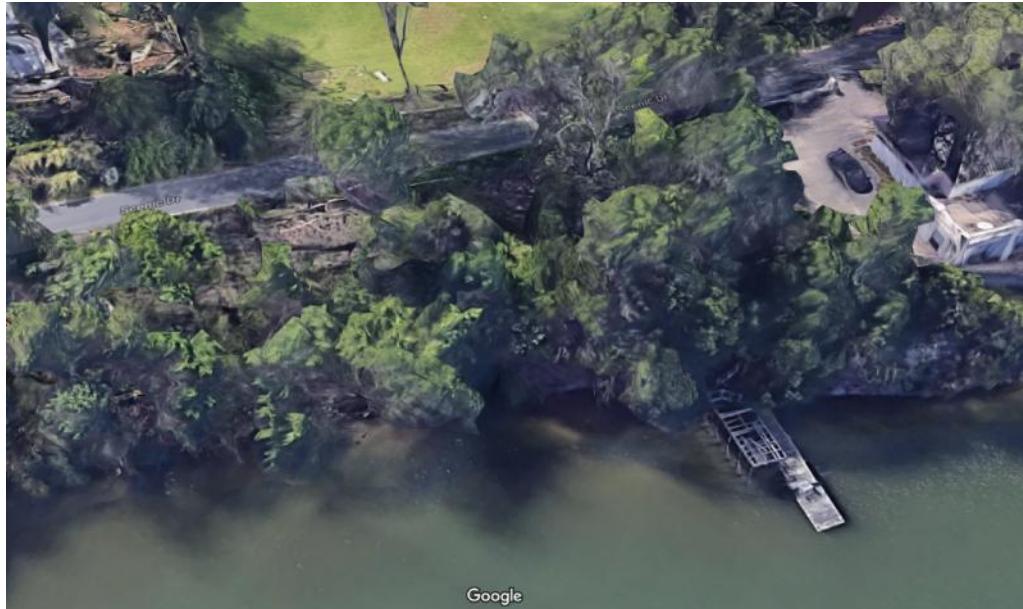


**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** October 28, 2020  
**Photographer:** Michael Trojan, PG

**Description:** View of the southeastern-most portion of the study area along Scenic Drive.  
Photograph taken from Scenic Drive facing southwest.

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 2 ]



**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** Obtained from Google  
**Photographer:** Michael Trojan, PG

**Description:** Aerial view of the study area. Photograph taken from above Lake Austin.

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 3 ]



**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** October 28, 2020  
**Photographer:** Michael Trojan, PG

**Description:** View of typical landscape and vegetation on the central and northeastern parts of the study area.

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 4 ]



**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** October 28, 2020  
**Photographer:** Michael Trojan, PG

**Description:** View of typical landscape and vegetation, as well as the ephemeral drainage way on the southwestern one-third of the study area.

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 5 ]



**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** October 28, 2020  
**Photographer:** Michael Trojan, PG

**Description:** Typical view of onsite rimrock CEF RR-1.

## PHOTOGRAPHIC REPORTING DATA SHEET

### [ PHOTOGRAPH 6 ]



**Project:** COA Environmental Resource Inventory  
**Site:** Undeveloped Lot for Boat Dock Construction  
**Location:** A component of 2410 Mathews Drive  
Austin, Travis County, Texas 78703  
**Date Taken:** October 28, 2020  
**Photographer:** Michael Trojan, PG

**Description:** Second typical view of onsite rimrock CEF RR-1.

APPENDIX C  
CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY  
CRITICAL ENVIRONMENTAL FEATURE WORKSHEET

City of Austin Environmental Resource Inventory – Critical Environmental Feature Worksheet

1	Project Name:	Undeveloped Lot for Boat Dock Construction
2	Project Address:	A component of 2410 Mathews Drive Austin, Travis County, Texas 78703
3	Site Visit Date:	October 28, 2020 and January 12, 2021
4	Environmental Resource Inventory Date:	January 20, 2021

<b>5</b>	Primary Contact Name:	Michael Linehan (Land Strategies, Inc.)
<b>6</b>	Phone Number:	(512) 328-6050
<b>7</b>	Prepared By:	Michael Trojan, PG
<b>8</b>	Email Address:	mtrojan0316@gmail.com

(512) 328-6050

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

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

<u>Method</u>		<u>Accuracy</u>
GPS	<input checked="" type="checkbox"/>	sub-meter
Surveyed	<input type="checkbox"/>	meter
Other	<input type="checkbox"/>	>1 meter

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

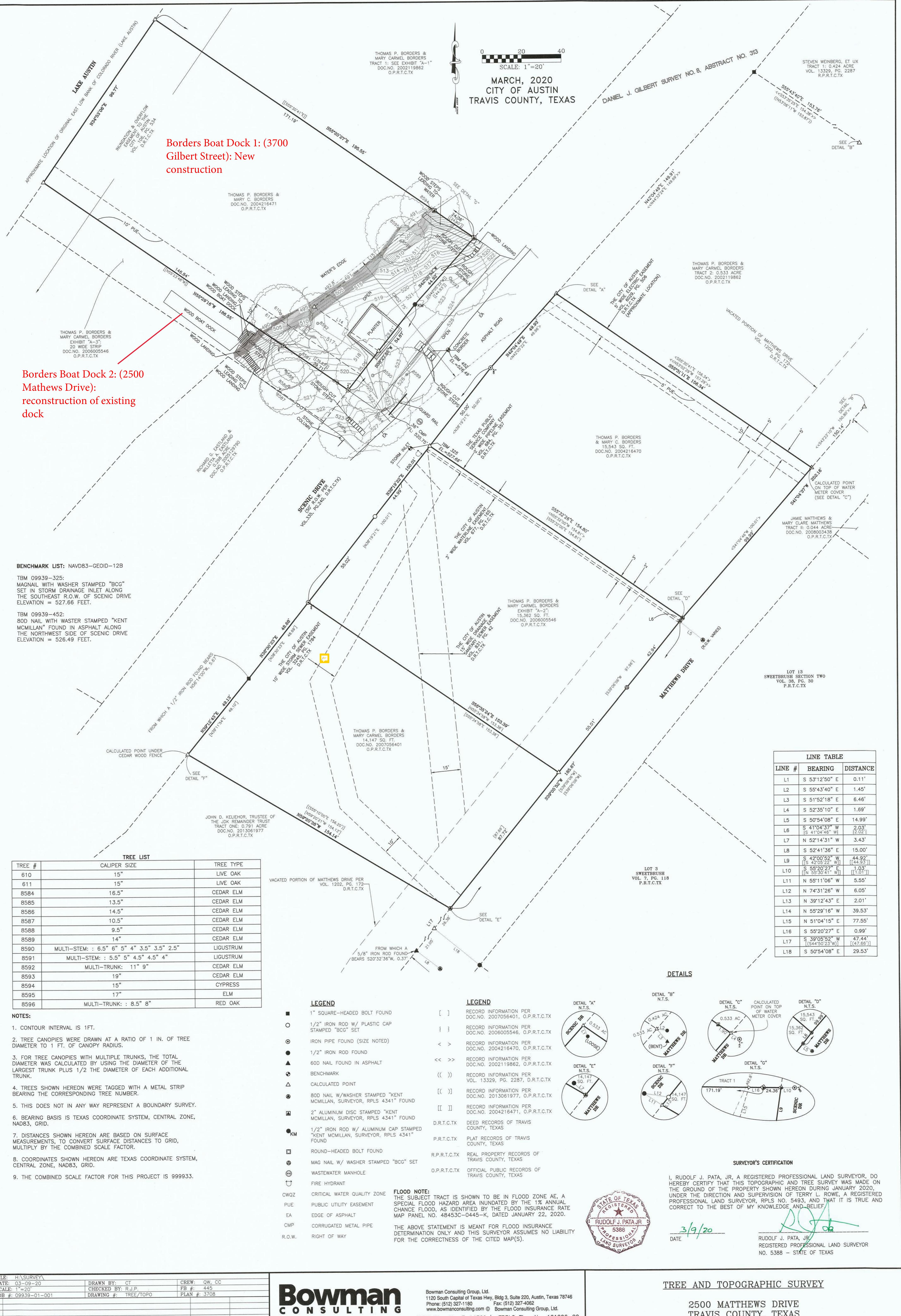
For wetlands, locate the approximate centroid of the feature and the estimated area

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



Mike Tan





FILE: 11 SURVEY	DRAWN BY: CT	CREW: QW, CC
DATE: 03-09-20	CHECKED BY: R.J.P.	FB #: 445
JOB #: 09939-01-001	DRAWING #: TREE/TOPO	PLAN #: 3708
REVISION	BY	DATE

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1120 South Congress of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

*Copy of Deed w/ VTP  
not deed for GDeed  
This is only a  
portion of land  
shown on TCAO  
map.*



City of Austin  
Development Review and Inspection Department

2400B/K Scenic  
River

- LAND STATUS DETERMINATION  
 EXCEPTION

PROJECT INFORMATION: DEPARTMENTAL USE ONLY

GRANDFATHER DATE: 3-14-46  
FILING DATE: 10/8/99 DUE DATE: \_\_\_\_\_  
FILE NUMBER: C81-99-2181 CASE MANAGER: Caral  
(LAND STATUS DETERMINATION)  
APPLICATION ACCEPTED BY: Tilly

PROPERTY / SUBDIVISION INFORMATION

TAX PARCEL IDENTIFICATION NUMBER 0119080205  
LOCATION ADDRESS: 2414 MATTHEWS DRIVE, AUSTIN, 78703 (TRACT 1)  
SUBDIVISION NAME: \_\_\_\_\_  
WHOLE LOT NUMBERS: \_\_\_\_\_ PARTIAL LOT NUMBERS: \_\_\_\_\_ BLOCK NUMBERS: \_\_\_\_\_  
RECORDED IN PLATBOOK: VOL 3563 PAGE: 911 COUNTY: TRAVIS  
OR: (If Subdivision Information has not been provided)  
ACRES OUT OF DANIEL J.G. GILBERT LEAGUE 8 SURVEY IN TRAVIS COUNTY

DEED INFORMATION

DEED CONVEYING TRACT 1 IN ITS PRESENT SHAPE WAS FILED FOR RECORD PRIOR TO GRANDFATHER DATE:  
VOLUME: 529 PAGE: 517 COUNTY: TRAVIS DATE: NOV. 25, 1938  
DEED CONVEYING TRACT TO THE PRESENT OWNER (Current Deed) WAS FILED FOR RECORD:  
VOLUME: 3563 PAGE: 911 COUNTY: TRAVIS DATE: OCT 16, 1968

OWNER INFORMATION

NAME: FRED G. DUPUY CONTACT: JACK OWEN  
STREET ADDRESS: P.O. BOX 703  
CITY/STATE/ZIP: MARTINDALE, TX 78655 TELEPHONE NUMBER: (512) 369-7717

PRIMARY CONTACT AGENT INFORMATION

FIRM NAME: SOUTHWEST LAND DEV. SERV. CONTACT: DAVID SINGLETON  
STREET ADDRESS: P.O. Box 984  
CITY/STATE/ZIP: LEANDER, TX 78646-0984 TELEPHONE NUMBER: (512) 259-9000

As owner of the above described property, I understand that execution of this application and payment of associated fees does not guarantee extension of any utility service without approval of each utility and payment of necessary fees. I further understand that approval of this application does not represent compliance with other applicable City of Austin code requirements or regulations. Incorrect or incomplete information may delay processing of this application.

*[Signature]*  
Applicant's signature

10-7-99

(Date)



City of Austin  
Development Review and Inspection Department

LAND STATUS DETERMINATION  
LEGAL TRACT PLATTING EXCEPTION

11/02/1999

File Number: C8I-99-2181

Address: 2414 MATTHEWS DR

Tax Parcel I.D.: 0119080205 (part)\*

Map Date: 04/05/1999

The Development Review and Inspection Department has determined that this property as described in the attached description and map:

Is a **LEGAL TRACT** consisting of 1908 square feet out of the Daniel J. Gilbert League No. 8, created prior to 03/14/1946 (Grandfather Date) as evidenced by deed recorded in Volume 602, Page 309 (Second Tract) of the Travis County Deed Records on 11/26/1938 being the same property as currently described in deed recorded in Volume 3563, Page 911 (Second Tract) of the Travis County Deed Records on 10/21/1968, and is eligible to receive utility service.

Additional Notes/Conditions:

\*See COA file # C8i-99-2180 for a Land Status Determination for the First Tract described in both deeds referenced above, which is 13,130 square feet of this tax parcel.

This parcel actually fronts on Scenic Drive not Matthews Drive.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: *[Signature]*  
CAROL KOENIG  
Director (or representative)  
Development Review and Inspection Department

VISTA

D & CH TRUST

DRIVE

STEVEN & LOUISE  
WEINBERG  
13329/2282  
01/90803203

JOHN W. B CHERYL B. SAUER

JOHN W. B CHERYL B. SAUER  
11589/2189  
R9



NORTH

SCALE:

1" = 100'

COI-99-2181  
FRED G. DUPUY

COI-99-2180  
FRED G. DUPUY  
3563/911  
Q9

GEORGE E. CLARK JR.

2487-13.16

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18-6861- 3542 \* 350

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS :

That We, JACK THORPE and wife, LOUISE SCHERDING THORPE, of Travis County, Texas, hereinafter called Grantor, whether one or more, for the consideration paid and secured to be paid as herein-after provided, HAS GRANTED, SOLD AND CONVEYED and by these presents DOES GRANT, SELL AND CONVEY unto FRED GARRISON DuPUY and wife, SANDRA FOUNTAIN DuPUY, of Travis County, Texas, hereinafter called Grantee, whether one or more, all that certain lot, tract or parcel of land lying and being situated in Travis County, Texas, and known and described as follows, to-wit:

Vesting  
Deed

FIRST TRACT: BEGINNING at an iron stake which is North 41° 32' East 234.35 feet distant from the most southerly and the beginning corner of that tract of land which embraced twenty lots and which was described as Second Tract in a deed from E. H. Perry et ux to Charles E. Marsh as recorded in Book 539, Page 577, Deed Records of Travis County, Texas; THENCE with the SE line of the aforementioned Second Tract, N 43° 21' E 100 feet to an iron stake and from which stake the most southerly corner of a 1.83 acre tract of land this day surveyed for Charles E. Marsh and Lyndon Johnson bears N 43° 21' E 297.96feet and N 42° 33' E 100 feet; THENCE N 53° 05' W 131.85 feet to an iron pipe on the S line of Scenic Drive and the NW line of the aforementioned Second Tract; THENCE with the SE line of Scenic Dr., South 44° 32' W 50.0 feet to an iron pipe; THENCE with the SE line of Scenic Road S 40° 46' W 50 feet to an iron pipe; THENCE S 53° 6' E 130.6 feet to the Place of Beginning, containing 13,130 square feet of land.

SECOND TRACT: BEGINNING at an iron stake on the NW side of Scenic Rd., said iron stake being N 53° 06' W 180.72 feet and N 41° 32' E 234.35 feet a distance from the most Southerly and beginning corner of that tract of land which embraced 20 lots and which was described as Second Tract in a deed to Charles E. Marsh as recorded in Book 539, Page 577, Deed Records of Travis County, Texas; THENCE with the NW side of Scenic Rd. and 50 feet distant from and parallel to the NW line of the aforementioned Second Tract N 40° 46' E 55.02 feet to a stake; THENCE with the NW side of Scenic Rd. and 50 feet distant from and parallel to the NW line of the aforementioned second tract, N 40° 46' East 55.02 feet to a stake; THENCE with the NW side of Scenic Rd. and 50 feet distant from and parallel to the NW line of said second tract N 44° 32' E 44.95 feet to a stake at the approximate future Lake level to be created by the dam (now 1938) under construction; THENCE with the future lake shore about S 63° 27' W 111.16 feet to an iron stake; THENCE S 53° 06' E 40 feet to the PLACE OF BEGINNING, containing about 1,908 square feet of land.

THIRD TRACT: Situated in the Daniel J. G. Gilbert League No. 8, and being that certain tract of land bounded by a prolongation

of the S line of lot No. 6 and the N line of Lot No. 6, to the Colorado River and being bound on the North by the prolongation of said N line of Lot No. 6; BEGINNING at the NW corner of said Lot No. 6 and continuing from said corner to the Colorado River, continuing from said corner in a Westerly direction to the Colorado River which said N line is the S line of the Second Tract described in the deed to Gordon Fulcher recorded in the Deed Records of Travis County, Texas, and the tract herein conveyed being bounded on the W by the Colorado River and on the East by the W line of Tract No. 6 and South by a prolongation of the S line of Lot No. 6, beginning at the SW corner of said Lot No. 6 and extending in a westerly direction to the Colorado River, which said South line is the N line of that twenty foot strip of land heretofore conveyed to J. S. Price by deed of record in the Travis County Deed Records; and being the same property conveyed to Louise Scherding Thorpe, by deed recorded in Volume 820, Page 309, Deed Records of Travis County, Texas, to which reference is herein made.

FOURTH TRACT: A strip of land 25' in width and 100' in length adjoining the above described property and being the vacated portion of Matthews Drive as set out by ordinance and recorded in Volume 1202, Page 172 of the Deed Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs and assigns forever. And Grantor does hereby bind themselves, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject however, to all valid restrictions and easements which are of record applicable to the property hereby conveyed.

The consideration paid and secured to be paid for said property is as follows: TEN AND NO/100ths (\$10.00) DOLLARS and other good, valuable and sufficient consideration cash to Grantor in hand paid, the receipt of which is hereby acknowledged and confessed and for the payment of which no right or lien, express or implied is retained, and

the further consideration of the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100ths (\$37,500.00) DOLLARS, as evidenced by one certain promissory note of even date herewith, executed by the Grantee herein and made payable to the order of THE AUSTIN NATIONAL BANK, who has advanced and paid to Grantor the face amount of said note. Said note is payable on or before One Hundred Eighty (180) days from date hereof with interest at the rate specified in said note.

Said note contains the usual provisions for accelerated maturity and attorney's fees in the event of default and is secured by a first and superior vendor's lien on the property described above and is additionally secured by a Deed of Trust with power of sale, of even date herewith to FRED C. BARKLEY, TRUSTEE.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the indebtedness above mentioned and described as evidenced by the above described promissory note, principal and interest is fully paid according to its face and tenor, effect and reading when this deed shall become absolute.

And Grantor herein for value received as aforesaid from THE AUSTIN NATIONAL BANK, HAS SOLD, DELIVERED, SET OVER, TRANSFERRED AND ASSIGNED and by these presents DOES SELL, DELIVER, SET OVER, TRANSFER AND ASSIGN unto the said THE AUSTIN NATIONAL BANK, the vendor's lien and superior title in and to said property, together with all rights, equities and superior title thereto securing the payment of the above described promissory note, all, however, without recourse.

WITNESS OUR HANDS this the 16th day of October, 1968.

JACK THORPE  
JACK THORPE

Louise Scherding Thorpe  
LOUISE SCHERDING THORPE

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority on this day personally appeared JACK THORPE and wife, LOUISE SCHERDING THORPE, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the 17 day of October, 1968.

(NOTARY SEAL)

John L. Lamprey  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

OCT 21 1968



Emilia L. Lamprey  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

OCT 18 12 04 PM '68

Emilia L. Lamprey  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



512/505-5000  
Fax 512/505-5024

Rosenarie T. Albritton  
Customer Service  
Title Examiner

MRS.

Heritage Title Company of Austin, Inc.  
San Jacinto Boulevard • Suite 400 • Austin, TX 78701  
ralbritton@heritage-title.com

3963/911

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City of Austin  
Infrastructure Support Services  
PIER - Receipt

081-99-2181

Receipt Number: 102686

Tracking Number: 107960

Date: 08 OCT 1999

Project Name:

Project Location: 2414 MATTHEWS DR

Case Type: Development Assessment

Case Sub Type: Land Status Determination

Company Name: SOUTHWEST LAND DEVELOPMENT SERVICES

Contact Name: DAVID SINGLETON

Phone: 512-259-9000

Fax: --

Address: P.O. BOX 984

ZIP: 78646

City: LEANDER

Issued by: THERESA SAUCEDO

Payment Method: CHECK

Status: Unpaid

Check Number:

Check Amount:

Comments

Fund	Rev. Code	Description	Quantity	Sub-Total
1000	4185	SubDiv_Misc_Land_Status_Determination	1	\$110.00
Total : \$110.00				

Customer Cops





**City of Austin  
Infrastructure Support Services  
PIER - Receipt**

78-99-2181

**Receipt Number:** 102686

**Tracking Number:** 107960

**Date:** 08 OCT 1999

**Project Name:**

**Project Location:** 2414 MATTHEWS DR

**Case Type:** Development Assessment

**Case Sub Type:** Land Status Determination

**Company Name:** SOUTHWEST LAND DEVELOPMENT SERVICES

**Contact Name:** DAVID SINGLETON

**Phone:** 512-259-9000

**Fax:** --

**Address** P.O. BOX 984

**ZIP:** 78646

**Issued by:** THERESA SAUCEDO

**City:** LEANDER

**Payment Method:** CHECK

**Status:** Unpaid

**Check Number:**

**Check Amount:**

**Comments**

<b>Fund</b>	<b>Rev. Code</b>	<b>Description</b>	<b>Quantity</b>	<b>Sub Total</b>
1000	4185	SubDiv_Misc_Land_Status_Determination	1	\$110.00
<b>Total :</b>				<b>\$110.00</b>

*File Copy*



YEAR 1999 OWNER DETAIL INFORMATION 0119080205 0000 TY 1999 10/08/1999  
 NXT N SECU OWNER NAME DUPUY FRED GARRISON DEL OWNER ...  
 LOC: STRT MATTHEWS DR HOUSE 002414 FRAC SUF UNT ZIP  
 ---MAILING ADDRESS--- DELETE ..../.../.... LEGAL DESCRIPTION LY 1999  
 DUPUY FRED GARRISON DEED TYPE WD \* 100 X 131 FT & ADJ 25 X 100FT  
 PO BOX 703 VOLUME 03563 \* OF VAC MATTHEWS DR & ACR  
 MARTINDALE TX PAGE 00911 D ABS 313 SUR 8  
 ..... DATE 10/16/1968 N GILBERT D J  
 ..... DOCU CD .. .  
 ZIP 78655 - 070303 OWN HIST Y DOCU NO ..... LEGAL HIST Y  
 RENDERED VALUE VENDOR LIEN ..... NOTICE MAILED A  
 MARKET VALUE 473,524 SQFT IMPR 4,299 INFO REQ ..  
 STRUCTURE CODE 01 SQFT VALUE 110.14  
 FINAL VALUE 511,078 CD T INIT JIM 118.88 020F02 MH LABEL  
 DBA ..... REF .....  
 OTH CAD . ACCT . MULTI . 10% CAP MAX 562,185 .....  
 AREA 1 NBHD X7551 GROUP XX10 REGION ... LD LINK .. LINK ACRES .....  
 LAND GRP MAP REF 011808 LOAN CO .... LOAN NO .....  
 AGENT START END ADDR RETURNS TCAD NOTICE TAX NOTICE  
 TCAD .... ..../.... .... FLD INSP LETTER . .... ..../.... .... ..../....  
 ARB .... ..../.... .... EXEMPTIONS ADJ%  
 COLL .... ..../.... .... A1 G1 1.00

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TOTAL TAXES 12087.06



DATE: October 5, 1999

TO: Jack E. Owen, Jr.  
Osborne, Lowe, Helman & Smith, L.L.P., Attorneys at Law  
301 Congress Avenue, Suite 1900  
Austin, TX 78701  
VIA FACSIMILE 469-7711

FROM: Steven Rooks, Utility Analyst II  
Austin Energy

RE: Address: 2414 Matthews Drive, Austin, TX.  
Customer: Fred G. Dupuy  
Utility Account No. 1759-494604-02

According to City of Austin utility records, electric, water, wastewater, and sanitation has been provided at the above address since November 5, 1968.

If there are questions about this matter please contact me at (512) 505-3572.

Vol. 6.02

P-309

302

THE STATE OF TEXAS / KNOW ALL MEN BY THESE PRESENTS;

That I, Fred G. Malone, of the County of Travis, in the State of Texas, do hereby acknowledge payment in full of one certain Vendor's lien note and interest, the principal of said note being for the sum of Six hundred and fifty Dollars, executed by Tom J. Holub, and dated the 28th day of March, A. D. 1925.

I, being the legal owner and holder of said note, do hereby release and acquit to the said Tom J. Holub, his heirs or assigns forever, the property described in said Vendor's Mes note, viz:

Lot 2, of Woodlawn Addition to the City of Austin, Travis County, Texas, being a subdivision of Blocks Nos. 40, 40A, 40B, 40C, 40 D, 42, 42A, 42B, 43, 44, 45, 47, 51, 52, 53 54, 55, 56, 57, 58, 59 and 60 in Fairview Park Addition to the City of Austin according to the map or plat of said subdivision of record in Plat Book 3, page 129 of the Plat Records of Travis County, Texas, to which record reference is here made for all purposes, and more fully described in deed of conveyance dated March 28th, 1928, from Fred C. Malone to Tom J. Holub, in which said deed a vendor's lien is expressly retained on the said property to secure the payment of said note, to which said deed of conveyance reference is here made for particulars.

Witness my hand, this the 1 day of March, A. D. 1932.

Fred C. Malone

THE STATE OF TEXAS #  
COUNTY OF TRAVIS # Before me, the undersigned authority, on this day personally  
appeared Fred C. Malone, known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged to me that he executed  
the same for the purposes and consideration therein expressed.

E-mail Limberg

(Notary seal) Notary Public, Travis County, Texas.

Filed for record November 26, 1938 at 8:00 A.M.--Recorded November 26, 1938 at 1:20 P.M.

STATE OF TEXAS / KNOW ALL MEN BY THESE PRESENTS:-  
COUNTY OF TRAVIS #

That I, Charles E. Marsh, acting herein by a duly appointed agent and attorney in fact,  
Thelma Weidlien, a feme sole, for and in consideration of the sum of Ten Dollars (\$10.00),  
to me in hand paid by Gordon Fulcher, the receipt of which is hereby acknowledged and con-  
fessed, have granted, sold and conveyed and by these presents do grant, sell and convey  
unto the said Gordon Fulcher the following described two tracts of land situated in the  
Daniel J. Gilbert League No. 8 in Travis County, Texas, and more particularly described as  
follows:

FIRST TRACT, Beginning at iron stake which is N. 41° 32' E. 234.35 feet distant from the most southerly and the beginning corner of that tract of land which embraced twenty (20) lots and which was described as Second Tract in a deed from E. H. Perry, et ux., to Charles E. Marsh, as recorded in Travis County Deed Records in Book 539, page 577; Thence with the southeast line of the aforementioned Second Tract N. 43° 21' E. 100 feet to an iron stake and from which stake the most southerly corner of a 1.83 acre tract of land this day surveyed for Charles E. Marsh and Lyndon Johnson bears N. 43° 21' E. 297.96 feet and N. 42° 33' E. 100 feet.

Thence N. 53° 06' W. 131.85 feet to an iron pipe on the south line of Scenic Road and the northwest line of the aforementioned Second Tract;

Thence with the southeast line of Scenic Road S 44° 32' W. 50.0 feet to an iron pipe; Thence with the southeast line of Scenic Road S 40° 46' W. 50 feet to an iron pipe;

Thence S. 53° 06' E. 130.6 feet to the place of beginning, containing 13,130 square feet of land.

SECOND TRACT, Beginning at an iron stake on the Northwest side of Scenic Road, said iron stake being N. 53° 06' W. 180.72 feet and N. 41° 32' E. 234.35 feet distant from the most southerly and beginning corner of that tract of land which embraced twenty (20) lots and which was described as SECOND TRACT in a deed from E. H. Parry, et ux., to Charles E. Marsh as recorded in Travis County Deed Records in Book 539 Page 577;

Thence with the northwest side of Scenic Road and 50 feet distant from and parallel to the northwest line of the aforementioned SECOND TRACT N. 40° 46' E. 55.02 feet to a stake;

Thence with the northwest side of Scenic Road and 50 feet distant from and parallel to the northwest line of said Second Tract N. 44° 32' E. 44.95 feet to a stake at the approximate future lake level to be created by the dam (now 1938) under construction;

Thence with the future lake shore about S. 53° 27' W. 111.16 feet to an iron stake;

Thence S. 53° 06' E. 40 feet to the place of the beginning, containing about 1900 square feet of land.

To have and to hold the above described property, together with all and singular, the rights and appurtenances thereto, in any wise belonging unto the said Gordon Fulcher, his heirs and assigns forever; and I, Charles E. Marsh, do hereby agree to warrant and forever defend the title to such property unto the said Gordon Fulcher, his heirs and assigns against the claims of anyone whomsoever lawfully claiming the same or any part thereof.

Witness my hand this the 25th day of November, A. D. 1938.

Charles E. Marsh

By Thelma Weidlich, Agent and Attorney  
in fact for Charles E. Marsh.

\$1.00 U. S. Int. Rev. Stamps Can.

STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority on this day personally appeared Thelma Weidlich, a female, sois, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and as the act and deed of Charles E. Marsh, and in the capacity therein stated.

Given under my hand and seal of office this 25th day of November, A. D. 1938.

Joe Jacks

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record November 26, 1938 at 8:45 A. M. Recorded November 26, 1938 at 1:45 P.M.

/ O-----0

The State of Texas #

KNOW ALL MEN BY THESE PRESENTS:

County of Travis #

That we, Dick Truitt, and wife, Sallie Truitt, mother and father of Jim Truitt, deceased, for a valuable consideration to us in hand paid by Henry Faulk, the receipt of which is hereby acknowledged, have bargained, sold and conveyed and by these presents do hereby sell, bargain, and convey unto the said Henry Faulk of said County and State, the following described property, to wit:

OCT-06-99 WED 08:49 AM CHACAGO TITLE

FAX NO. 512 480 8379

P. 04

and in the deed from Elbert C. Perkins and wife Ethel LaVerne Perkins dated April 12, 1948  
and or record in volume 5 page 629 Deed records of Travis County Texas.

Said Grantee herein assumes the payment of any taxes not paid, including the current year.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Fabian G. Arellano and wife, Francisca H. Arellano, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all of the title, the said premises unto the said Fabian G. Arellano and wife, Francisca H. Arellano, their heirs and assigns, against every person whomsoever lawfully claiming or having any right in or to the same or any part thereof.

Witness our hand at Austin this 5th day of November, A. D. 1946.

Paul H. Pfeifer

Paul H. Pfeifer, Notary Public

Mildred Giles Pfeifer

STATE OF TEXAS )

COUNTY OF TRAVIS )

I, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared Paul H. Pfeifer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they have signed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 5th day of November, A. D. 1946.

T. H. Lockhart

Notary Seal

Notary Public in and for Travis County, Texas.

STATE OF TEXAS )

COUNTY OF TRAVIS )

I, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared Mildred Giles Pfeifer, wife of Paul H. Pfeifer, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me, privily and apart from her husband, and having the same fully explained to her, she the said Mildred Giles Pfeifer, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 5th day of November, A. D. 1946.

T. H. Lockhart

Notary Seal

Notary Public in and for Travis County, Texas.

Filed for Record Dec. 10, 1946 at 11:00 A. M. Recorded Dec. 10, 1946 at 3:15 P. M.

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STATE OF TEXAS ))

Vol. 820

COUNTY OF TRAVIS )) KNOW ALL MEN BY THESE PRESENTS:

P. 309

That we, Gordon Fulcher and wife, Ruth Moore Fulcher, of Austin, Travis County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to us in hand paid by Louise Scherding Thorpe, wife of Jack Thorpe, of Austin, Travis County, Texas, out of her separate property, the receipt of all of which is hereby acknowledged, and the execution and delivery to the Capital National Bank in Austin, of one promissory vendor's lien note, described as follows:

A promissory note in the principal amount of Twenty-Two Thousand One Hundred Dollars (\$22,000.00), executed by Louise Soderberg Thorpe, and husband, Jack ~~Thurber~~, payable to the order of the Capital National Bank, in Austin or, even date with this deed of conveyance, Ten Thousand Dollars of the principal of said note being due and payable in equal monthly installments of Seventy-Five Dollars (\$75.00), each commencing on January 9th, 1947, and continuing thereafter for 119 consecutive months, upon which last monthly installment paying date the entire amount then remaining due and unpaid, both as to principal and interest shall immediately be due and payable. twelve Thousand Eight Hundred Dollars (\$12,800.00) of the principal of said note is due and payable on or before March 9, 1947. Said entire principal of said note shall draw interest at the rate of four and one-half per cent (4 1/2%) per annum from date of execution until paid, containing the usual 10% attorney's fee clause, and being secured by a vendor's lien upon the property herein conveyed, the principal of which note was applied in its entirety to purchase of this said property, the execution and delivery of which note the grantors herein fully acknowledge.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY to the said Louise Schording Thorpe, as a part of her separate estate and to her sole and

separate use, all that tract of land situated in the county of Travis, State of Texas, bounded and described as follows:

FIRST TRACT: BEGINNING at an iron stake which is north 41 deg. 32 min., East 234.35 feet distant from the most southerly and the beginning corner of the tract of land which embraced twenty (20) lots and which was described as Second Tract in a deed from E. H. Perry et al., to Charles E. Marsh, as recorded in Travis County Deed Records in Book 539, Page 577; thence with the southeast line of the aforementioned Second Tract, north 43 deg. 21 min., east 100 feet to an iron stake and from which stake the most southerly corner of a 1/83 acre tract of land this day surveyed for Charles E. Marsh and Lydon Johnson bears north 43 deg. 21 min., east 297.98 feet and north 42 deg. 33 min., east 100 feet; thence north 53 deg. 05 min., west 131.85 feet to an iron pipe on the south line of Scenic Road and the northwest line of the aforementioned Second tract, thence with the southeast line of Scenic Road south 44 deg. 32 min., West 50.0 feet to an iron pipe; thence with the southeast line of Scenic Road south 49 deg. 46 min., west 50 feet to an iron pipe; thence south 53 deg. 6 min., east 130.6 feet to the place of beginning, containing 13,130 sq. feet of land.

SECOND TRACT: BEGINNING at an iron stake on the northwest side of Scenic Road, said iron stake being north 53 deg. 06 min., west 180.72 feet and north 41 deg. 32 min. east 234.35 feet a distance from the most southerly and beginning corner of that tract of land which embraced 20 1/2<sup>acres</sup> and which was described as Second Tract in a deed from E. H. Perry et ux to Charles E. Marsh as recorded in Travis County Deed Records in Book 538, page 577; Thence with the northwest side of Scenic Road and 50 feet distant from and parallel to the northwest line of the aforementioned Second Tract north 40 deg. 46 min. east 55.02 feet to a stake; Thence with the northwest side of Scenic Road and 50 feet distant from and parallel to the northwest line of the aforementioned second tract north 40 deg. 46 min. east 55.02 feet to a stake; Thence with the northwest side of Scenic Road and 50 feet distant from and parallel to the northwest line of said Second Tract north 44 deg. 38 min. east 44.05 feet to a stake at the approximate future lake level as barometric by the dam (now 1938) under construction; Thence with the future lake shore about 14 deg. 22 min. west 111.16 feet to an iron stake; thence south 53 deg. 06 min. east 40 feet to the place of beginning, containing about 1.005 sq. rods of land.

MINE TRACTS situated in the Badger's Silver League Nov 5, and being the certain tract of land bounded by a prolongation of the south line of lot No 100 and the SW 1/4

line of Lot No. 6, to the Colorado River and being bounded on the north by the prolongation of said north line of Lot No. 6; Beginning at the northwest corner of said lot 6 and continuing from said corner to the Colorado River, continuing from said corner in a westerly direction to the Colorado River, which said north line is the south line of the second tract, described in the deed from Charles E. Marsh to Gordon Fulcher recorded in the Deed Records of Travis County, Texas, and the tract herein conveyed being bounded on the West by the Colorado River and on the east by the west line of Tract No. 6, and south by a prolongation of the south line of Lot No. 6, beginning at the southwest corner of said Lot No. 6, and extending in a westerly direction to the Colorado River, which said south line is the north line of that twenty (20) foot strip of land heretofore conveyed by Charles E. Marsh to J. S. Price by deed or record in the Deed Records of Travis County, Texas. Said land hereby conveyed is subject, however, to any easement now owned by the City of Austin to inundate all or any part of the same with water, it being the intention hereby to convey, as there is hereby conveyed, all the land lying between the Scenic Road and the Colorado River which is opposite Lot No. 6, of those twenty (20) lots described as the Second tract in deed from E. H. Perry to Charles E. Marsh, recorded in Travis County Deed Records in Book GSS, page 577.

Said three tracts of land above described being the same property conveyed by Charles E. Marsh, by attorney in fact, Thelma Weidlein, to Gordon Fulcher by two deeds, one dated November 25, 1938, recorded in Volume 602, Pages 309-310 Deed Records, Travis County, Texas, and the other dated December 9, 1938, recorded in Volume 602, Pages 392-393, of the Deed Records of Travis County, Texas.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any wise incident or appertaining; to have and to hold, all and singular the premises above mentioned unto the said Louise Scherding Thorpe, as a part of her separate estate and to her sole and separate use, and to her heirs or assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said promises unto the said Louise Scherding Thorpe, her heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

The vendor's lien is retained against the above-described property for the security and until the full and final payment of the above described note, when and whereupon said note is paid in full both as to principal and interest, this deed shall become absolute. Grantors acknowledge and grantee by the acceptance hereof admits that the money evidenced by said note was applied in whole to the purchase price of said property herein conveyed.

Executed this 10 day of December, A. D. 1948.  
\$25.00 U. S. Int. Rev. Stamps Can. Ruth Moore Fulcher

Gordon Fulcher

STATE OF TEXAS )

COUNTY OF TRAVIS )

BEFORE ME, the undersigned authority, on this day personally appeared Gordon Fulcher and Ruth Moore Fulcher, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Gordon Fulcher acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Ruth Moore Fulcher, wife of the said Gordon Fulcher, having been examined by me, and apart from her husband and having the same fully explained to her, did then and there acknowledge such instrument to be her free and voluntary act and deed.

had willingly signed the same for the purpose and consideration herein expressed; and  
that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 Day of December A.D. 1864.

WISSEN

નોટાર્ડ ગેજી

**Notary Publics in and for Travis County, Texas**

Filed for Record Dec. 11, 1946 at 11:10 A. M. - Redacted Dec. 11, 1946 by R. S. P.

$\theta^* = \pi/2 - \theta^{(0)} \approx 0.785$  rad,  $\approx 45^\circ$

THE STATE OF TEXAS  
COUNTY OF TRAVIS

WHEREAS, by mechanic's lien contract dated the 18th day of November, 1946, Donald W. McCraig, Sr. and wife, Winifred McCraig, gave and granted unto Donald W. McCraig, Jr., a mechanic's and materialman's lien upon the following described property:

Sixty-five feet by eighty-one feet three inches (85 ft. x 81 ft. 3 in.) out of the Northwest portion of Lot No. Three (3), in Block "M", in Ridgeway Addition to the City of Austin, Travis County, Texas, according to the plan of said addition recorded in Vol. 2, Page 22, of the Travis County Plat Records; to secure the payment of one certain promissory note for Seven Hundred and No/100 Dollars (\$700.00), dated the 15th day of November, 1945, executed by Donald W. McCallie, Sr., and wife, Winifred McGinn, payable to the order of Donald W. McCallie, Jr., payable on or before Ninety (90) days from date, bearing interest at the rate of five per cent (5%) per annum after maturity, and containing the usual attorney's fee clause, as more fully described in said mechanic's lien contract; and.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Donald W. McAlig, Jr., of Austin, Travis County, Texas, for and in consideration of the sum of Seven Hundred and No/100 Dollars (\$700.00) cash to me in hand paid by Austin Savings and Loan Association, the receipt of which is hereby acknowledged, do hereby sell, transfer, assign and convey unto the said Austin Savings and Loan Association, its successors and assigns, the above described promissory note for Seven Hundred and No/100 Dollars (\$700.00), together with the mechanic's, materialman's and contract lien, securing the said note, and all my right, title and interest in and to the above described property.

It is understood that the sale, transfer, assignment and conveyance hereby made is without recourse on me in any event.

WITNESS MY HAND this 22<sup>nd</sup> day of November A.D. 1860.

*Donald W. McCaig, Jr.*

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, a Notary Public in and for Travis County, Texas, on this day personally appeared Donald W. McCraig, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal or office, this 29th day of November,

NOVATEK GROUP LTD. 800-311-1111

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Digitized by Google

THE STATE OF TEXAS

COUNTY OF TRAVIS

The two boys were Clewsen and wife. Meeting each other again.

1*GOLSON CHARLES D JR &	2200 MATTHEWS DRIVE	01170901190000	2363 C
2 WILKINSON JOHN F TRUS	2202 MATTHEWS DRIVE	01170901180000	2292
3 CROSBY JACK R TRUST	2204 MATTHEWS DRIVE	01170901020000	2660 C
4*HEYMANN DAVID D & SAN	2206 MATTHEWS DRIVE	01170901010000	3036 C
5*COOKSEY FRANK C	2208 MATTHEWS DRIVE	01190802110000	2393 C
6*HILL JACK A	2216 MATTHEWS DRIVE	01190802090000	3008
7*MCCALLUM A N JR TRUST	2400 MATTHEWS DRIVE	01190802070000	3043
8*CLARK GEORGE E JR	2410 MATTHEWS DRIVE	01190802060000	2038
9*DUPUY FRED GARRISON	2414 MATTHEWS DRIVE	01190802050000	4299
10 SAUDER JOHN W & CHERY	2500 MATTHEWS DRIVE	01190802040000	4516 C
11 BYRAM JOHN D	2518 MATTHEWS DRIVE	01190802010000	11103
12*WAUGH JOHN T & MILDRE	2522 MATTHEWS DRIVE	01200704020000	5167 C
13*JEFFREYS MARVIN L	2201 MATTHEWS LANE	04181806010000	1259 C
14 MEREDITH IRENE S	2203 MATTHEWS LANE	04181806020000	1693
15*GOINS LAWRENCE PAUL	2304 MATTHEWS LANE	04172006110000	1288 C
16 PENA JOE GUADALUPE	2306 MATTHEWS LANE	04172006010000	1318
17*CARRILLO CARLOS F & P	2307 MATTHEWS LANE	04172008010000	1335 C
18*CALDERON JIMMY L & SY	2400 MATTHEWS LANE	04172006020000	1256 C
19*SHEPARD MARGARET JEAN	2401 MATTHEWS LANE	04172005060000	1464
20*KOENIG LARRY EDWARD	2402 MATTHEWS LANE	04172006030000	1150 C
21 DAVIS MARION M & IDA	2403 MATTHEWS LANE	04172005050000	1287 C
22*GEPPERT RICHARD E	2404 MATTHEWS LANE	04172006040000	1280
23*CANALES VICTORIANO JR	2405 MATTHEWS LANE	04172005040000	1154

ENTER RECORD NUMBERS, (L)ABELS, (S)ALES, (TRAVIS) :9

9)-----

**Sq Footage**	**Owner Of Record**	**Address**	**Str. Zip:**78703			
4299	DUPUY FRED GARRISON	2414 MATTHEWS DRIVE				
**Land Value**	**Improve Value**	**Ag/Timber**	**Total Value**			
1994 CERTIFIED VALUES.						
94 \$220,000	\$212,274	\$0	\$432,274			
1995 CERTIFIED VALUES						
95 \$220,000	\$221,503	\$0	\$441,503			
**Jurisdictions**	Rate	*Taxes**	*Legal Description**			
AISD	1.2832	5601.21	100 X 131 FT & ADJ 25 X 100FT			
AUSTIN	0.5446	2404.43	OF VAC MATTHEWS DR & ACR			
TRAVIS CO	0.5186	1831.71	ABS 313 SUR 8			
			GILBERT D J			
AUSTIN COMM COL	0.0476	189.14				
*1995 Estimated Taxes:	\$	10026.48				
*** AISD SCHOOLS ***	K-5TH	6TH	7TH-8TH	9TH-12TH		
1994 ASSIGNED	CASIS	O HENRY	O HENRY	AUSTIN H		
1995 ASSIGNED	CASIS	O HENRY	O HENRY	AUSTIN H		
1996 ASSIGNED	CASIS	O HENRY	O HENRY	AUSTIN H		
**Lot Size**	**Zoning**	**Rand Mc MAPSCO**	**Vendor's Lien**	**Phone**		
100 X 157	A	126/G25 MG25 /554T	UNKNOWN	(512) 478-1945		
**Deed Vol :	3563	**Mail:	C020	**Imp Replace Value**		
**Deed Page:	911	DUPUY FRED GARRISON	\$230,733			
**Deed Rec :	10/16/68	2414 MATTHEWS DR		Agent Code:		
		AUSTIN TX	78703-1548			
**Use**	**Floor*	*Sq Ft*	*Yr Blt*	*Exterior**	**Quality**	**Wall Hgt*
HOUSE	FIRST	2332	1951	WOOD SIDING	EXCELLENT (5+)	UNK
HOUSE	SECOND	1967	1951	WOOD SIDING	EXCELLENT (5+)	UNK
**Exemptions**	**Mortgagee**				**Loan Number****Parcel Id**	
RES HOMESD					01190802050000	
PORCH 1ST FLOOR	:273 SF	DET GARAGE 1ST	FL:440 SF	CENTRAL H/AC	:4299 SF	
BATHS	:4.0	DRIVEWAY	:1	FIREPLACE	:1	
FIREPLACE	:1	FENCE	:1	TERRACE	:608 SF	
TERRACE	:440 SF					

Sketch Vectors available on this record.  
Would you like to see them? (<Y>/N) :

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	+-----40-----+	

ENTER RECORD NUMBERS, (L)ABELS, (S)ALES, (TRAVIS) :bye

\*\*\* 1.00 MIN. CONNECT THIS SESSION, 8.40 MIN. CONNECT THIS MONTH \*\*\*  
NO CARRIER

City of Austin  
Department of Planning and Development

LAND STATUS DETERMINATION

FINDINGS OF FACT

17-FEB-1994

File Number: C8i -94-0022

Address: 2500 MATTHEWS DRIVE

Tax Parcel I.D.: 119080204 Map Date: February 1993

The Department of Planning and Development has determined that this property as described in the attached description and map:

**TRACT 1:**

Is a LEGAL TRACT consisting of 0.1 of an acre of land, more or less (an approximation only, based on the waters edge of the Colorado River) out of D. J. Gilbert #8 Survey, Travis County, Texas, created prior to 03/14/46 (Grandfather Date) as evidenced by deed recorded in Volume 608, Page 634 of the Travis County Deed Records on 05/08/39 being the same property as currently described in deed recorded in Volume 11589, Page 2189 of the Travis County Deed Records, and is eligible to receive one utility service.

**TRACT 2:**

Is a LEGAL TRACT consisting of 0.53 of an acre of land, out of D. J. Gilbert #8 Survey, Travis County, Texas, created prior to 03/14/46 (Grandfather Date) as evidenced by deed recorded in Volume 608, Page 634 of the Travis County Deed Records on 05/08/39 being the same property as currently described in deed recorded in Volume 11589, Page 2189 of the Travis County Deed Records, and is eligible to receive one utility service.

**Additional Notes/Conditions:**

The deed recorded in Volume 725, Page 324 on 10/14/43 correctly describes the property conveyed by deed recorded in Volume 608, Page 634 on 05/08/39.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Local Government Code, and Austin Land Development Code, Article VIII, Subdivisions. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Linda Funk  
Director (or representative)  
Department of Planning and Development

C8i-94-0022

# COLORADO

(LAKE AUSTIN)

011908

JOHN D. BYRAN

JOHN D. BYRAM  
3858 / 1775

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