9 1 of 86



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

August 3, 2022

DATE:

NAME & NUMBER OF

Borders Boat Dock 1

PROJECT:

SP-2021-0084D

NAME OF APPLICANT OR

ORGANIZATION:

Land Strategies Inc.

LOCATION: 2500 Matthews Drive

Austin, Texas 78703

COUNCIL DISTRICT: District # 10

ENVIRONMENTAL Eric Brown, Senior Environmental Scientist

REVIEW STAFF: 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 Staff recommends this variance with conditions, having determined the

RECOMMENDATION: 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.

9 2 of 86

Staff Findings of Fact

9 3 of 86



Watershed Protection Department Staff Recommendations Concerning Required Findings

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).

Include an explanation with each applicable finding of fact.

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

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.

9 4 of 86

> 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.

Does not create a significant probability of harmful c) 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.

Development with the variance will result in water quality that is at least 3. 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)

Exir Brown
Brown

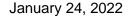
Date: 07/01/2022

Deputy Environmental Officer Solution (WPD)

Date: 07/22/2022

9 5 of 86

Applicant Form and Findings of Fact





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,

Michael G. Linehan, AIA Managing Partner / Architect

Attachments

cc: Sarah Borders, Tom Borders, Carmel Borders



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

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	□Urban ☑ Suburban □Water Supply Suburban □Water Supply Rural □ Barton Springs Zone		

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes 国 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: acreage: percentage:	Existing	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)	100-yr floodplain elevation per FEMA floodplain is 492.94. No floodplain modification is proposed with this project. Site is in EARZ, along Lake Austin. Site is in CWQZ. 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. CEFs include canyon rimrock and wetlands along Lake Austin. Soils: Tarrant soils and Urban land. Slopes: 18-40% (approx 493-523 feet above MSL) Please refer to ERI included with this variance submittal for more info.	

Clearly indicate in what	
way the proposed project	

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

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.

Borders Boat Dock 1 Project:

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

- 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.

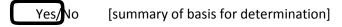
[summary of justification for determination] Yes/No Other property owners have a similar situation to this property, and have boat docks placed within the same CEFs. Denial of the variance would result in no lake access.

- 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;



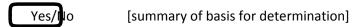
Construction will span rimrock, and will not touch it. Pilings are offset from shoreline.

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

Ye /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.



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)
- o 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)
- o 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)

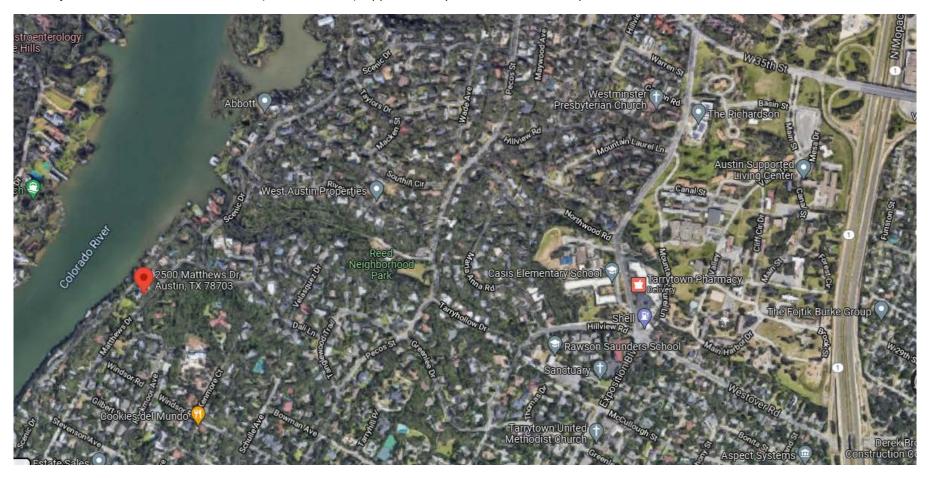
9 12 of 86

Applicant Exhibits

9 13 of 86

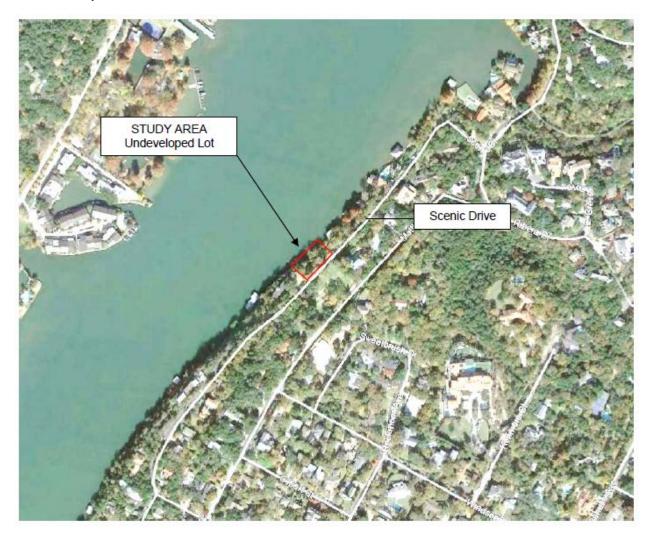
Context Map with Aerial of Vicinity of Proposed Borders Boat Dock 1

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



9 14 of 86

Aerial of Proposed Borders Boat Dock 1 Location



9 15 of 86

Aerial of Proposed Borders Boat Dock 1 Location



9 16 of 86

Site photos of Proposed Borders Boat Dock 1





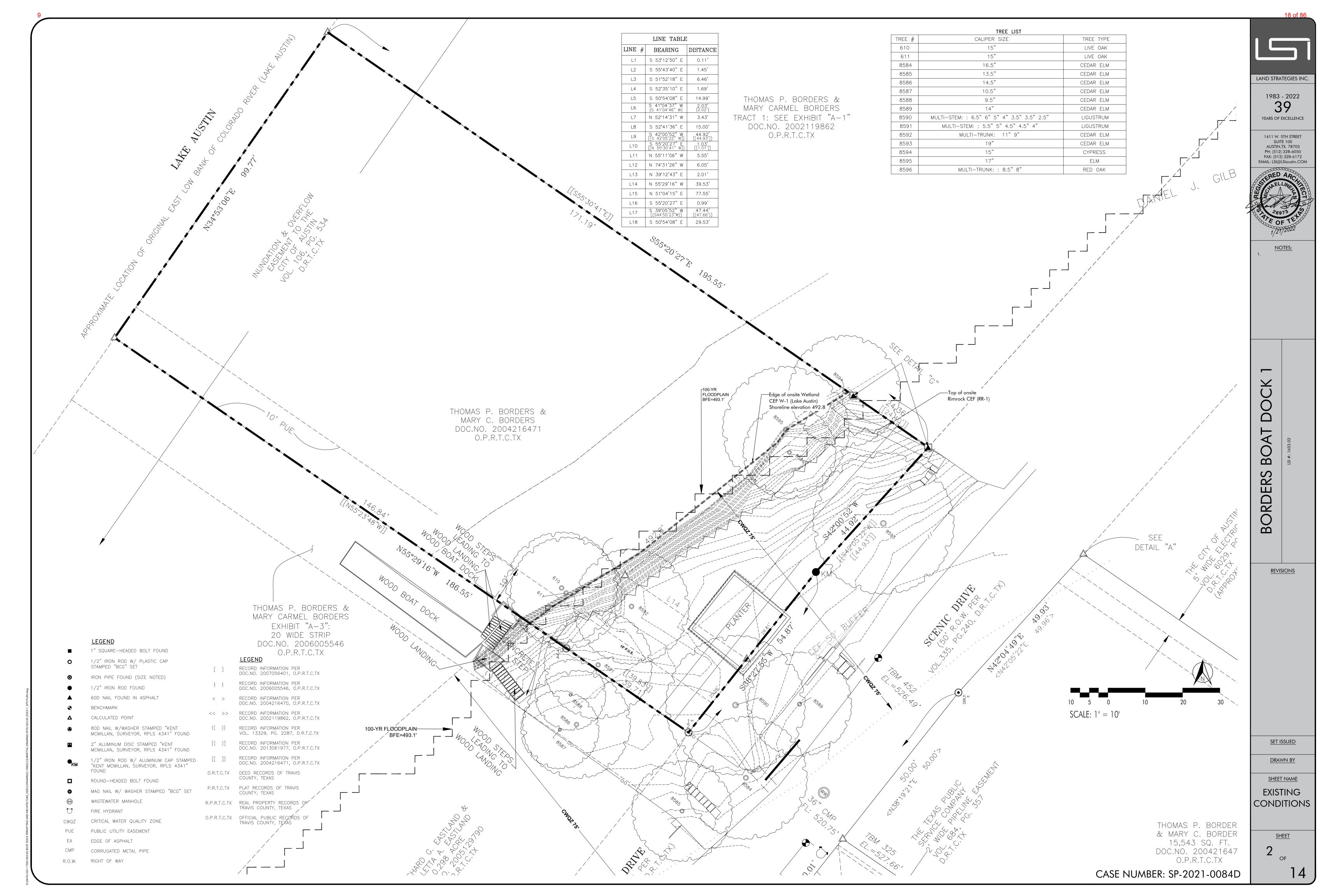
9 17 of 86

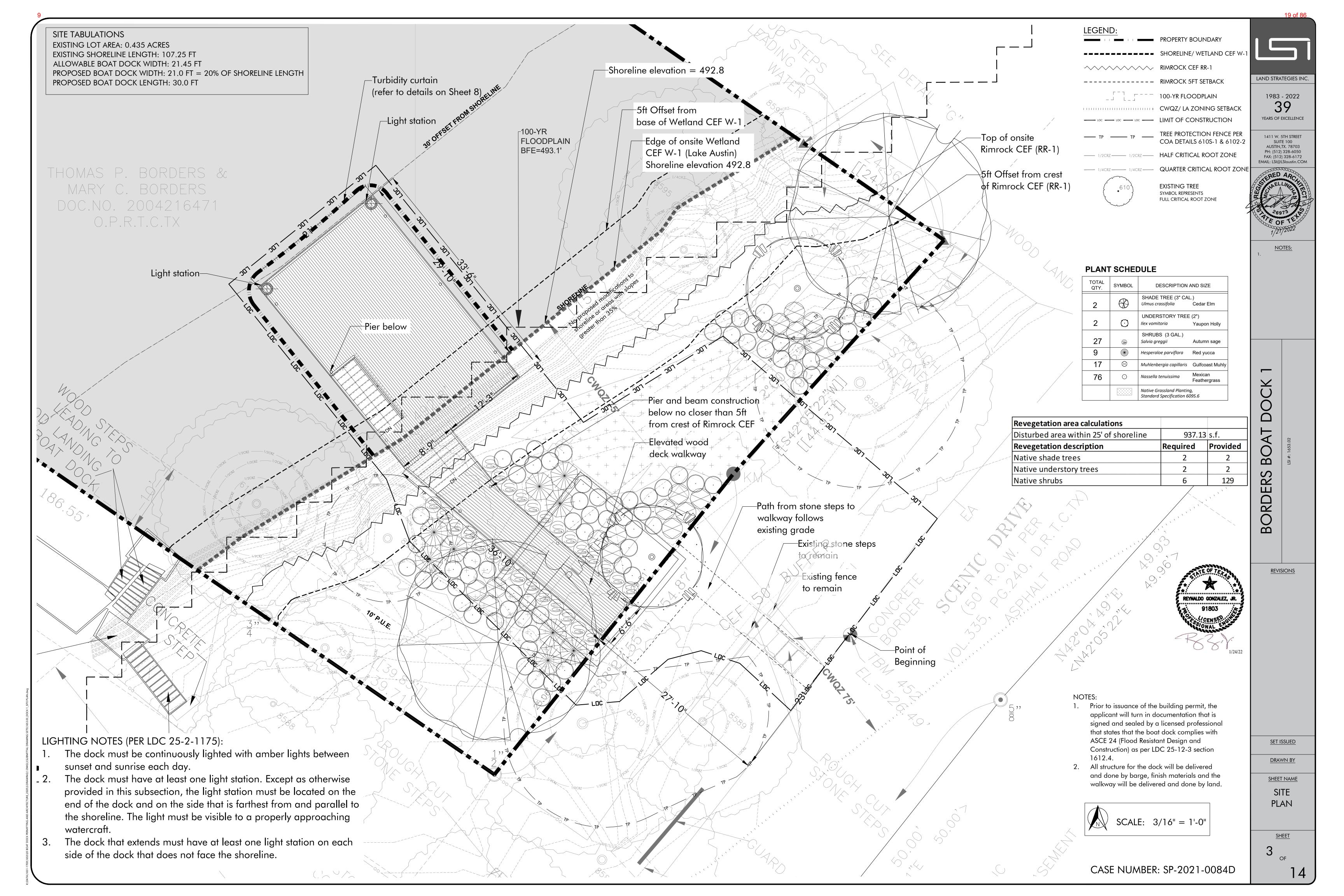


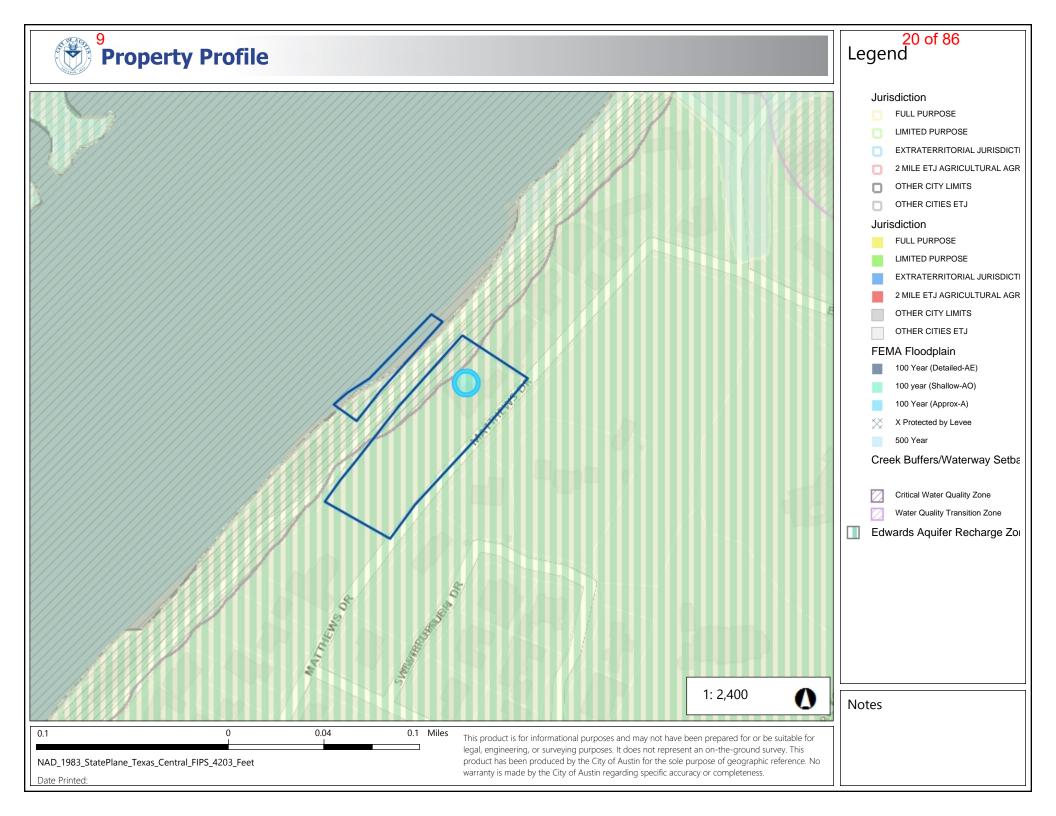


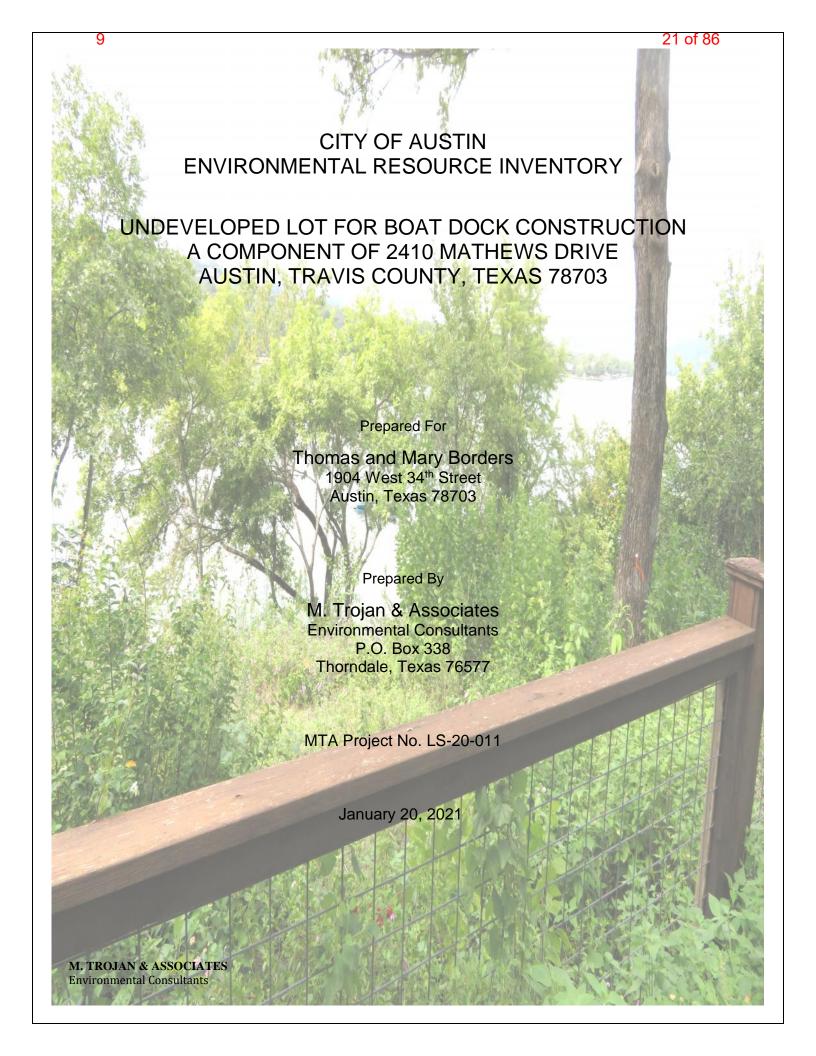












M. TROJAN & ASSOCIATES

Environmental Consultants

January 20, 2021

Thomas and Mary Borders 1904 West 34th 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

MICHAEL TROJAN

GEOLOGY

No. 1109

JOHN TO STATE OF TEXAS

Licensed Professional Geoscientist #1109

TABLE OF CONTENTS

1.0	STUDY AREA AND PROJECT INFORMATION	1
1.	1 Study Area Location and General Characteristics	1
2.0	ENVIRONMENTAL RESOURCE INVENTORY FORM	2
3.0	CRITICAL ENVIRONMENTAL FEATURES	9
	1 ONSITE CRITICAL ENVIRONMENTAL FEATURES 3.1.1 Bluffs	9 9 . 10 . 10
4.0	ONSITE AND OFFSITE WATER WELLS	. 13
5.0	FLOODPLAIN MODIFICATIONS	. 14
6.0	UTILITY/WASTEWATER LINE WITHIN THE CWQZ	. 15
7.0	ENVIRONMENTAL RESOURCE INVENTORY LIMITATIONS	. 16
8.0	REFERENCES	. 17

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* (See note below) X Yes No
	Edwards Aquifer Contributing Zone* Yes X No
	Edwards Aquifer 1500 ft. Verification Zone* X Yes No
	Barton Spring Zone* Yes X 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** X 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*** X 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 <u>four(4)</u> 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) 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:
	X Site-specific geologic map with 2-foot topography
	X Historical aerial photo of the site
	X Site soil map
	X Critical environmental features and well location map on current aerial photo with 2-foot topography

10.

COA Environmental Resource Inventory Undeveloped Lot for Boat Dock Construction A Component of 2410 Mathews Drive Austin, Travis County, Texas 78703

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	<u>():</u>	
X Edwards Aquifer Recharge Zone with 1500-foot Verification Zone (only if site is over or within 1500 feet of the recharge zone)			
Edwards Aquifer Contributir	ng Zone		
Water Quality Transition Zo	ne (WQTZ)		
Critical Water Quality Zone	(CWQZ)		
City of Austin fully developed floodplains for all water courses with up to 64 acres of drainage			
HYDROGEOLOGIC REPORT site-specific geology below (at			on of site soils, topography and
Surface soils on the project si SCS Hydrologic Soils Groups show each soil unit on the site	*. If there	is more than	the table below and uses the n one soil unit on the project site,
Soil Series Unit Name Characteristics &		ı	* Soil Hydrologic Groups
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	Definitions (Abbreviated)
Tarrant soils and Urban land, 18-40% slopes (TeF)	С	up to 1.2	A. Soils having a high infiltration rate when thoroughly wetted.
Idild, 10-40/6 310pcs (101)			B. Soils having a moderate infiltration rate when thoroughly wetted.
			C. Soils having a slow infiltration rate when thoroughly wetted.
			D. Soils having a <u>very slow</u>
			infiltration rate when thoroughly wetted.

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.

	entify all recorded and unrecorded valued and or abandoned wells, e		st holes, monitoring, water, oil,
There are	0 Wells present on the proje	ect site and the I	ocations are shown and labeled.
	The wells are not in use a	nd have been p	roperly abandoned.
	The wells are not in use a	nd will be prope	rly abandoned.
	The wells are in use and o	comply with 16 T	AC Chapter 76.
There are	0 Wells that are offsite and	within 150 feet o	of this site.
NO ⁻	TE: IF APPLICABLE, WELLS AR ARE DEPICTED ON FIGURE		IN SECTION 4.0 AND LOCATIONS X A OF THIS ERI REPORT.
11. VE	GETATION REPORT – Provide	the information	on requested below.
Brie	f Description of site plant commun	ities (attach additio	onal sheets if needed):
Thoun Ap Cro Liv (Li	e property supports a medic specified shrubs (refer to Fi spendix B). The dominant tree assifolia). Less common tree re oak (Quercus virginiana)	um diversity of gure 2 of A e species on t species inclu , Red oak (cypress (Taxo	ndscape that is densely wooded. of tree species and a variety of spendix A and photographs in the study area is Cedar elm (Ulmus de Ashe juniper (Juniperus ashei), Quercus rubra), Wax leaf privet dium distichum), Pecan (Caryarum).
The	re is woodland community onsite.	X Ye	s No
If ye	es, list the dominant species below		
		Woodland Spe	cies
	Common Name	•	Scientific Name
	Cedar elm		Ulmus crassifolia
The	re is grassland/prairie/savanna on:	site. Ye	s X No
If ye	es, list the dominant species below		
	Grassla	nd/Prairie/Sava	nna Species
	Common Name		Scientific Name

01 01 00
MTA Project LS-20-011
January 20, 2021

Common Name Bald cypress A tree survey of all trees with a diam	Scientific Name Taxodium distichum	Wetland Indicator Status
A tree survey of all trees with a diam	Taxodium distichum	
		Obl
feet above natural grade level has be X Yes No	een completed on the site.	
WASTEWATER REPORT – Pro	vide the information requested b	elow.
Wastewater for the site will be treate	d by (check that apply):	
Onsite system(s)		
City of Austin centralized sev	wage collection system	
Other centralized collection	system	
	rater service from the Austin Water Utility mu	
Chapter 15-12 and wells must be registered The site sewage collection system is State, County and City standard spe Yes No	s designed and will be constructed to	o in accordance to a
Calculations of the size of the drainfi end of this report or shown on the sit Yes No		are attached at the
Wastewater lines are proposed within Yes X No If yes, then p	in the Critical Water Quality Zone. Provide justification below.	
Is the project site over the Edwards A	Aquifer?	
x Yes No		

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:

MTA Project LS-20-011 January 20, 2021

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) -97.779151 (center of onsite CEF segment alignment) Longitude:

125' (length) Wetland Dimensions:

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 (Taxodium distichum) (also refer to Number 11 of Section

2.0).

Well established; high and partially closed Riparian Zone:

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.

COA Environmental Resource Inventory Undeveloped Lot for Boat Dock Construction A Component of 2410 Mathews Drive Austin, Travis County, Texas 78703

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.

COA Environmental Resource Inventory Undeveloped Lot for Boat Dock Construction A Component of 2410 Mathews Drive Austin, Travis County, Texas 78703

5.0 FLOODPLAIN MODIFICATIONS

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

COA Environmental Resource Inventory Undeveloped Lot for Boat Dock Construction A Component of 2410 Mathews Drive Austin, Travis County, Texas 78703

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.

MTA Project LS-20-011 January 20, 2021

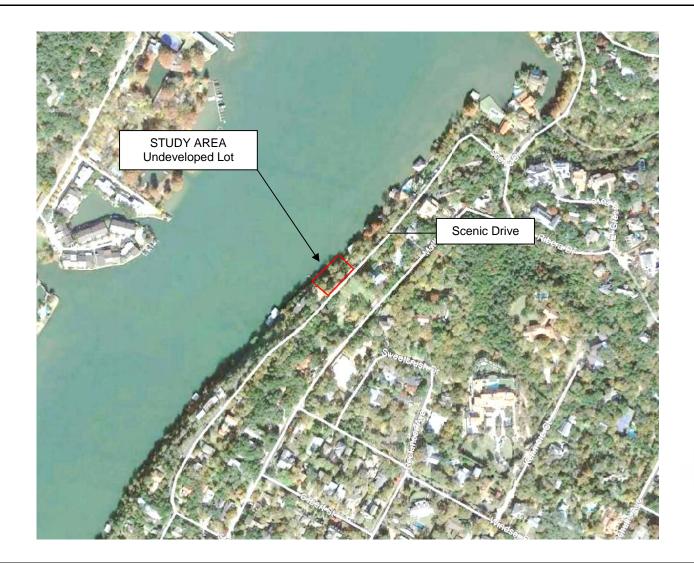
8.0 REFERENCES

- 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,
- 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.

9 42 of 86

APPENDIX A FIGURES

43 of 86 9





M. TROJAN & ASSOCIATES

Environmental Consultants

P.O. Box 338 Thorndale, Texas 76577 (512) 917-3695

Scale: Date: Project:

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

FIGURE 1 **SITE LOCATION MAP**

9 44 of 86



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

9 45 of 86





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

9 46 of 86

FINAL SITE PLAN WAS NOT AVAILABLE FOR REVIEW

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

M. TROJAN & ASSOCIATES

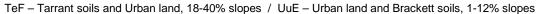
Environmental Consultants

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

9 47 of 86





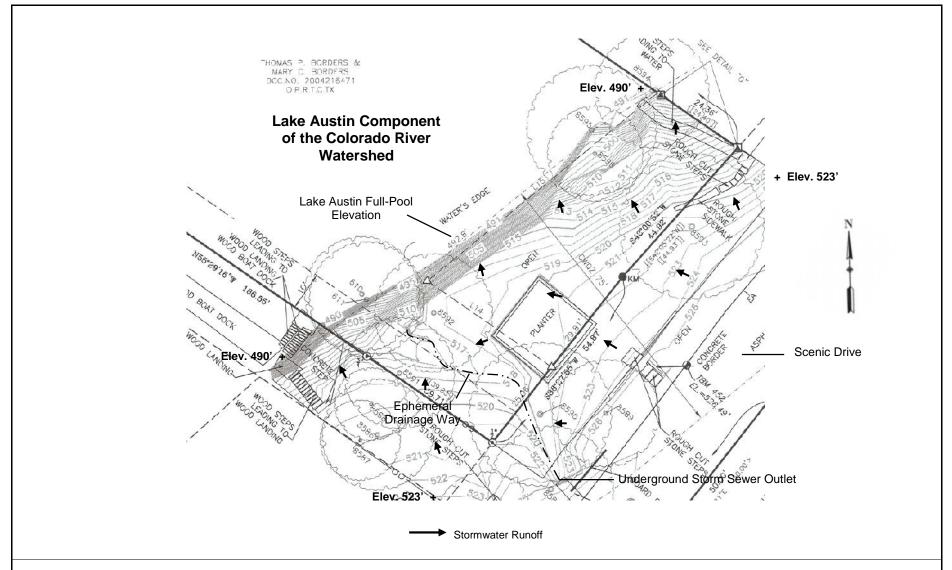
M. TROJAN & ASSOCIATES

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

9 48 of 86



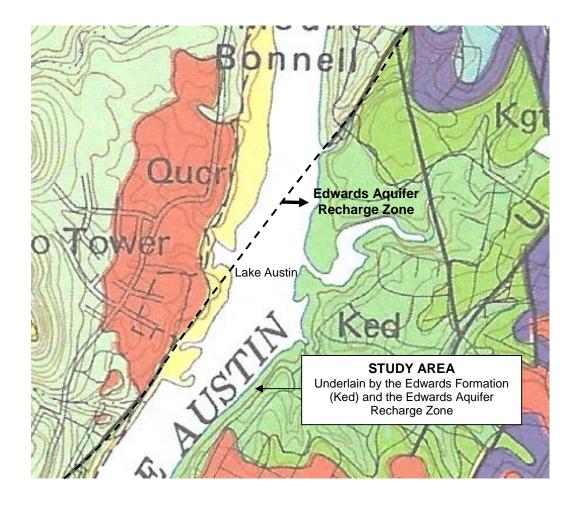
M. TROJAN & ASSOCIATES

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

9 49 of 86



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NOTES

Ked - Edwards Formation

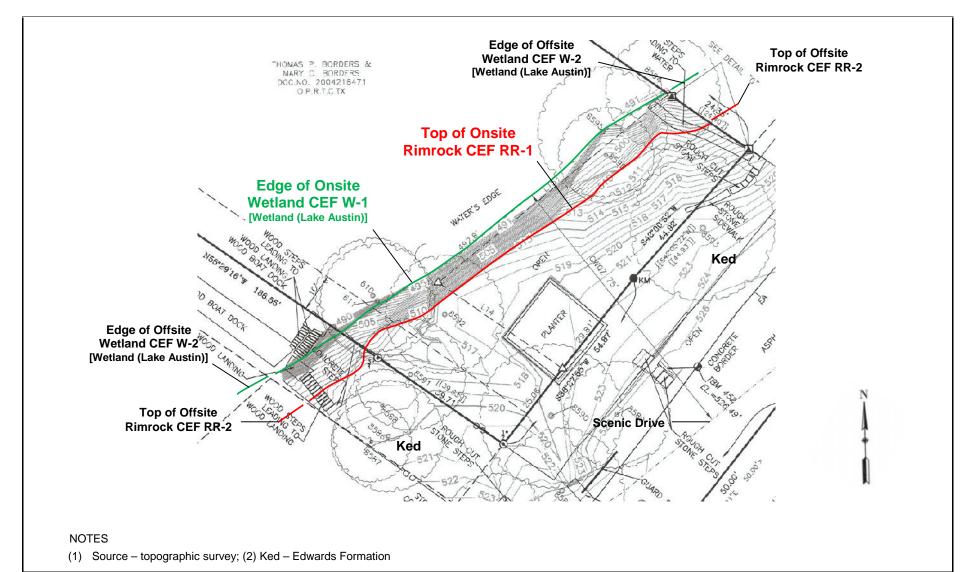
M. TROJAN & ASSOCIATES

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

9 50 of 86



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

9 51 of 86

APPENDIX B SITE PHOTOGRAPHS

9 52 of 86

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, 2020Photographer:Michael Trojan, PG

Description: View of the southeastern-most portion of the study area along Scenic Drive.

Photograph taken from Scenic Drive facing southwest.

9 53 of 86

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 GooglePhotographer:Michael Trojan, PG

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

9 54 of 86

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, 2020Photographer:Michael Trojan, PG

Description: View of typical landscape and vegetation on the central and northeastern

parts of the study area.

9 55 of 86

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, 2020Photographer: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.

9 56 of 86

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, 2020Photographer:Michael Trojan, PG

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

9 57 of 86

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. 9 58 of 86

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

9 59 of 86

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

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

(512) 328-6050

9	FEATURE TYPE (Wetland, Rimrock, Bluffs, Recharge Feature, Spring) Feature, Spring)	FEATURE ID (e.g. S-1)	FEATURE LONGITUDE (WGS 1984 in Feet)		FEATURE LATITUDE (WGS 1984 in Feet)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS			Spring Est. Discharge	
	· satale, spillig)		coordinate	notation	coordinate	notation	х	Υ	Length	Avg Height	х	Υ	Z	Trend	cfs
	ONSITE CEFs														
	Wetland (Lake Austin)	W-1	-97.779151		30.304086		125	N/A							
	Canyon Rimrock	RR-1	-97.779119		30.304502				125	18					
	OFFSITE CEFs (within 150')														
	Wetland (Lake Austin)	W-2	N/A		N/A		N/A	N/A							
	Canyon Rimrock	RR-2	N/A		N/A				N/A	18					

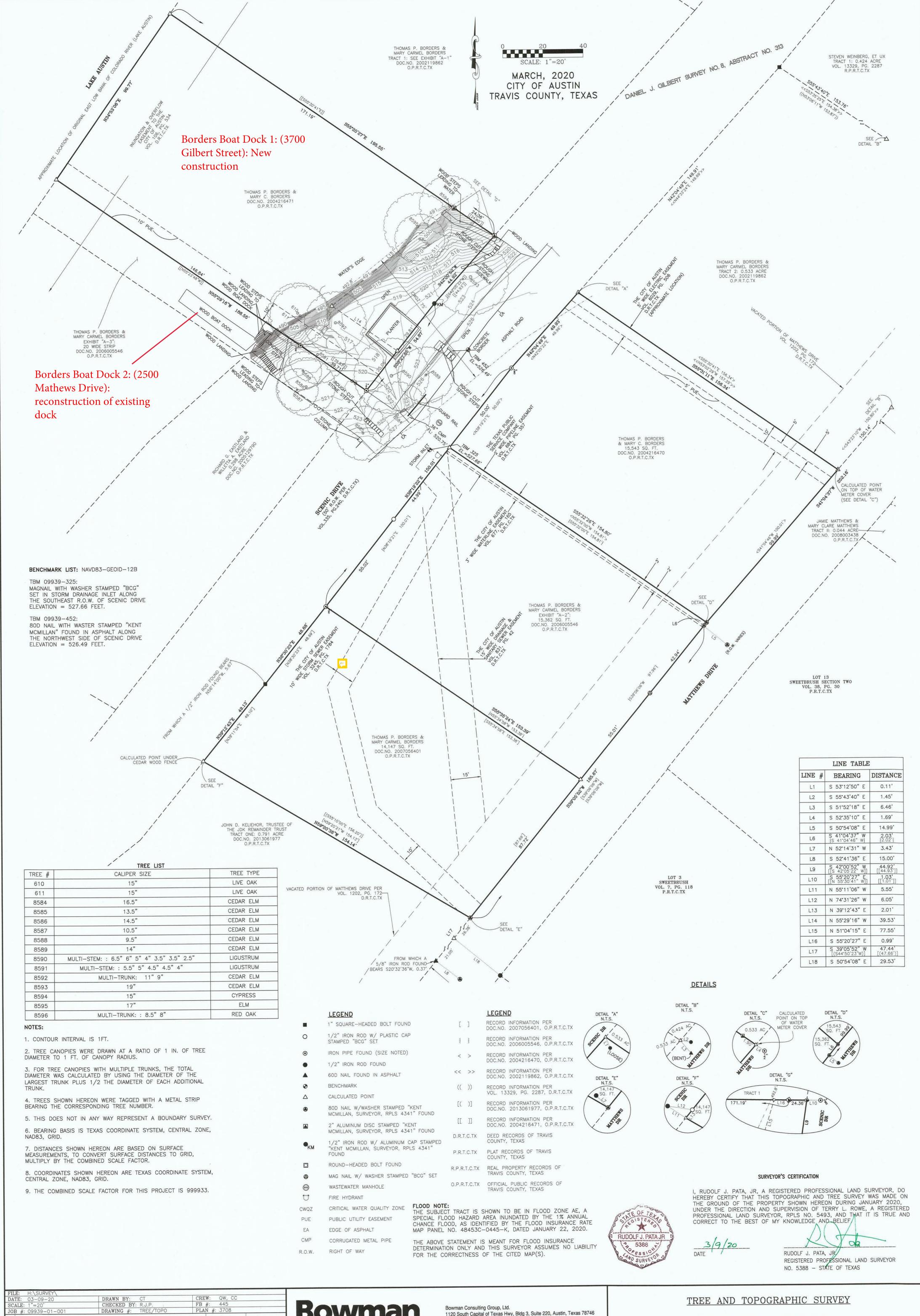
City of Austin Use Only CASE NUMBER:		
For rimrock, locate the midpoint of the segment that describes the feature.	For wetlands, locate the approximate centroid of the feature and the estimated area.	For a spring or seep, locate the source of groundwater that feeds a pool or stream.
	*	<u>Q</u>

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

Method		Accuracy	
GPS	X	sub-meter	
Surveyed		meter	Χ
Other		>1 meter	







DATE

BY

REVISION

PLOT DATE: Mar 09,2020-5:57pm

Bowman

Bowman Consulting Group, Ltd.

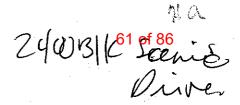
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746

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

2500 MATTHEWS DRIVE TRAVIS COUNTY, TEXAS



City of Austin "
Development Review and Inspection Department

delay processing of this application.

PROJECT INFORMATION: DEPARTMENTAL USE ONLY -	
GRANDFATHER DATE: 3-14-46	
FILING DATE:	
1 V. 00 2181	a Caral
FILE NUMBER: CASE MANAGER (AND STATUS DETERMINATION) APPLICATION ACCEPTED BY: LIMINATION	
· · · · · · · · · · · · · · · · · · ·	
PROPERTY / SUBDIVISION INFORMATION	1 - Carlotte Carlotte - Carlotte
TAX PARCEL IDENTIFICATION NUMBER 6119080205	
LOCATION ADDRESS: 2+14 MATTHEWS DRIVE , A	USTIN, 78703 (TOACT 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 PANIEL J. G. GILBERT LEAGUE SURV	VEY IN TEAVIS COUNTY
DEED INFORMATION 3	***
DEED CONVEYING TRUCT IN ITS PRESENT SHAPE WAS FILED FOR REC	
VOLUME: PAGE: STT COUNTY: TRAVIS	DATE: Nov. 25, 1438
DEED CONVEYING TRACT TO THE PRESENT OWNER (Current Deed) WAS	
VOLUME: 3563 PAGE: 911 COUNTY: 7 RAYIS	DATE: OCT 16, 1968
OWNER INFORMATION	
NAME: FRED G. DUPLY CONTACT: JA	CK DWFY
STREET ADDRESS: P.O.BOX 703	
CITY/STATE/ZIP: MARTINDAGE TE 78646-6984TELEPHONE NUM	MBER: (5/2) 7/69-7717
78655	
PRIMARY CONTACT AGENT INFORMATION	
FIRM NAME: SOUTHWEST LAND DEV. SEEV. CONTACT: DAV	ID SINGLETON
STREET ADDRESS: P.O. BOX 984	
CITY/STATE/ZIP: LEANDER TX 78646-0984 TELEPHONE NUM	MBER: (312) 259-9000
As owner of the above described property, I understand that execution of this application extension of any utility service without approval of each utility and payment of necessary fees. I does not represent compliance with other applicable City of Austin code requirements or reg	further understand that approval of this application

Volume: Graphics Folder: People Folder: Conti E File: LS/MSC Application



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.

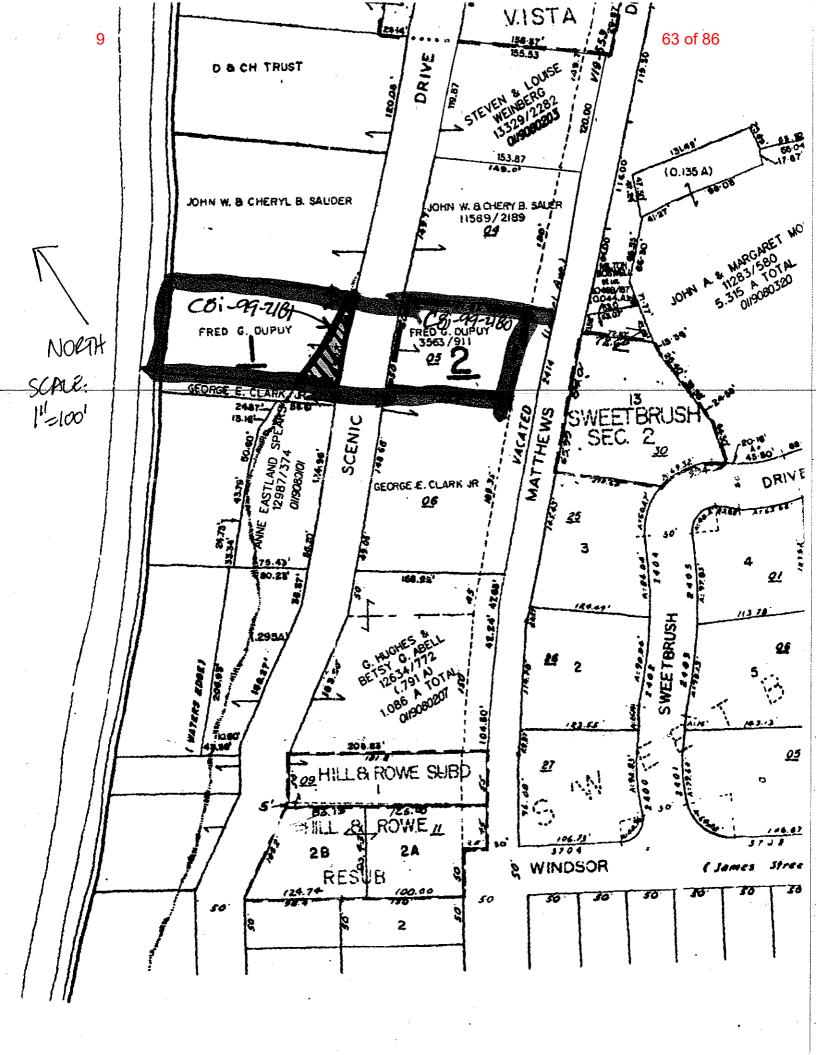
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval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

By:

CAROL KOENIG

Director (or representative)

Development Review and Inspection Department



118-68**25**< 5542 * 35

THE STATE OF TEXAS :

KNOW ALL MEN PY 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 hereinafter 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:

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 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

3563 911

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65 of 8

9

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 heretofors 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.

የ. ሀ4 - **ፖን**∕₄-

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 mid 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 THORFE Thorpe

LOUISE SCHERDING THORE

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)

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

I hereby certify that this Instrument was FILED on the data and at the time stamped hereon by may and was duly RECORDED, in the Volume and Page of the nemed RECORDS of Travis County, Texas, as Stamped hereon by ma, on

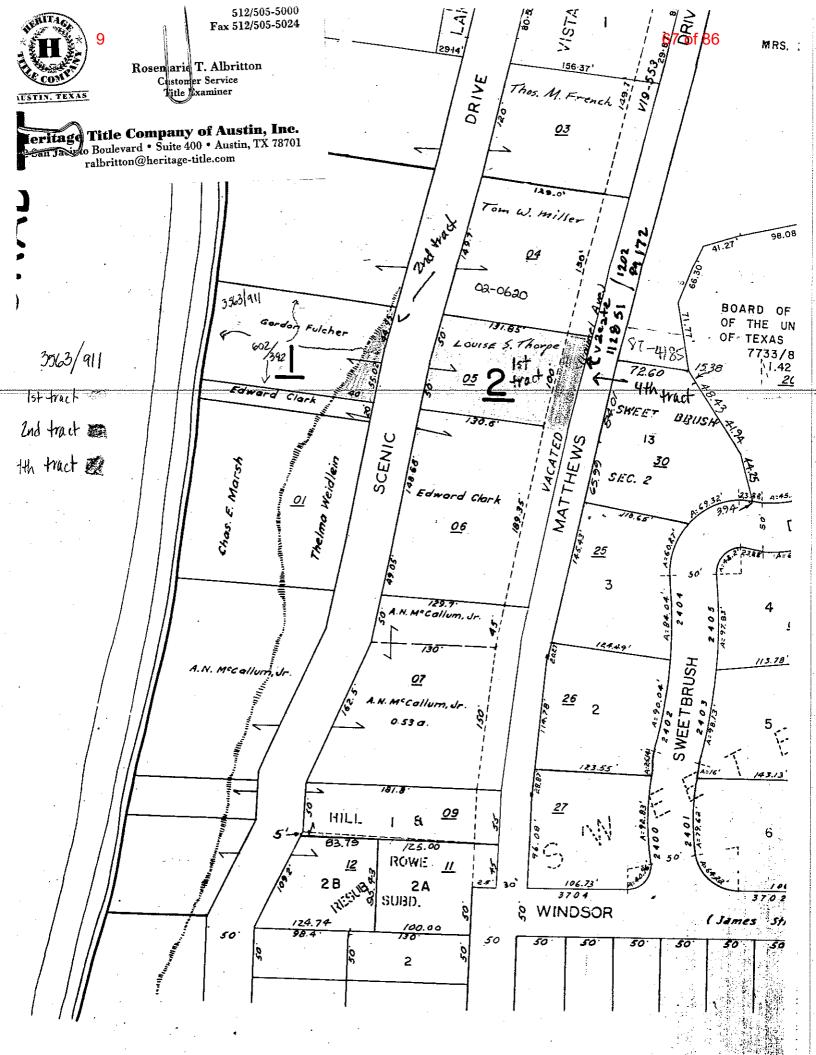
OCT 21 1988

E milie of in the county clerk traves county, texas

FILED

OCT 18 12 04 PH 168

TRAVIS COLUMN TEXAS





City of Austin Infrastructure Support Services PIER - Receipt



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: Phone:

DAVID SINGLETON

512-259-9000

Address

City:

P.O. BOX 984

LEANDER

ZIP: 78646

Fax: --

Issued by: THERESA SAUCEDC

Payment Method: CHECK

Check Number:

Status: Unpaid

Check Amount:

Comments

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

Customer Cops





City of Austin Infrastructure Support Services PIER - Receipt



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Contact Name:

Phone:

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ZIP: 78646

Fax: --

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Status: Unpaid

Check Amount:

Comments

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

File Copy



YEAR 1999 OWNER DETAIL INFORMATION 0119080205 0000 TY 1999 10/08/1999
NXT N SECU OWNER NAME DUPUY FRED GARRISON DELTOWNER
LOC: STRT MATTHEWS DR HOUSE 002414 FRAC SUF UNT 7TP
MAILING ADDRESS DELETE// LEGAL DESCRIPTION LY 1999
DUPUY FRED GARRISON DEED TYPE WD * 100 X 131 ET & ADJ 25 X 100ET
PO BOX 703 VOLUME 03563 * OF VAC MATTHEWS DR & ACR
MARTINDALE TX PAGE 00911 D ABS 313 SUR 8
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 DWN HIST Y DOCU NO LEGAL HIST Y
RENDERED VALUE VENDOR LIEN NOTICE MATIFD A
MARKET VALUE 473,524 SQFT IMPR 4,299 INFO RFQ
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
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 TOAD NOTICE TAX NOTICE
TCAD// FLD INSP LETTER//
ARB// EXEMPTIONS ADJ%
COLL// A1 G1 1.00
TOTAL TAXES 12087.06

9

71 of 86



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.

VOI. 602 P.309

THE STATE OF TEXAS COUNTY OF TRAVES

KNOW ALL MIN BY THESE PRESENTS:

That I, Fred C. Malone, of the County of Travis, in the State of Terus, do hereby acknowledge payment in full of one cortain Vendor's lien note and interest, the principal of said note being for the sum of of Six hundred and fifty Dollare, executed by Tom J. Holub, and dated the 20th day of March, A. D. 1928.

I, being the legal owner and holder of said note, do hereby release and acquit to the said Tom 5. Holub, his heirs or assigns forever, the property described in said Vendor's Lies 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, 56, 57, 58, 59 and 60 in Fairview Fark 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. Melone to Tom 1. Molub, in which said deed a wender's lies 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 porticulars.

Witness my hand, this the I day of March, A. w. 1932.

Fred C, Malone

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned nuthority, on this day personally appeared Fred C. Malone, known to me to be the person whose

came 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 of office, this the 1 day of Murch, A. D. 1932.

Emilio Limberg

Notary Public, Travis County, Toxas.

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

STATE OF TEXAS

nei.

CCUNTY OF THAVIS

KNOW ALL MEN BY THESE PRESENTS: -

That I, Charles E. Marsh, seting herein by a duly appointed agent and attorney in fact, Theims Weidlien, a feme sole, for and in consideration of the sum of Ten Dollars (\$10.00), to be in burd paid by Corden Fulcher, the receipt of which is hereby acknowledged and confoured, have granted, cold and conveyed and by these procents do grant, sell and convey unto the said Cordon 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:

PIRST TRACT, Deginning at iron stake which is N. 41 * 32 E. 234.35 feet distant from the weat southerly and the beginning corner of that truet of land watch embraced twenty (20) lots and which was described on second Truct in a deed from E. H. Perry, et ux, to Charles E. Marsh, as recorded in Travis County word Records in Book 539 page 5771

Thence with the Southeast line of the aforementioned Second Tract N. 43" 21' E. 100 foot to on iron stake and from which stake the most southerly corner of a 1.85 acre tract of land this day surveyed for Charles E. Marsh and Lyndon Johnson boars N. 43° 21' E. 297.96 feet. and N. 42" 33' E. 100 feet;

515335 Sec.

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to

Thence N. 53. 05' W. 131.85 feet to an iron pipe on the wouth 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° 6° E. 130.6 feet to the place of beginning, containing 13,130 square feat of land.

SECOND TRACT, Deginning 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. 52' 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, of ux., to Charles E. Marsh as recorded in Trayls County Deed Records in Sock 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 No. 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 No. 44° 32' E. 44.95 feet to a stake at the approximate

future lake level to be created by the dam (new 1938) under construction;
Thence with the future lake shore about 500530 2210W. 111,16 feet to an iron stake;

Thence S. 537 061 2. 40 fact to the place of the beginning, containing about 1908 aquare feet of land.

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

Witness my hund this the 25th day of November, A. D. 1935.

Charles E. Karah

By Theims Weldlen, Agent and Attorney in fact for Charles E. Marsh.

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

STATE OF TEXAS

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority on this day personally

appeared Thelma Woldlein, & femo. sole, 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 send of office this 25th day of November, A. D. 1938.

Joo Jacks

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

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

0------

The State of Toxas # KNOW ALL MEN BY THESE PRESENTS:

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, and somey unto the said Henry Faulk of said County and State, the following described property, towit:

and in the dead from Elbert C. Perkind and wife Ethel Laverne Perkins dated April 15,

whice Grantees herein assume the payment or any taxes not per- including the curreat year. I the second

TO HAVE AND TO HOLD the clove described premises, together with all and dingular the tights and appurbenances thereto in anywise belonging, unto the said rapion of Arallano and wife- Production H. Arollano, their heirs and assigns forever, and we do hareby bind . convergence, our nairs; arocalora and administrators, to Warrant and Forever beford, all . · ' .: (to asse or any part thereof.

tithoss our hand at Anatin this oth day of movember, A D. 1946.

Paul H. Proifer/

ony U. A. lat. her. Stamps Cane.

Mildred Giles Pfeifer .

BAZZEP SEE COLORS

CONTRACTOR OF STREET

tire mo, the undersioned authority, a Notary Public in and for Travia County; in the remonally appeared Paul H. Pfeifer, known to me to be the person in a second to the foregoing instrument, and acknowledged to me that they the small for the purposes and coyalderation therein expressed.

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

T. H. Lockhart

Robins Beal

beary Fublic in and for Travis County, Texas. .

THE STATE OF TEXAS

COUNTY OF TRAVIS

fafure me, the undersigned authority, a Notary Public in and for Travis County. Toxas, on this day personally appeared Mildred Giles Pfeifer, wife of Paul H. Pfeifer, .. known to me to be the purson 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 hor, she the said Mildred Giles Pfeifer, acknowledged such instrument to be her art and deed, and declared that she had willingly signed the same for the buryouse and consideration therein expressed, and that she did not with to retract it. . Wen under my hand and seal of office, this 8th day of November, A. D. 1946.

T. H. Lookhart to the carrier of the company of

Notary Public in and for Travia County, Texas. Filed for Record Dec. 10, 1946 at 11:00 A. M. Seconded Dec. 10, 1946 at 3:15 d. M. J.

BAXET TO STATE

EIVARE TO VERTOO!

)) KNOW ALL MEN BY THESE FRESENTS:

: 12.309.3

That we, Gordon Fulcher and wife, Ruth Moore Fulcher, of Austin, Travis, County, furna, for and in consideration of the sum of Ten Dollars (\$10:00) bash had abher good and valuable consideration to us in hand paid by Louise Schording Thorps, wife of Jack Thorps, of Auntin, Travia County, remon, out of her separate property, the receipt of all of which in heraby waknowledged, and the execution and delivery to the Capital Netional Boat id Auguin, of one promissory vondor's lien, hote, defioribed as follows;

A promissory note in the rindipal amount of Twenty Two Midnesned heighward policy (\$22,800.00), executed by louise Scherding Thorpo, and historic, Jack Thomas, properly to the order of the Capital National Bank, in Austin of even date with this field 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 occamencing on Santary eth, 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 about 1 immediately be due and payable. Twelve Thousand Right dandred Dollars (\$12,800.00) of the principal of said note is due and payable on or before Warch 9, 1947, Said entire principal of said note shall draw interest at the rate of four and one-half per cent (195) per annum from date of execution until haid, containing the usual low attorney, a 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, and execution and delivery or which note the granters herein fully acknowledge.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents to ORANT, SELL AND CONVEY to the sold Louise Schording Thorpe, as a part of her separate estate and to her sole and separate use, all that treat of land situated in the county of Travis, State of Texas, the bounded and described as follows:

FIRST TRACT: BEGINNING at on iron stoke which is north 41 dog. 32 min. East 234.35 feet distant from the most youtherly 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 ult, to Charles E. Marsh, as recorded in Travis County Deed Resords in Book 539, Page 57 thence with the southeast line of the aforementioned Second Tract north 43 deg. 21 min. sast 100 feet to an ironstake 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 beers horth 43 deg. 21 min. cast 297.98 feet and north 42 deg. 33 min. east 100 feet; thence north 33 deg. 05 min. west 231.85 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 and the northwest 44 deg. 32 min. West 50.0 feet to an iron pipe; thence with the southeast line of Scenic Road and the for Scenic Road and the for Scenic Road and the for Scenic Road and the scenic Road and the for Scenic Road and the for

SECOND TRACT: BEGINNING at an iron stake on the northwest side of Scenic Hoad, said iron stake being north 53 deg. Of 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 30 lets 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 Second Road and 50 feet distant from and parallel to the northwest line of the aforementioned Second Tract north 40 deg. 46 min, cast 55.02 feet to a stake; Thance with the northwest aids of Second Road and 50 feet distant from and parallel to the northwest line of the aforementioned genond tract north 40 deg. 46 min, cast 55.02 feet to a stake; Thance with the northwest aids of Second Road and 50 feet distant from and parallel to the northwest line of the aforementationed genond tract north 40 deg. 46 min, cast 55.02 feet to a stake; Thence with the continuent the northwest side of Second Road north 40 deg. 36 min, cast 55.02 feet to 8 stake at the sparomantal line of male lake level to be commented by the dental second record by the deg. Shain east 44.05 feet to 8 stake at the sparomant of mild Second Pract north 44 deg. Shain east 44.05 feet to 8 stake at the sparomant of the fact lake level to be a second market the the sparomant of the lake level to be a second market the sparomant of the lake level to be a second market the sparomant of the second second feet for the continuence shall be the sparomant of the second second feet for the continuence sparomant of the second second feet for the continuence shall be the sparomant of the second second feet for the second second second feet for the second seco

line of bor No. 5, to the coloredo Research bounded but the dorth by the prolonge the of said north line of Lot No. 5; Beginning at the horthwest corner of said los continuing from said corner to the Colorado River, continuing from said corner in a mental ly direction to the colorado miver, 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 weet by the colorade giver and on the east by the west line of Tract Rol 6, and south by a prolongation of the south line of Lot No. 6, beginning at the southwest corner of said Lot No. 0, and extending in a westerly direction to the colorado River, which said south line in the north line of that twenty (20) foot strip-of land heretofore, conveyed by Charles a March to J. S. Price by doed of record in the Dead Records of Pravis County, Takes . Said land hereby convoyed 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, an there is hereby conveyed, all the land lying between the Scenic Road and the colorade River which is apposite Lot Mo. C, of those twenty (20) love described as the Second trace in deed from M. H. Perry to Charles E. Marsh, recorded in Travis, County Deed Records in Book 539, perso 577.

Said three tracts of land above described, being the same property conveyed by Charles E. Marsh, by attorney in fact, Thelms Weidlein, to Gordon Fulcher, by two deeds, one dated November 25, 1936 recorded in Volume, 602, pages 309-310 Deed Recording Travis County, Toxas, and the other dated December 9, 1938; recorded in Volume 602, pages, 392-393; of the Deed Records of Travis County, Texas.

with the second and the second bridge by Together with all and singular the rights, members, hereditaments and appurtengaces to the same belonging or in any wise incident or apportaining; to have and to hold; all and singular the premises above mentioned unto the said Louise Scherding Thorpe, said Parker of her separate estate and to her sole and separate use, and to her heins or sections forever And we do hereby bind cursolves, our heirs, executors and administrators, to marrant and forever defend all and singular the said promises unto the said Louise Scherding Thorne her hoirs, and assigns, against every person whomsoever, lawfully claiming or to-claim the same or any part thereof.

the first the effective the life and the The wondor'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 dead shall become absoluts. Grantors acknowledge and grantee by the acceptance hereor admits that the money of denced by said note was applied in whole to the purchase price, of, said property herein conveyed.

Executed this 10 day of December, A. D. 1945. \$25.20 U. S. Int. Rev. Stamps Cano, 30 10 10 Ruth Boore Falcher Oordon Fulcher STATE OF TEXAS

COUNTY OF TRAVIS

ीर अवस्था पर क्यूंनिया करान perone ME, the undersigned authority, on this day personally appeared norice Julcher and Ruth Moore, Fulcher, Als, wife, known, bo, me to be the persons who se ments subscribed to the foregoing instrument; and the said gorden wilcher acknowledged to he executed the same for the purposes and consideration therest expressed and the guth Moore Fulcher, wite of the mid Gordon Fulcher, having been exemined by an original and apare from her husband, and having the same to ly explained to her the Maore Fulcher, acknowledged duch instrument to be lieuset and the

QCT-06-99 WED 08:52 AM CHACAGO TITLE FAX NO. 512 480 8379 had willingly signed the same for the purposes and commideration therein supressed and that she did not wish to retract it. OIVEN UNDER MY HAND AND SELL OF OFFICE this 10 day of becomber 10 bit. TO LET TO SERVENT WITH THE PROPERTY OF THE PRO Notary public in and for Travia County Texas Notary Soal Filed for Record Dec. 11, 1946 at 11:10 A. M. Recorded Dec. 113 1946 at 215 29, Mary 0 - - - - 0 ms west et bar congress aggert grant bien ar and and recorded with the first his of the first THE STATE OF TEXAS to see with the other a facilities with COUNTY OF TRAVEL WHEREAR, by mechanic's lien contract dated the 18th day or november, 1948, Donald W. He Cals, Sr. and wire, winifred McCaig, gave and granted water poneld wil marking fire as mochanio's and materialmen's lies upon the following described property: () () () () () () () Sixty-five feet by eighty-one feet three inches (65 ft. x 61 ft. 6 in) lout or the Northwest portion of Lot No. Three (5), in plock "mm", in Ridgetop Addition to the city of Austin, Travis County, Texas, according to the pint of said addition recorded in volume. to senure the payment of one certain promissory note for geven Rundred and No/100 hellars (\$700.00), dated the 18th day of November, 1946, executed he bonald w. wegate, gr., and wife, Winifred McCaig, payable to the order of Donald W. McCalgo fra payable on or before Nincty (90) days from date, bearing interest at the rate or five per cent (5%) per annum; after maturity, and centaining the usual attorneyts fee diguse; as more fully described of Set the continued and the course of the factorial in said mechanic's Lien contract; and, FOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: Thot I', Donald W. Modale, J. of ... Auguin, 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 gustin Savings and Loan Association's the receipt of which is hereby acknowledged, do hereby soil, transfer, assign and convey unto the said Austin Savings and Loan Association, its successors and assigns, the above described promissory note for saven Eundred and No/100 Dollars (\$700.00); together with the machanio s, materialmen a and contract lies, securing the said hote; and hill hy 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. The town once the conditions and the WITHESS MY HAND this 27th day of November, 1946, 1946, 1940 nobald w. wocaig Try harden 14 12 An english arrag (Later) The fall of the COUNTY OF TRAVIS Before me, a Notary Public in and for Travis County; Texas ; on this day personally

THE STATE OF TEXAS

appeared Donald W. McCnig, Jr., known to me to be the person the mane is substitute. 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 orrice, this 29th day of november 1946;

Nothry Soal Travis County Public, Travis County, Toxad. Filed for Becord Dec. 11,1946 at 3:00 P. W. Recorded Dec. 11, 1948 at 3:40 P. M.

THE STATE OF TEXAS

COUNTY OF TRAVIS

That we, harle w clement end wite, Myrtip coreno Clambon, bil Travia.

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1*GOLSON CHARLES D JR & 2200 MATTHEWS DRIVE 01170901190000 2 WILKINSON JOHN F TRUS 2202 MATTHEWS DRIVE 01170901180000
                                                                                                     2363 C
                                                                        01170901180000
                                                                                                     2292
      3 CROSBY JACK R TRUST 2204 MATTHEWS DRIVE
                                                                         01170901020000
                                                                                                      2660 C
                                        2204 MATTHEWS DRIVE 01170901010000
2208 MATTHEWS DRIVE 01190802110000
2216 MATTHEWS DRIVE 01190802090000
2400 MATTHEWS DRIVE 01190802070000
2410 MATTHEWS DRIVE 01190802060000
2414 MATTHEWS DRIVE 01190802050000
2414 MATTHEWS DRIVE 01190802050000
2500 MATTHEWS DRIVE 01190802040000
      4*HEYMANN DAVID D & SAN 2206 MATTHEWS DRIVE
                                                                                                      3036 C
      5*COOKSEY FRANK C 2208 MATTHEWS DRIVE
                                                                                                      2393 C
      6*HILL JACK A
                                                                                                      3008
      7*MCCALLUM A N JR TRUST 2400 MATTHEWS DRIVE
                                                                                                      3043
      8*CLARK GEORGE E JR
                                                                                                    2038
      9*DUPUY FRED GARRISON 2414 MATTHEWS DRIVE
                                                                                                    4299
    10 SAUDER JOHN W & CHERY 2500 MATTHEWS DRIVE
    10 SAUDER JOHN W & CHERY 2500 MATTHEWS DRIVE 01190802010000 12*WAUGH JOHN D 2518 MATTHEWS DRIVE 01190802010000 12*WAUGH JOHN T & MILDRE 2522 MATTHEWS DRIVE 01200704020000 13*JEFFREYS MARVIN L 2201 MATTHEWS LANE 04181806010000 14 MEREDITH IRENE S 2203 MATTHEWS LANE 04181806020000 15*GOINS LAWRENCE PAUL 2304 MATTHEWS LANE 04172006010000 16 PENA JOE GUADALUPE 2306 MATTHEWS LANE 04172006010000 17*CARRILLO CARLOS F & P 2307 MATTHEWS LANE 04172008010000
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    18*CALDERON JIMMY L & SY 2400 MATTHEWS LANE 04172006020000 19*SHEPARD MARGARET JEAN 2401 MATTHEWS LANE 04172005060000 20*KOENIG LARRY EDWARD 2402 MATTHEWS LANE 04172006030000 21 DAVIS MARTON M & IDA 2403 MATTHEWS LANE 04172006030000
                                                                                                      1256 C
                                                                                                    1464
                                                                                                    1150 C
    21 DAVIS MARION M & IDA 2403 MATTHEWS LANE
                                                                        04172005050000
                                                                                                   1287 C
    23*CANALES VICTORIANO JR 2405 MATTHEWS LANE 04172005040000
TER RECORD NUMBERS (T.) ABETS (C.)
                                                                                                      1280
                                                                                                     1154
 ENTER RECORD NUMBERS, (L) ABELS, (S) ALES, (TRAVIS) :9
       9)-----
 **Total Value**
 1994 CERTIFIED VALUES.
 94 $220,000 $212,274
                                                         $0
                                                                                $432,274
                                       $U
*Taxes**
1995 CERTIFIED VALUES
                                                                $441,503
*Legal Description**
100 X 131 FT & ADJ 25 X 100FT
OF VAC MATTHEWS DR & ACR
ABS 313 SUR 8
95 $220,000 $221,503
**Jurisdictions**Rate
                                       5601.21
               1.2832
AISD
AUSTIN
                       0.5446
                                        2404.43
                       0.5186
                                         1831.71
TRAVIS CO
                                                                       GILBERT D J
AUSTIN COMM COL 0.0476
*1995 Estimated Taxes: $ 10026.48
*** AISD SCHOOLS *** K-5TH 6TH 7TH-8TH

1994 ASSIGNED CASIS O HENRY O HENRY

1995 ASSIGNED CASIS O HENRY O HENRY

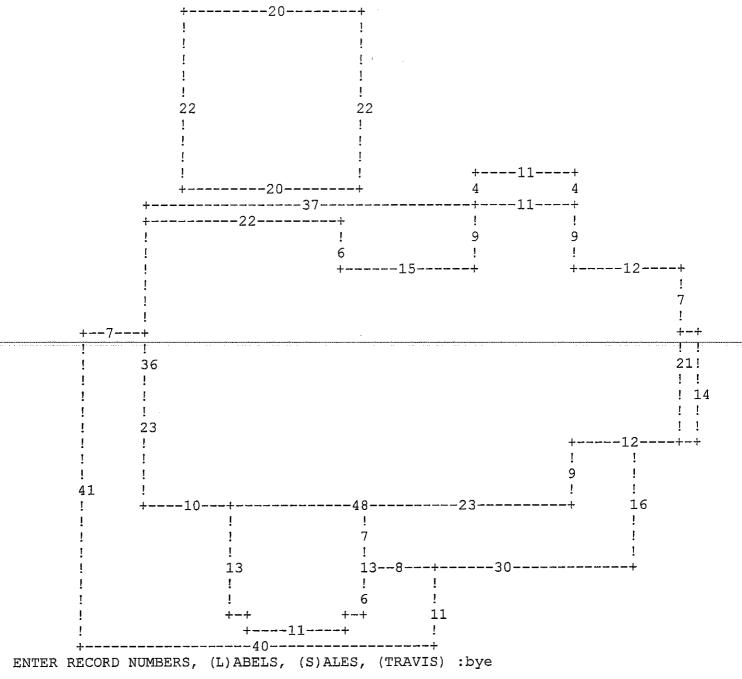
1996 ASSIGNED CASIS O HENRY O HENRY
                                                                                                 9TH-12TH
                                                                                                AUSTIN H
                                                                                              AUSTIN H
                                                                                               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
                                            DUPUY FRED GARRISON $230,733
**Deed Rec : 10/16/68
                                             2414 MATTHEWS DR
                                                                                            Agent Code:
                                            AUSTIN TX 78703-1548
              **Use**
         FIRST 2332 1951 WOOD SIDING EXCELLENT(5+)
SECOND 1967 1951 WOOD SIDING EXCELLENT(5+)
                                                                             EXCELLENT (5+) UNK
HOUSE
**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 TERRACE :608 SF
                      :440 SF
TERRACE
Sketch Vectors available on this record.
```

Would you like to see them? $(\langle Y \rangle/N)$:

78 of 86



*** 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.

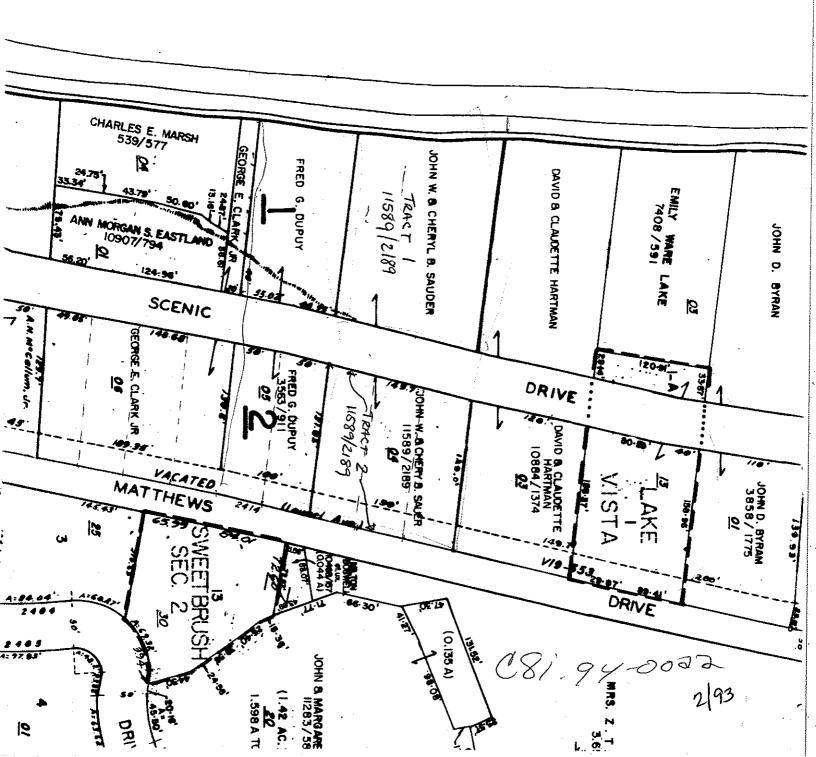
Director (or representative)

Department of Planning and Development

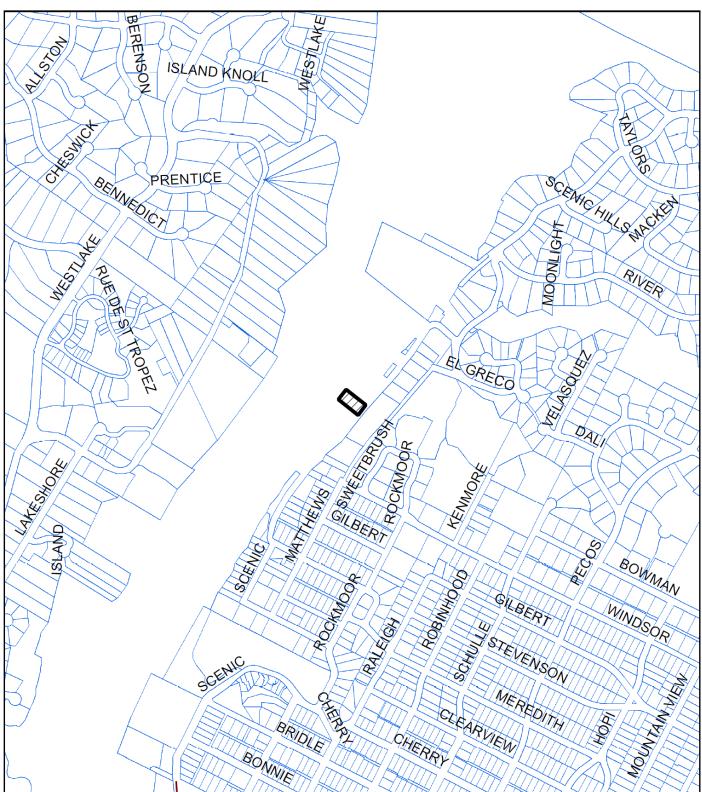
C81-94-0022

COLORADO

(LAKE AUSTIN)



9 82 of 86







Subject Tract

Base Map

CASE NO: SP-2021-0084D ADDRESS: 2500 MATTHEWS DR

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 and represents only the approximate relative location of property





9 83 of 86



ENVIRONMENTAL COMMISSION MOTION 20220803-005

Date: August 3, 2022

Subject: Borders Boat Dock 1, SP-2021-0084D

Motion by: Jennifer L. Bristol Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance request as follows: vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock Critical Environmental Feature (CEF).

WHEREAS, the Environmental Commission recognizes the site is located in the Lake Austin watershed, and Taylor Slough South Watershed, Water Supply Suburban, Drinking Water Protection Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance with conditions, having determined the findings of fact to have been met;

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions:

- 1. Mitigation plantings upslope of rimrock to assist in soil stabilization.
- 2. Signed PG Letter for long-term stability of rimrock from new walkway.

and the following Environmental Commission Conditions:

1. Remove invasive plant species in the disturbed area and use native plants in restoration and planter areas.

VOTE 9-0

For: Aguirre, Bedford, Brimer, Bristol, Nickells, Ramberg, Schiera, Scott, and

Qureshi

Against: None Abstain: None Recuse: None 9 84 of 86

Absent: Thompson and Barrett Bixler

Approved By:

Kevin Ramberg, Environmental Commission Chair

KEVW RAMBERLY

WOODRUFF GEOLOGIC CONSULTING, INC. 29 July 2022

The City of Austin Environmental Commission
Att'n: Mr. Eric Brown, GIT
c/o City of Austin Watershed Protection Department
Austin, Texas 78704

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

Dear Mr. Brown:

With this letter, I address the issue of "rimrock stability" related to the proposed construction of a boat dock on Lake Austin. The street address for this proposed construction is within the 2400 block of Scenic Drive in West Austin.

This project entails placement of a walkway and stair access from Scenic Drive in such a way that a canyon rimrock remains intact and undisturbed. Construction plans and sections show how load-bearing structures are anchored in rock above the crest of the rimrock, and from that "anchor," the walkway bridges the rimrock. Hence, the rimrock will bear none of the load of the walkway and stairs that descend to the dock at Lake Level.

As a professional geologist with more than 50-years'experience in the Austin area, I conducted a site visit with Michael Linehan, AIA, of Land Strategies, Inc (LSI). At that time, I observed that the top of the rimrock shows no sign of weakness or incipient break-down. Following this site visit, I reviewed lake-level photos provided by Mr. Linehan as well as the Consolidated Site Plan prepared by LSI. I paid special attention to ground elevations near the top of the proposed structure as well as the measured thickness of the rimrock. The top elevation of the proposed bridging structure above mean sea level (msl) is 522 ft 10 inches; the vertical relief of the planned structure is approximately 30 ft.

Bedrock at this site is Edwards Limestone. Bureau of Economic Geology mapping (by P.U. Rodda and others, 1970, Geologic Quadrangle Map No. 38) shows the anchor locations to be underlain by Member 4 of the Edwards Limestone. This rock unit is as much as 40 ft thick and is notable for its resistance to erosion and break-down. A full section of Member 4 may not be present, and Member 3 of the Edwards Formation may compose part of the near-vertical face of the rimrock. Member 3 is recognized on the published map (Rodda and others, 1970) as consisting of nodular intervals and interbeds of "marl" (clay admixed with limestone). Such intervals may not be as hard as beds composing Member 4; nonetheless, this rimrock should constitute a stable bedrock face.

In summary, the construction of a cantilevered "bridge" across the rimrock is compatible with the local geologic setting that consists of a near-vertical section of resistant limestone.

29 July 2022 page 2 of 2

Woodruff to Brown

Hence, the geologic setting poses no obvious constraints to this project.

If you have questions, I will be glad to address them.

Sincerely yours,

Charles M. Woodruff, Consulting Geologist