



EVERGREEN CHANNEL  
MODIFICATION  
1800 EVERGREEN AVE., AUSTIN, TX

THOMPSON LAND ENGINEERING, LLC  
Land Planning, Site Design, Subdivision Engineering  
904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)

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DRWN BY  
JEH

DATE:  
February, 2021

JOB NO.:  
1472

EXHIBIT 05 - PHOTO OF ADJACENT DEVELOPMENT IN CWQZ





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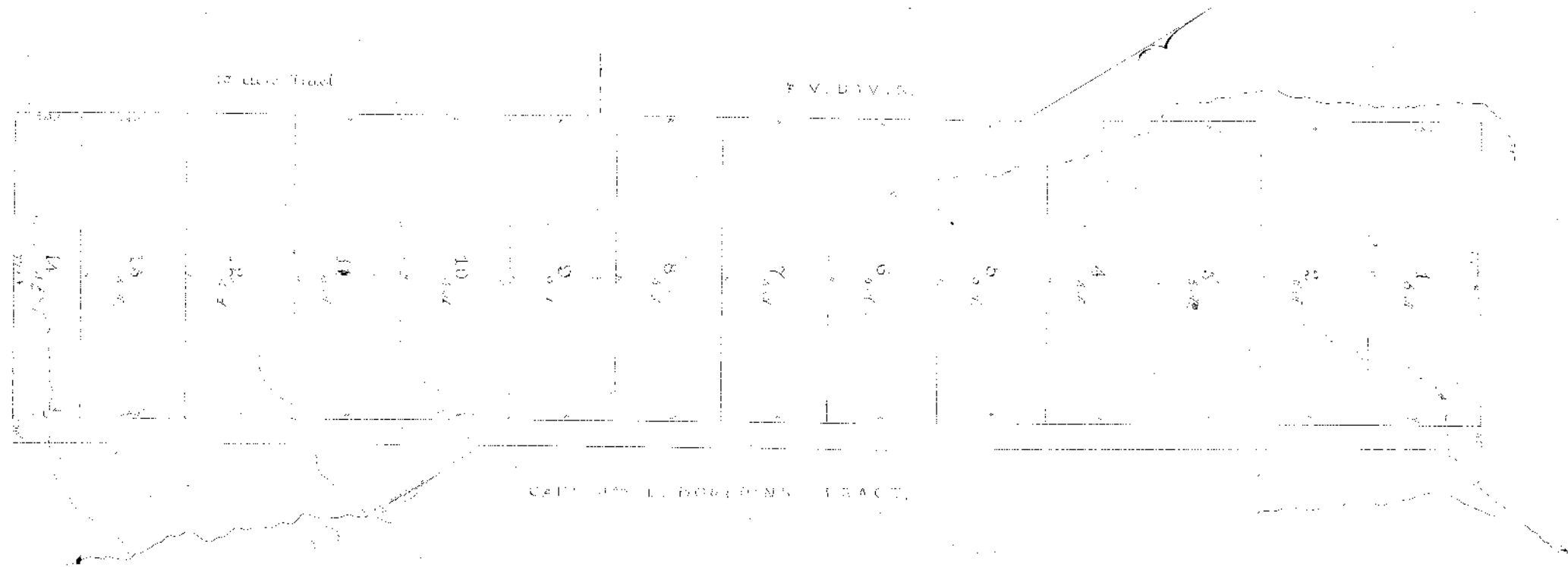
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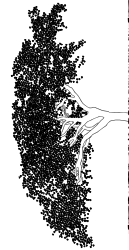
EXHIBIT 05b - PHOTO OF ADJ DVLPMNT IN CWQZ - FROM LAMAR





EVERGREEN HEIGHTS  
SUBDIVISION OF 10 ACRES MORE OR LESS  
IN S.W. QUAD 20, T.10N. R.10E. S.10E.  
PREPARED BY THOMPSON LAND ENGINEERING, LLC  
TARRANT COUNTY, TEXAS

EXHIBIT 06 - EVERGREEN HEIGHTS SUBDIVISION PLAT

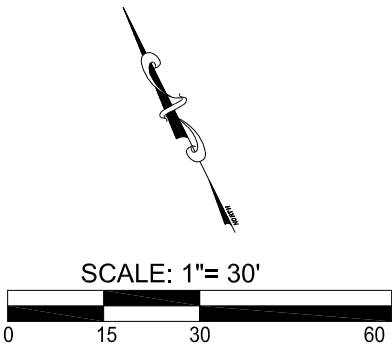
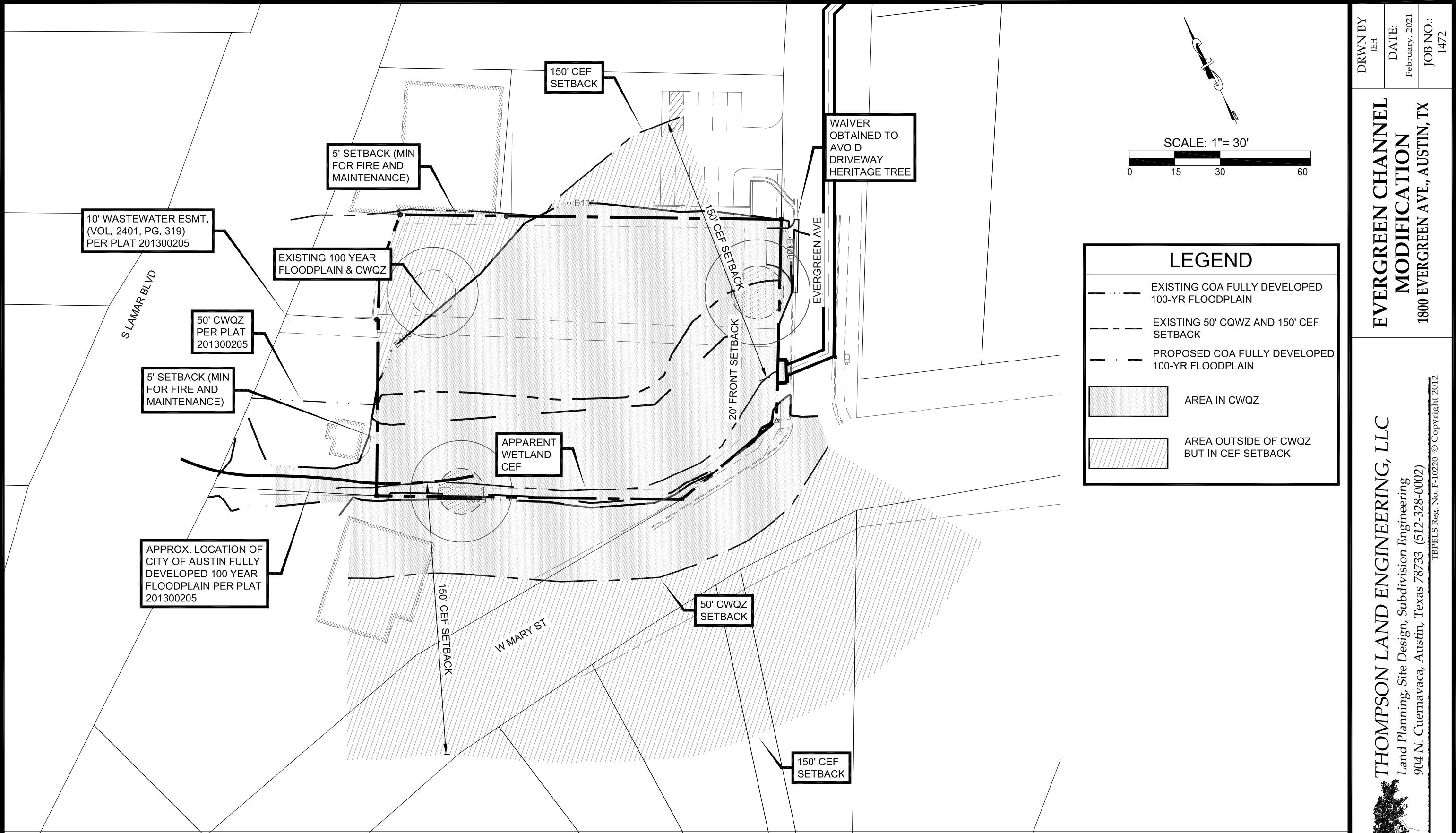


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**LEGEND**

- EXISTING COA FULLY DEVELOPED 100-YR FLOODPLAIN
- EXISTING 50' CQWZ AND 150' CEF SETBACK
- PROPOSED COA FULLY DEVELOPED 100-YR FLOODPLAIN
- AREA IN CWQZ
- AREA OUTSIDE OF CWQZ BUT IN CEF SETBACK

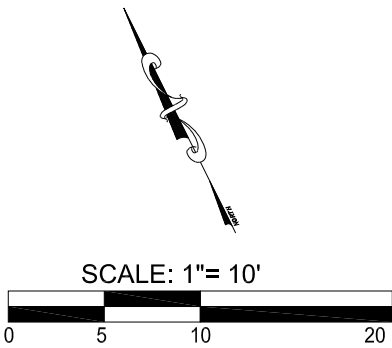
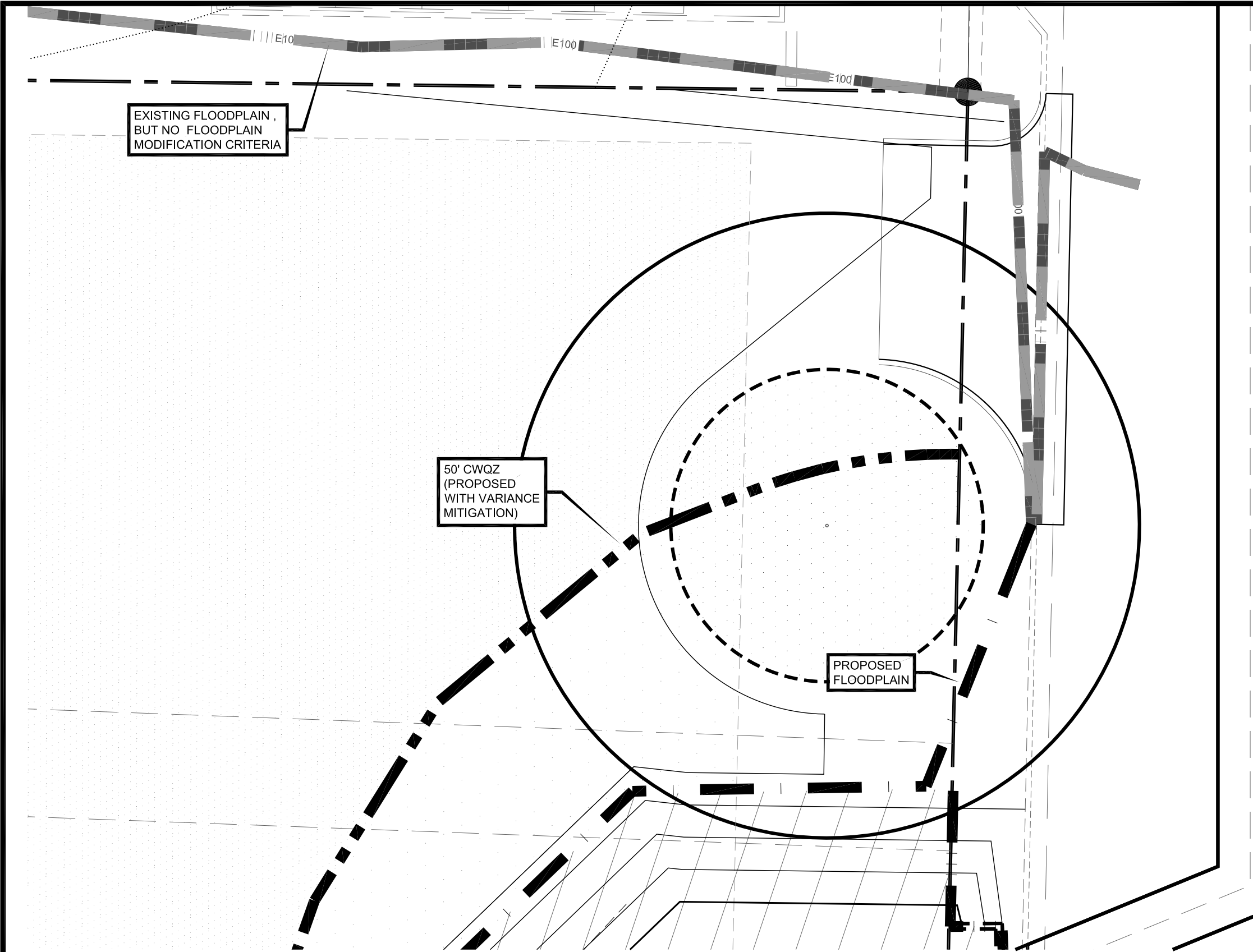
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EXHIBIT 07 - CURRENT CWQZ AND CEF SETBACKS





LEGEND	
	EXISTING COA FULLY DEVELOPED 100-YR FLOODPLAIN
	EXISTING 50' CWQZ AND 150' CEF SETBACK
	PROPOSED COA FULLY DEVELOPED 100-YR FLOODPLAIN
	AREA IN CWQZ
	AREA OUTSIDE OF CWQZ BUT IN CEF SETBACK

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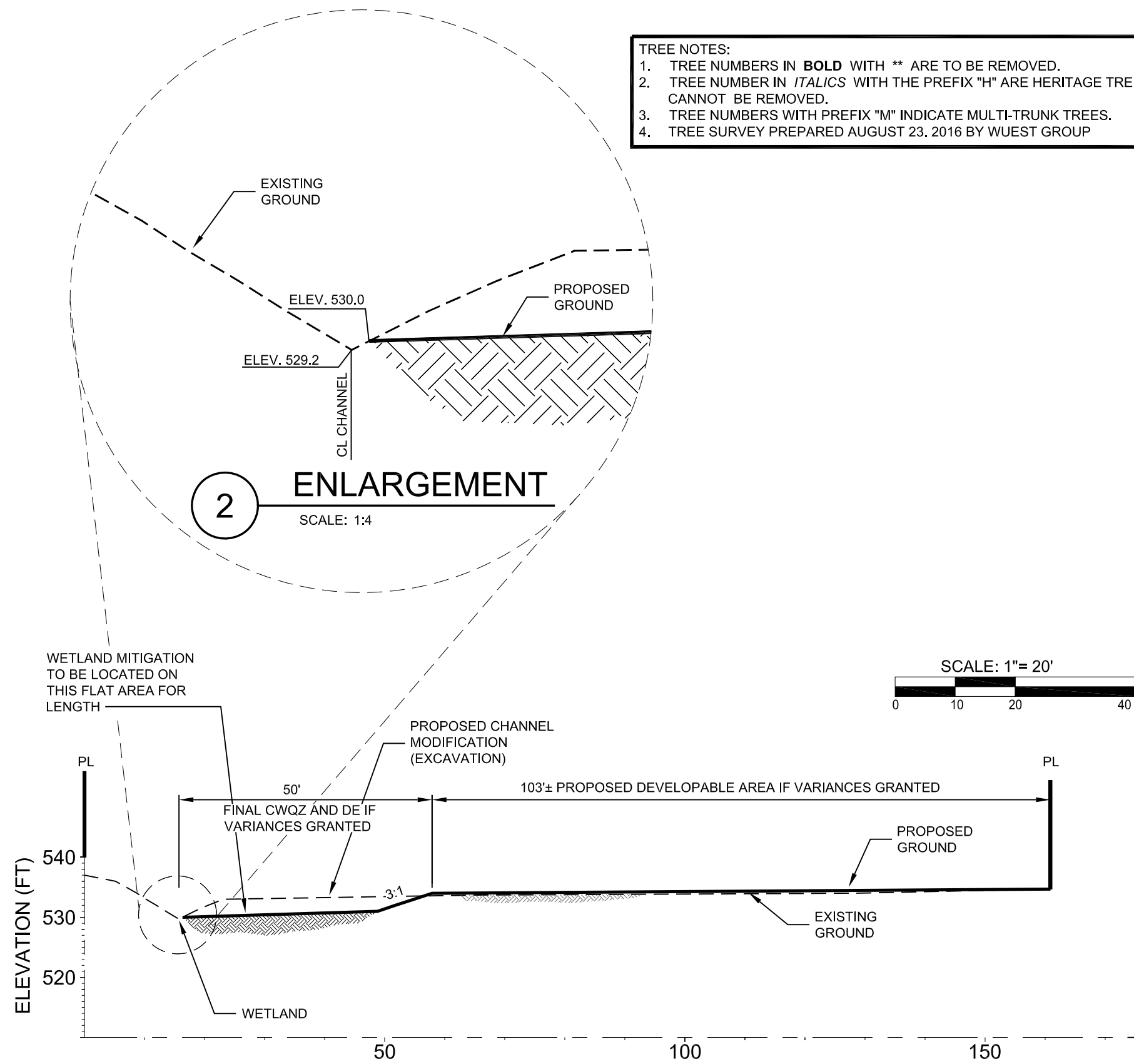
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EXHIBIT 08 - DRIVEWAY WAIVER









- TREE NOTES:**
- 1. TREE NUMBERS IN **BOLD** WITH \*\* ARE TO BE REMOVED.
  - 2. TREE NUMBER IN *ITALICS* WITH THE PREFIX "H" ARE HERITAGE TREES AND CANNOT BE REMOVED.
  - 3. TREE NUMBERS WITH PREFIX "M" INDICATE MULTI-TRUNK TREES.
  - 4. TREE SURVEY PREPARED AUGUST 23, 2016 BY WUEST GROUP

TREE LIST		DATE OF FIELD SURVEY 08/23/2016				
TREE NO.	<8"	8-19"	19-24"	24"+	DESCRIPTION	
H268	8			29	29" P	
270			19.5		19.5" CE	
271		15			15" CE	
274		13			13" CE	
275		11			11" HB DEAD	
276		13			13" HB	
277		15			15" HB	
278		10			10" HB	
279		14			14" HB	
291		11, 9			11", 9" CE	
292					8" CB	
293		18			18" P	
315				23	23" LO DEAD	
316		13			13" P	
317		12			12" CE	
318		10			10" HB	
319		13			13" CE	
320		12			12" HB	
321		12			12" CE	
322		15			15" HB	
323		11			11" CE	
324		14			14" HB	
325		11, 8			11" 8" CE	
326		13			13" HB	
327		10			10" CE	
328				22	22" P	
H329					25	25" P
330		16, 10				16", 10" HB
331		8				8" CE
332				20		20" CE
333		8				8" HB
334		14				14" HB
335		13				13" P
337		9				9" HB
338			23		23" CE	
339			22		22" CB	
340	14				14" CB	
341			23		23" CE	
342	14				14" P	
343	12				12" CE	
346	16				16" CB	
347			23		23" CE	
H492				25	25" AE	
2291		15			15" CE	
TOTAL	8	367	175.5	79		
LO = LIVE OAK CE = CEDAR/ELM HB = HACKBERRY CB = CHINABERRY P = PECAN AE = AMERICAN ELM						

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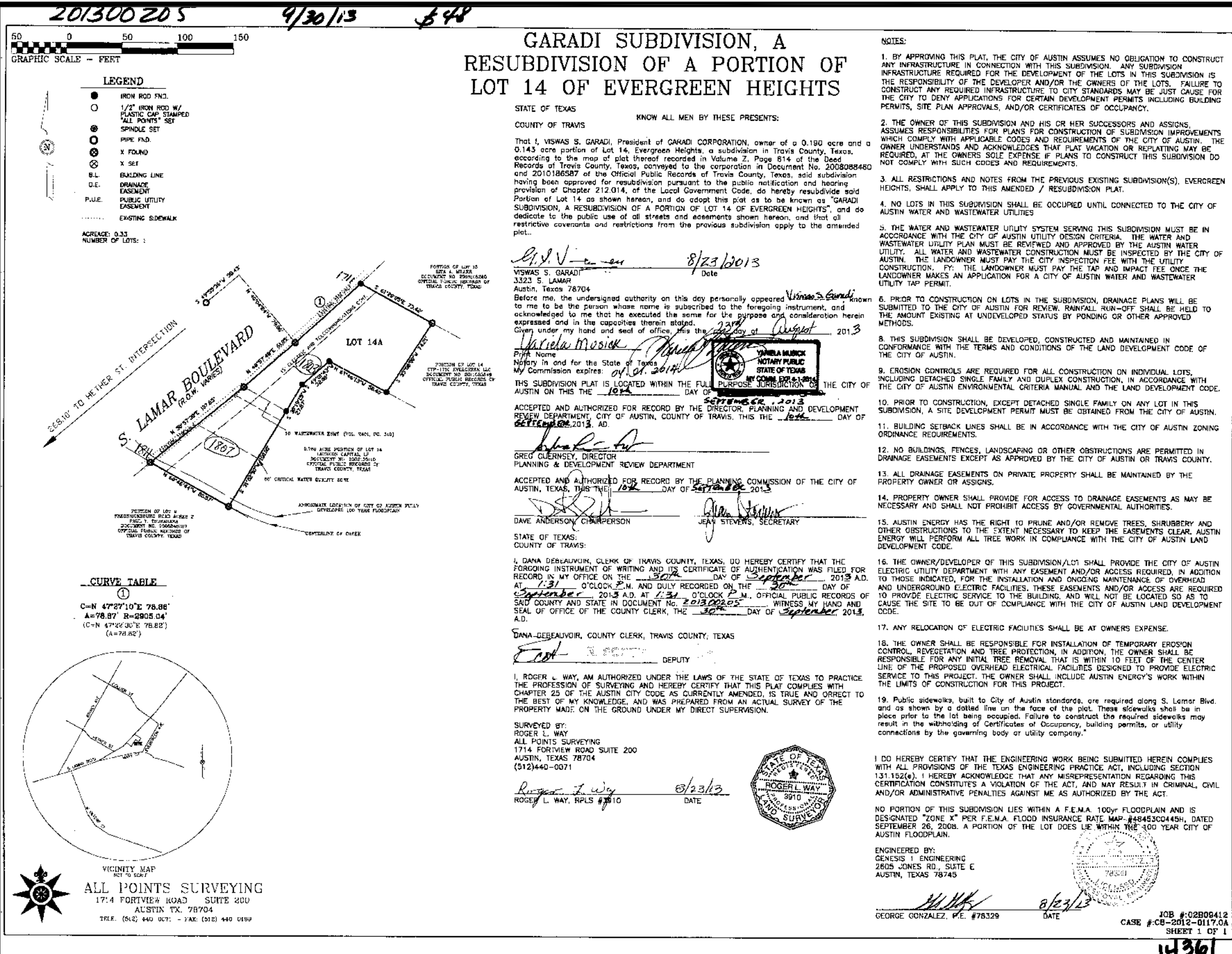
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EXHIBIT 10 - PROPOSED FLOODPLAIN MODIFICATION SECTION





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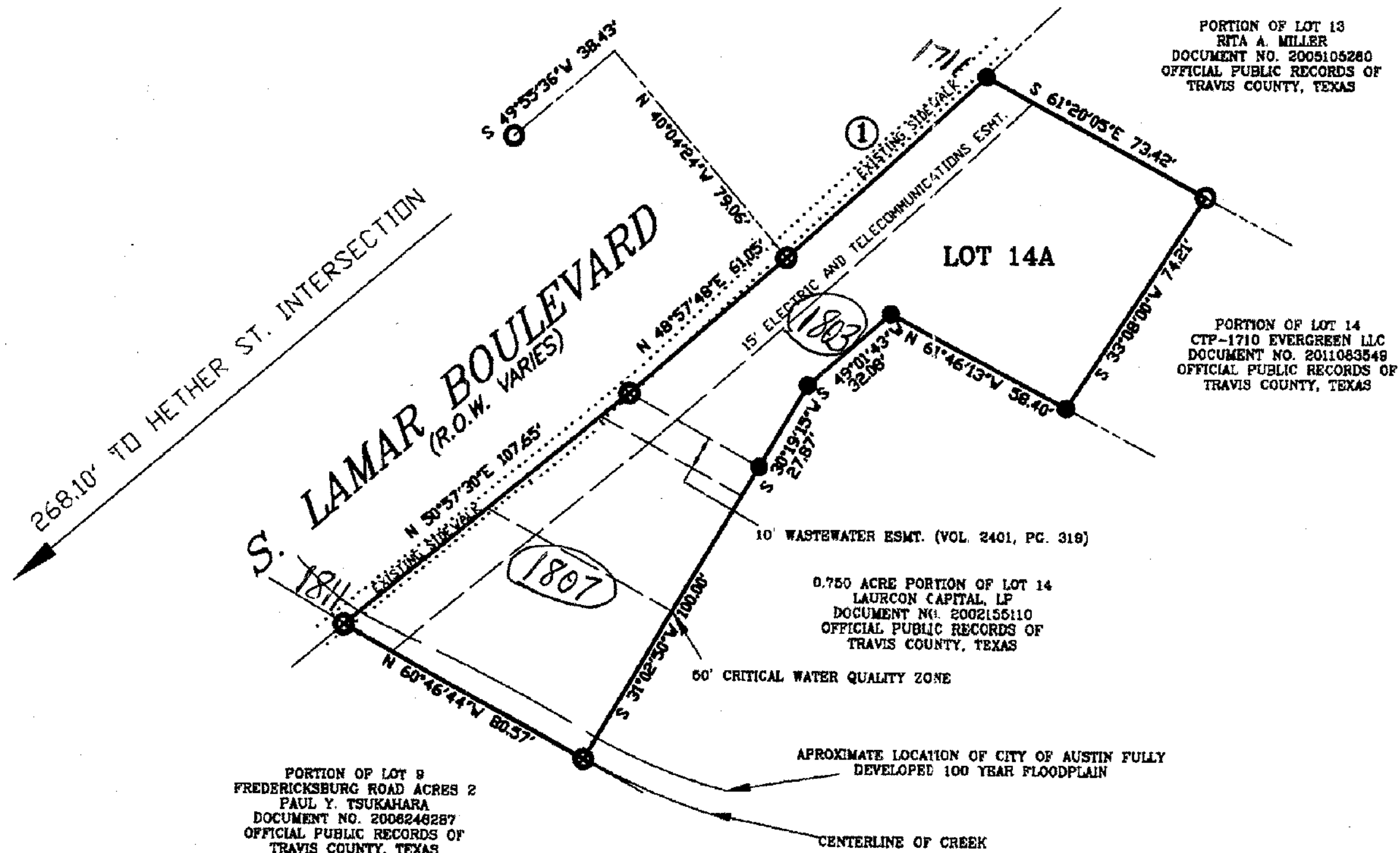
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EXHIBIT 11 - ADJ SUBD PLAT - GARADI SUBDIV. PLAT C8-2012-0117.0A





**CURVE TABLE**

EXHIBIT 12 - ADJ SUBD PLAT - ZOOMED IN

	DRWN BY JEH	DATE: February, 2021	JOB NO.: 1472
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<b>THOMPSON LAND ENGINEERING, LLC</b> Land Planning, Site Design, Subdivision Engineering 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002) <small>TBPELS Reg. No. F-10220 © Copyright 2012</small>			



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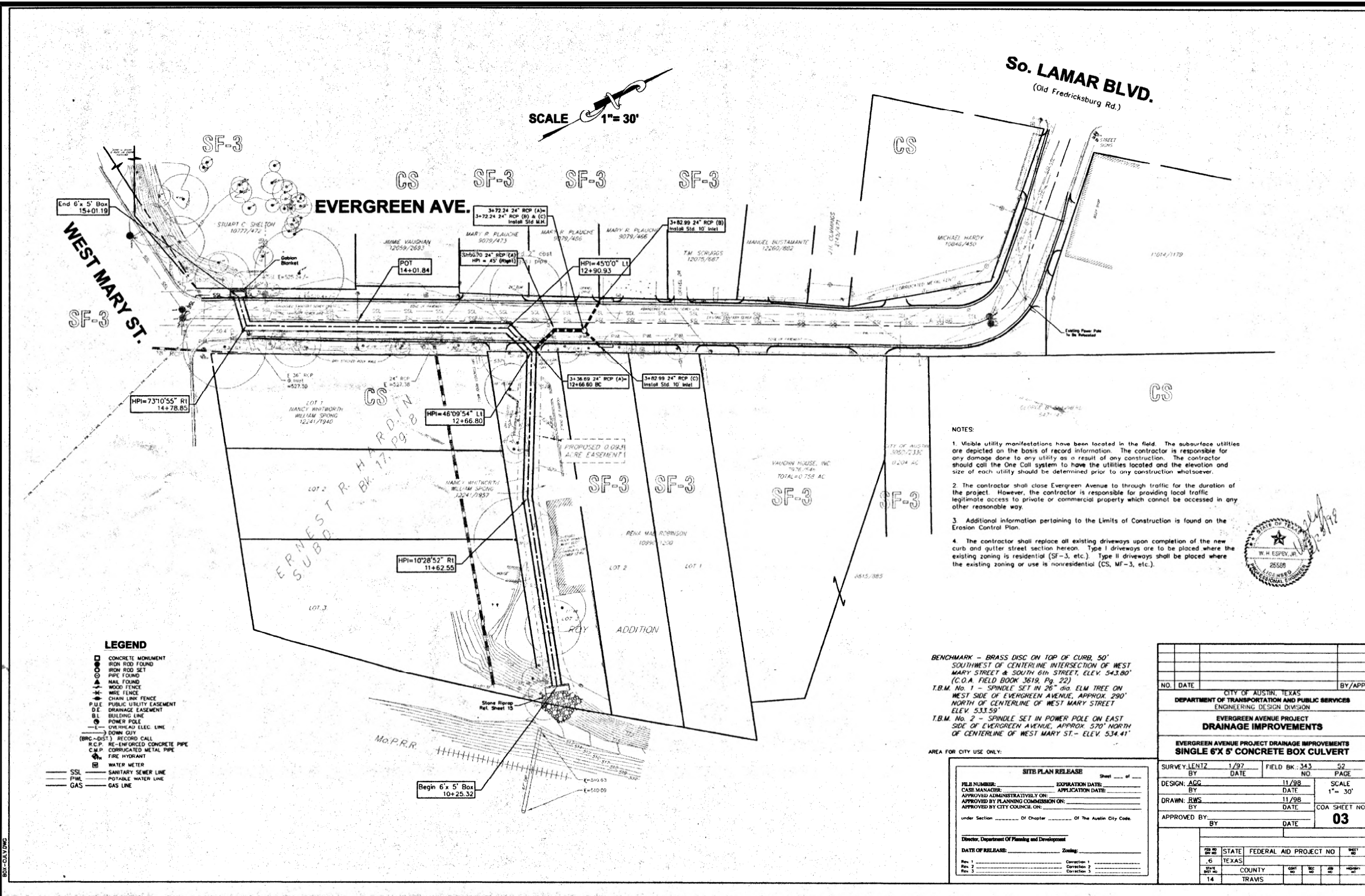


EXHIBIT 13 - CREEK BOX CREEK RE-ALIGNMENT FULL SHEET



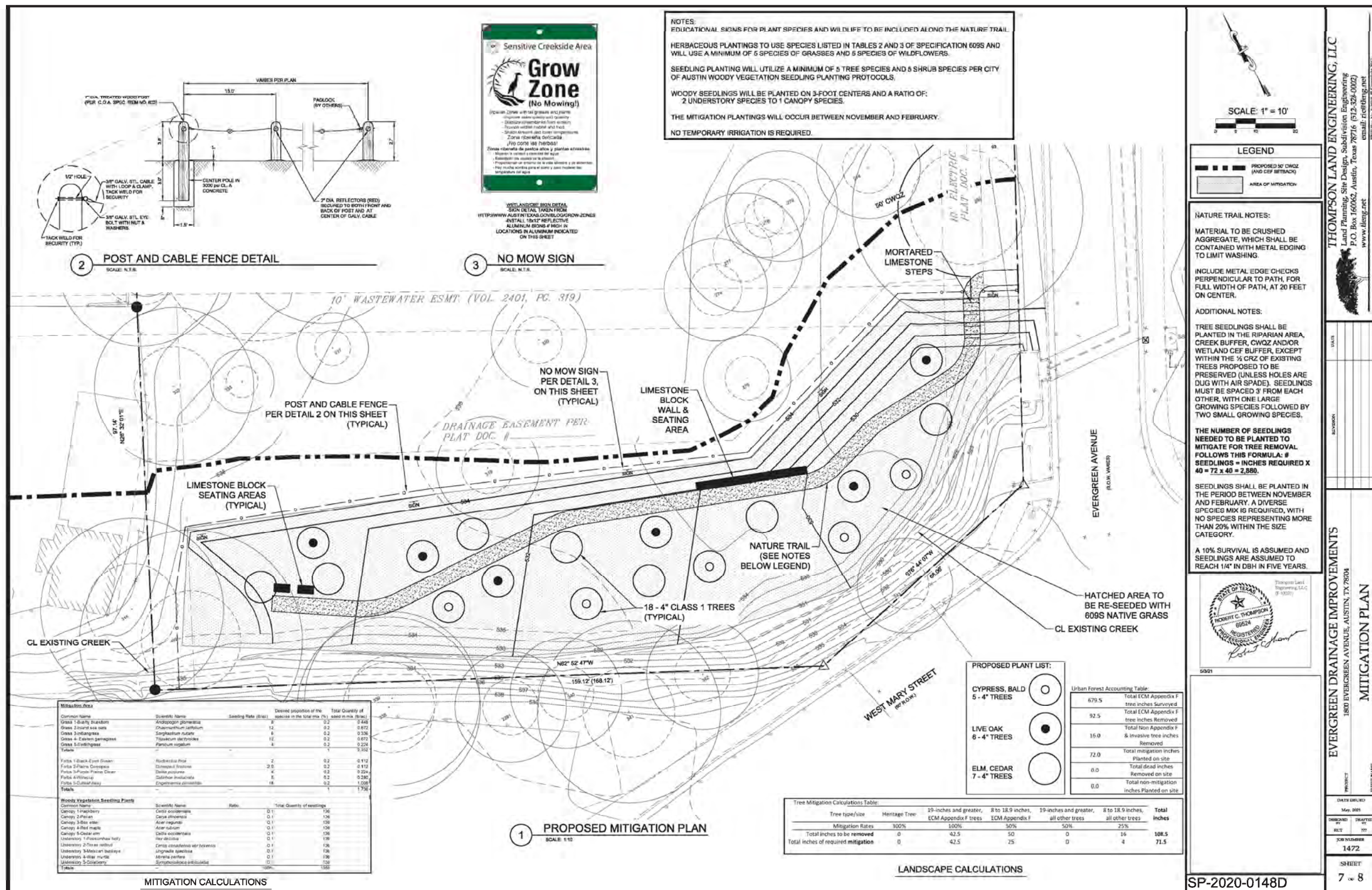




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U.S. (CASE 0:20-cv-00007)







# City of Austin

**DEPARTMENT OF PUBLIC WORKS, Real Estate Service Division**  
**One Texas Center, 505 Barton Springs Road, Suite 1350, Austin, Texas 78704**  
**Telephone: (512) 974-7090 Fax: (512) 974-7088 Toll Free: 1-800-847-8849**

July 9, 2003

Laurcon Capital LP  
4301 Burnet Rd. Ste. A  
Austin, TX 78756-3317

**Re: NOTICE OF INTENT TO ACQUIRE**  
**Project: West Bouldin Retrofit Site**  
**Project No.: 3846.01**

Dear Mr. Easter:

The City of Austin, Watershed Protection Department plans to construct Water Quality Drainage Pond improvement in your neighborhood.

In order to accommodate the proposed improvements, the property owned by you located at 1800 Evergreen Ave. .75 acres of lot 14 evergreen Heights. This area is more fully described in the attached **EXHIBIT "A"**. Please accept this letter as written notice from the City of Austin of its' intent to acquire the referenced areas.

To keep the costs of this project to a minimum, we request that you donate the needed areas to the City of Austin. Donations will also expedite the granting of construction contracts and lead to an earlier completion of the project. If you would like to take advantage of this option, please let me know by July 21, 2003.

If you are unable or unwilling to make this donation, we will retain a qualified independent appraisal firm to determine the fair market value of the proposed acquisitions. Based on this appraisal, a determination of just compensation is made and that amount will be offered to you as compensation for the required easements. The appraiser will contact you to arrange an inspection of your property. Your cooperation with the Appraiser and any City representative is appreciated.

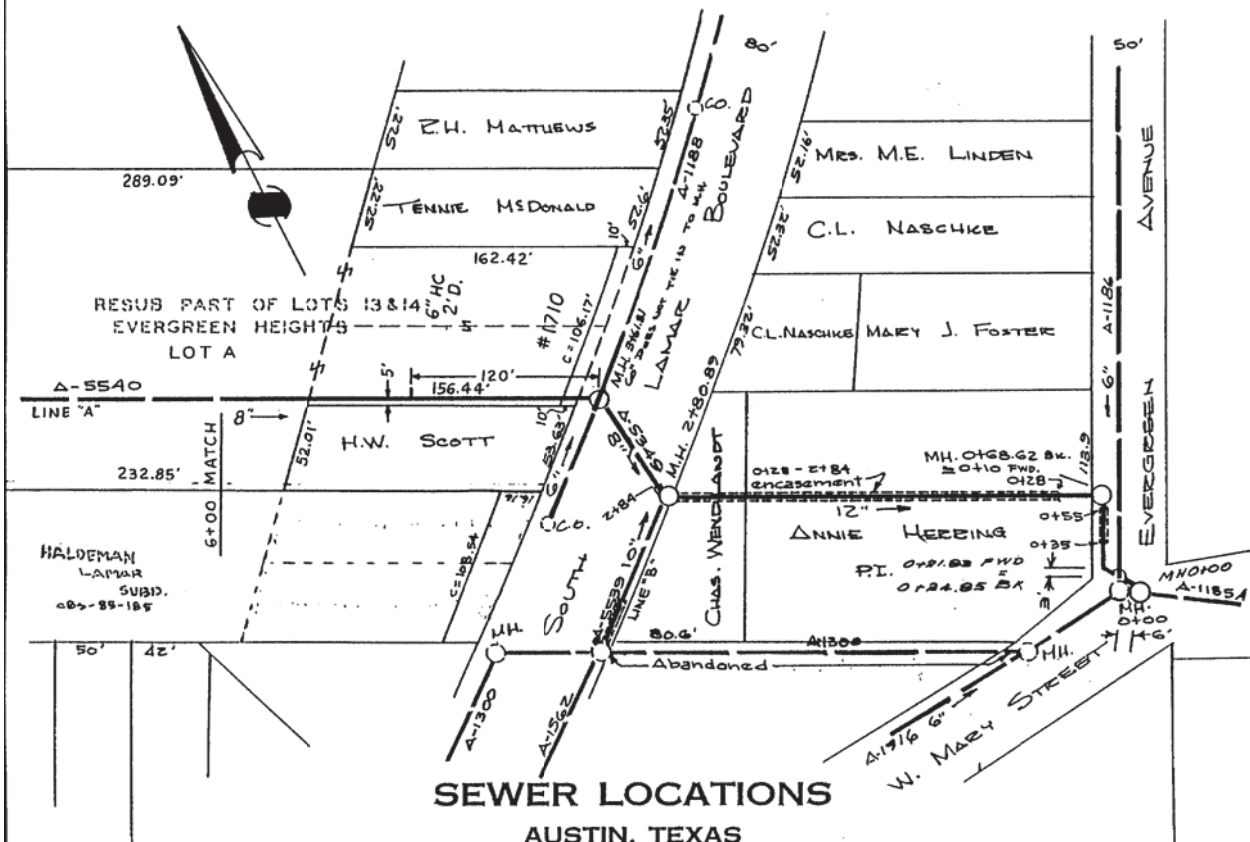
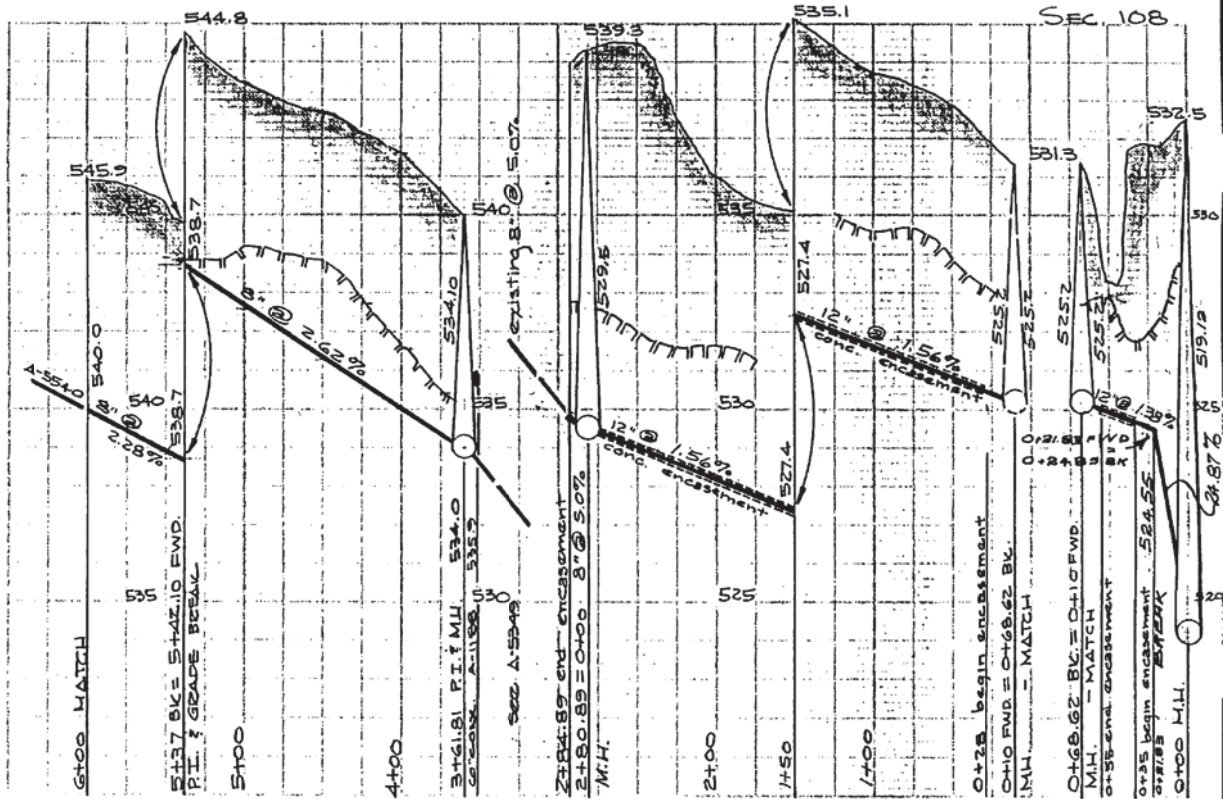
The scope of this project is estimated for construction beginning approximately Summer 2005. Any assistance that you can provide to insure a timely response is greatly appreciated. Should you require additional information, I am available at (512) 974-7076 to address any questions or concerns that you may have.

**You are hereby advised that the property being sought by the City of Austin is under the imminence of condemnation, as that term is used in the United States Internal Revenue Code.** This statement is being included to retain certain tax benefits that you should discuss with your attorney or accountant.

Sincerely,

Vincent Sandoval, Property Agent  
Real Estate Services Division  
DEPARTMENT OF PUBLIC WORKS





### SEWER LOCATIONS AUSTIN, TEXAS

BUILT BY WAGNER-WEHMER DATE 3-6-62

FIELD BOOK 2524-P. 24-28 DATE 3-6-62

DRAWN BY T. JOHNSON DATE 3-8-62

REVISED BY D.G. / [signature] DATE 4-9-76/P. 26-23

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SAU. SEWER: JOB NO. 800-873-5321

LOCATION HETHER ST. - W. MARY ST. EASEMENT

FROM EVERGREEN AVENUE

TO 230'± WEST OF So. LAMAR

BOOK NO. A. SHEET NO. 5538



Engineers Summary Letter  
for the  
**EVERGREEN AVENUE**  
**DRAINAGE IMPROVEMENTS**  
**SINGLE BARREL 6' x 5' BOX CULVERT AND STORM SEWER**  
C.I.P. Project No. 8240-607-1914<sup>57</sup> (S970365)

Prepared for:

City of Austin  
Drainage Utility Department  
Two Commodore Plaza  
206 E. 9<sup>th</sup> Street  
Austin, Texas 78701

Prepared by:

Espey, Padden Consultants, Inc.  
3809 South Second St. Suite B-300  
Austin, Texas 78704

April 17, 1998





### Project Description

The attached location map shows the Evergreen Avenue project location. Evergreen Avenue is located in South Central Austin, Travis County, and is primarily a residential street. The Evergreen project is located within the West Bouldin Creek Watershed, which is classified as an urban watershed. The objective of the proposed Evergreen Avenue Drainage Improvements is the protection of the historic house, Millbrook, located on the corner of Evergreen Avenue and West Mary Street as well as drainage improvements for Evergreen Avenue itself. Some limitations of the project included keeping the existing 36" culvert under Evergreen Avenue per the request of the Millbrook owners and the limit of space due to the utilities under Evergreen Avenue. Evergreen Avenue has a contributing drainage area of 94.93 acres. Approximately 90 acres is contributed by a storm sewer above South Lamar. No significant adverse impacts on downstream flooding is anticipated with this project.

### Type of Development

The proposed limits of construction encompass 0.75 acres, including the area for outfall construction on the west side of the Missouri Pacific Railroad. Construction will include 2-10 foot inlets, storm sewer, 6' x 5' box culvert, curb and gutter, relocation of utilities (waster water line and a telephone pole), and rehabilitation of the existing roadway. The land within the construction limits is presently within a combination of existing COA drainage easements and public utility easements. The project area land includes tracts owned by the City of Austin, which are zoned as CS and SF-3.

### Stormwater Runoff

There is no base flow from the drainage area above South Lamar. A channel is clearly defined from South Lamar to Evergreen Avenue. Curb inlets, a storm sewer and a 6' x 5' box culvert, will handle Stormwater runoff. An existing 67" culvert, under the Missouri Pacific Railroad, directs the discharge from the proposed 6' x 5' box culvert to West Bouldin Creek.

Stormwater control during construction must address several critical concerns including water quality and excavation de-watering. The proposed erosion and sedimentation control plan addresses the concern with water quality. The specified structural controls consist of stabilized construction entrances, rock berms and silt fencing. Regular inspections and maintenance of these controls will minimize contamination of stormwater routed through the project site. Proper execution of the excavation operations will limit the amount of stockpiled soils on site and maintain these loose soils within the designated stockpile area.

According to the project geotechnical report by Jack Holt & Associates, a portion of the 6' x 5' box culvert is underlain by a fault. It should also be noted that groundwater was encountered in one boring location. Groundwater levels will fluctuate considerably with seasonal rainfall conditions and may be found closer to the surface after heavy rains. The potential groundwater flow rates were not determined for this project. During excavation, the Contractor must evaluate the potential for groundwater inflows and size the dewatering system (including pumps and controls) accordingly.



H O L T      P L A N N E R S

1715 Capital of Texas Hwy. South - Suite 207  
Austin, Texas 78746

Phone (512) 327-4660  
Fax (512) 327-9360

September 15, 2003

Mr. Justin Steinhauer, Appraiser  
City of Austin  
Department of Public Works & Transportation  
Real Estate Services Division  
505 Barton Springs Road  
Austin, TX. 78704

REF: Project Name: West Bouldin Retrofit Site  
Assignment Number: 24-006  
File Number: 3846.01

Dear Mr. Steinhauer:

At your request, Holt Planners has prepared a development analysis on the West Bouldin Retrofit site. Travis County Appraisal District (TCAD) identifies the subject property as tax parcel number 01-0005-04-16. The current property owner is listed as Laurcon Capital, LP. According to TCAD records, the undeveloped property contains 0.75 acres and is located at the intersection of Evergreen Avenue and West Mary Street in the full purpose jurisdiction of the City of Austin.

The purpose of this report is to provide facts and findings, which will enable the consulting appraiser, Mr. Scott McNabb, MAI to set a value on the 0.75-acre property. It is our understanding that it is the intent of the City of Austin, Real Estate Services Division, to acquire the subject site for use by the City of Austin Watershed Protection Department for use as a "wet" pond facility.

Holt Planners report will analyze the development potential of the property. We will establish the "highest and best" use for the property, as that which has been set by the current owner, as a mixed-use development project known as "1800 Evergreen Live-Work Lofts". Holt Planners will evaluate the intended development yield on the property based on current City of Austin, Land Development Code (LDC) ordinance impacts/restrictions, versus the initial site plan that was submitted to the City of Austin, by the property owner, in 2001.



Holt Planners is available to meet with you and the appraiser to answer any questions or provide any additional assistance on our development analysis of the 0.75-acre property. Thank you for providing Holt Planners the opportunity to assist the City of Austin, Real Estate Division on evaluating the development potential of the West Bouldin Retrofit site.

Sincerely,  
HOLT PLANNERS

  
David B. Holt, Jr.

Encl.



**Development Analysis  
West Bouldin Retrofit Site  
1800 Evergreen Avenue  
Austin, Texas 78704**

**File # 3846.01  
Assignment # 24-006**

**Prepared For:**

**City of Austin  
Department of Public Works & Transportation  
Real Estate Services Division  
505 Barton Springs Road  
Austin, Texas 78704**

**Prepared By:**

**Holt Planners  
1715 Capital of Texas Highway South  
Suite 207  
Austin, Texas 78746  
327-4660**

**September 15, 2003**



**PROPERTY PROFILE**  
**West Bouldin Retrofit Site**

<b>Property Owner:</b>	Laurcon Capital, LP.
<b>TCAD Tax Parcel ID #:</b>	01-0005-04-16-0000
<b>Address:</b>	1800 Evergreen Avenue, Austin, TX 78704
<b>Jurisdiction:</b>	City of Austin/ "Desired Development Zone"
<b>Size:</b>	0.754 Acres / 32,848 Square Feet
<b>Status:</b>	Undeveloped
<b>Zoning:</b>	CS-MU-CO
<b>Legal Description:</b>	0.754 acres out of the southeast corner of Lot 14, Evergreen Hights, a Subdivision in Travis County Texas, according to the map or plat recoded in Vol. Z, Pg. 614
<b>Shape:</b>	Rectangular in form, w/ 6 sides
<b>Frontage:</b>	Evergreen Ave. 110.99 Feet West Mary Street 68.0 Feet
<b>Traffic Count:</b>	Evergreen Avenue 400 avg. vehicles per day West Mary Street 7,550 avg. vehicles per day
<b>Topography:</b>	Relatively flat
<b>Floodplain:</b>	FEMA Panel 48453C 0210F indicates no FEMA floodplain on the tract. However, there is over 64 acres of developed floodplain from up-stream ex. developments conveying stormwater flows through an existing natural drainage channel on the site.
<b>Watershed/Classification:</b>	West Bouldin/ Urban Watershed
<b>Water Service:</b>	City of Austin – Ex. 24 inch main in W. Mary St. Ex. 6 inch main in Evergreen Ave
<b>Wastewater Service:</b>	City of Austin – Ex. 12 inch gravity main onsite & in Evergreen Ave. Ex. 15-inch gravity in W. Mary St
<b>Electric Service:</b>	City of Austin – Ex. line along Evergreen



<b>Critical Water Quality Zone Area:</b>	14,069 sf / 0.322 ac.
<b>Ex. 10' Wastewater Easement Area:</b>	2,213 sf / 0.050 ac.
<b>Proposed 15' Wastewater Easement:</b>	3,826 sf / 0.088 ac.
<b><u>Ex. 10' Wastewater Esm't Portion:</u></b>	<u>150 sf / 0.003 ac.</u>
<b>Total Prop. WW Easement Area:</b>	3,976 sf / 0.091 ac.



EVERGREEN AVE FRONTAGE



HOLT PLANNERS