



**Information Packet
For Parkland Use Agreement
For Unnamed Park Behind
Bouldin Creek Condominiums**

**ACWP – Govalle 1, South 2nd Street
Wastewater Improvements
Project CIP 4570-237-4559
Subproject ID No. 4926.090**

**Prepared by the
Austin Clean Water Program**

**on behalf of the
City of Austin
Austin Water Utility
and
Department of Public Works**

March 10, 2008

Introduction

The Austin Clean Water Program (ACWP), on behalf of the Austin Water Utility (AWU) and the Public Works Department (PWD), is proposing to use parkland for construction and staging purposes.

Unnamed Park behind 802 South 1st/Bouldin Creek Condominiums

This park is located behind the Bouldin Creek Condominiums at 802 South 1st Street. The park appears to be approximately 0.63 acres in size and roughly triangular in shape. This parkland is proposed for use as a temporary workspace easement and a permanent wastewater line easement for the ACWP Govalle 1 – South 2nd Street Wastewater Improvements project. Access will be taken from the south end of the park land from South 2nd, and then across private property to reach the park. There are no park improvements currently in this park, but there are large trees, which will be pruned and protected with tree protection fencing. Six trees will need to be removed, totaling 54 caliper inches.

Project Need and Justification

The ACWP is an Austin Water Utility (AWU) based program developed to provide wastewater system improvements that address overflows related to deteriorated infrastructure and insufficient pipe capacity. The United States Environmental Protection Agency (EPA) issued an Administrative Order to the City of Austin mandating that the AWU eliminate all sources of wastewater overflows. Some wastewater lines within the project are being re-routed, and others are being replaced in the same alignment. The EPA directed that all wastewater lines contributing to overflows be replaced or rehabilitated by June 2009.

The overall project involves construction on both sides of East Bouldin Creek and extends from Barton Springs Road (at Bouldin Street) to Oltorf (at South 2nd Street). The original alignment was proposed to proceed alongside the park and not enter it, but during final design reviews, a need to avoid a retaining wall was identified. This pushed the alignment further west and into the park area.

Construction should begin in first half of 2008 and continue through mid-2009. Duration of parks use should be about less than one year during the overall project schedule between April 2008 and April 2009. .

Impacts to the park will be mitigated by seeding with native and wildflower seed, or as determined by the Parks Department.

Alternatives to the use of Parkland

The engineer has evaluated the existing neighborhood and available land and determined the existing wastewater routing to be the only possible routing. The existing creek and topography limit the locations of wastewater line construction and the parkland appears to be the only feasible alternative for the alignment, noting restrictions of nearby buildings and retaining walls as described previously. .

Project Description and Schedule

The South 2nd Street project entails installing approximately three miles of wastewater construction. The project also includes demolition of an aerial wastewater line crossing East Bouldin creek, abandonment of many unstable lines, and provides re-routed connections for several homes in the Bouldin neighborhood. The work within the park will be bored to minimize creek disruption.

The project's overall construction phase is scheduled to begin in first half of 2008 and be completed within approximately one year.

The project will use the following areas of parkland:

- 0.083 acres (3,635 square feet) for permanent easement
- 0.069 acres (3,014 square feet) for temporary easement
- Total land used is 0.152 acres (6,649 square feet) of park land.

The park land will be used for three months or less, during the project's one year construction window.

Short Term Effects of Construction

The contractor may prune or limb up large trees with the review of an arborist. Existing trees will be protected with fencing, with the exception of the five proposed for removal.

The park will need to be closed during construction, but since it is not actively used as a park, there should be no disturbance to park users. Any disturbed ground areas will be revegetated to Parks Department satisfaction with native and wildflower seed following completion of construction. The short term effects are minimal and will be completely mitigated with seeding. The trees to be removed are listed herein:

- Tree 4541 6" Ligustrum
- Tree 4540 6" Ligustrum
- Tree 4444 14" Pecan
- Tree 4443 8" Pecan
- Tree 4426 6" Elm
- Tree 4414 14" Pecan

Trees that are adjacent to the work areas will be protected with standard City of Austin tree protection fencing (also serving as staging area fencing for the contractor), per instruction of parks staff during site visits in August 2007. Erosion and sedimentation

controls (including silt fence, inlet protection and other controls) will be installed if necessary to prevent sediment transport into the neighboring creeks. Stabilized construction entrances may be installed to prevent tracking of dirt onto adjacent roads if necessary.

Long Term Effects of Construction

There will be no adverse long-term affects to the parks as a result of this project. Construction of the proposed wastewater lines will allow for the existing wastewater lines to be decommissioned and ultimately eliminating sewage overflows in the area.

Restoration Plan

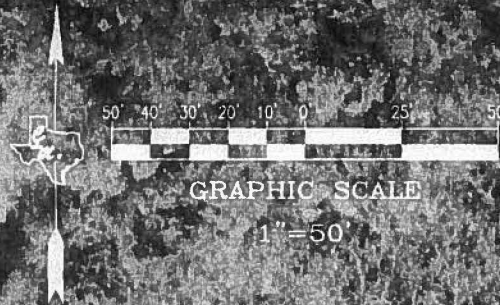
Impacts to the park will be mitigated by seeding with native seed, or as determined by the Parks Department. All disturbed land will be restored and revegetated to existing or better conditions using native species, or species chosen by the Parks Department. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard Specifications and Construction Standards of the City of Austin*. All construction and site restoration for this project within parkland shall be completed in accordance with PARD's *Construction in Parks Specification*. As with all City construction projects, the Contractor will be required to provide a one-year warranty of his work including restoration and revegetation.

Exhibit I
Aerial Photograph with Easements Overlaid

LOT 2
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.
H&H TEXAS PARTNERSHIP,
LTD.
DOC. NO. 2005057722,
O.P.R.T.C.

1.855 AC. OUT OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

BILLIE L. PASSMORE
VOL. 5749, PG. 1499, D.R.T.C.



5118.58TWSE
PART 1
0.060 ACRE
2602 SQ. FT.

5118.58WE
0.083 ACRE
3635 SQ. FT.

LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

(0.63 AC. OUT OF LOT 5, BLK. B)
CITY OF AUSTIN
VOL. 8137, PG. 253, D.R.T.C.

5118.58TWSE
0.009 ACRE
412 SQ. FT.

LOT 9
ABE WILLIAMS SUBDIVISION
VOL. 328, PG. 231, D.R.T.C.
MARGARET A. QUADLANDER
VOL. 7232, PG. 1798, D.R.T.C.

CITY OF AUSTIN
C/L SANITARY SEWER ESMT.
UNSPECIFIED WIDTH
VOL. 448, PG. 591, D.R.T.C.

BOULDIN CREEK CONDOMINIUMS
VOL. 843, PG. 1, D.R.T.C.

5118.11

Exhibit II
Plan Sheet with Easements and
Limits of Construction Shown



13. REFER TO FIELD NOTES IN VOLUME 3, AND SPECIAL PROVISION 02 IN VOLUME 3 FOR RESTRICTIONS WHILE WORKING ON PRIVATE PROPERTY. BOULDER CREEK CONDOS (5118.56) AND PASSMORE (5118.53) AND QUADLANDER (5118.12, 5118.16, 5118.17).

NOTES	NAME	DATE
SURVEY BY	VICKREY	
DRAWN BY	JRR	5/07/75
CHECKED BY	MM	
DESIGNED BY	MM	
REVIEWED BY	ACB	
SCALE		1"=20'
CADD REF NO.		PP-1
CADD SHEET		
CASE NO.		
SHEET		
15 OF 110		

Exhibit III

Field Notes for Permanent Easement



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
TO
CITY OF AUSTIN
(WASTEWATER EASEMENT)
December 14, 2007

DESCRIPTION FOR PARCEL 5118.58WE

DESCRIPTION OF A 0.083 ACRE (3,635 SQUARE FOOT) TRACT OF LAND OUT OF LOT 5, BLOCK B OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS, SAID 0.083 ACRE (3,635 SQUARE FOOT) TRACT ALSO BEING OUT OF A 0.63 ACRE TRACT DESCRIBED IN A PARKLAND DEDICATION DEED EXECUTED MAY 10, 1983 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 8137, PAGE 253, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.083 ACRE (3,635 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a punch hole found in concrete on the north line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, at a common corner of Lots 1 and 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas;

THENCE, N 62°21'14" W, with the south line of said Lot 2 and the north line of said Bouldin Creek Condominiums tract, at 77.24 feet, pass a mag nail set at the northwest corner of said Bouldin Creek Condominiums tract and at the northeast corner of said 0.63 acre tract, at 85.71 feet, pass an "X" found in concrete, and continuing a total distance of 102.28 feet to a calculated point in the approximate centerline of East Bouldin Creek, at the northwest corner of said 0.63 acre tract and at the east corner of a 1.855 acre tract described in a Warranty Deed with Vendor's Lien executed March 1, 1977 to Billie L. Passmore, recorded in Volume 5749, Page 1499, Deed Records of Travis County, Texas;

THENCE, S 60°43'12" W, with the approximate centerline of said East Bouldin Creek, the north line of said 0.63 acre tract and the south line of said 1.855 acre tract, a distance of 56.48 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,271.96, E=3,110,929.64, for the northeast corner and the **POINT OF BEGINNING** of this tract;

0.083 Acre (3,635 Square Feet)
Wastewater Easement

5118.58WE

Page 1 of 4

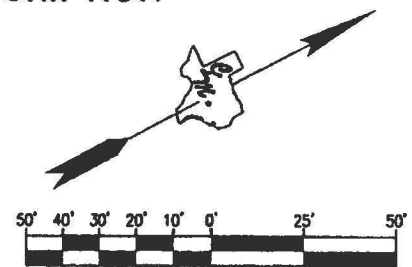
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- △ "X" FOUND IN CONCRETE
- ⊙ PUNCH HOLE IN CONC. FOUND
- △ 60D NAIL SET
- ⊗ MAG NAIL SET
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PL — PROPERTY LINE
- VOL., PG. VOLUME, PAGE
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- D.C.M.T.C. DISTRICT COURT MINUTES OF TRAVIS COUNTY
- () RECORD INFORMATION

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	24.56'
L2	N81°00'12"E	7.50'
L3	N60°43'12"E	13.50'



GRAPHIC SCALE

1"=50'

1.855 AC. OUT OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

BILLIE L. PASSMORE
VOL. 5749, PG. 1499, D.R.T.C.

LOT 2
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

H&H TEXAS PARTNERSHIP, LTD.
DOC. NO. 2005057722, O.P.R.T.C.

P.O.B.
N=10,066,271.96
E=3,110,929.64
GRID

0.63 AC. OUT OF LOT 5, BLOCK B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
VOL. 8137, PG. 253, D.R.T.C.

LOT 9
ABE WILLIAMS SUBDIVISION
OF THE JENNIE A. WILLIAMS TRACT
VOL. 328, PG. 231, D.R.T.C.

MARGARET A. QUADLANDER
VOL. 7232, PG. 1798, D.R.T.C.

CITY OF AUSTIN
C/L SANITARY SEWER ESMT.
UNSPECIFIED WIDTH
VOL. 448, PG. 591, D.R.T.C.

SOUTH 2ND STREET
(40' R.O.W.)

BOULDIN CREEK CONDOMINIUMS
VOL. 8443, PG. 1, D.R.T.C.

LOT 1
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

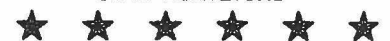
BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 12-14-07
DRAWN BY: ALM/ MG
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 489 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.58WE.dwg

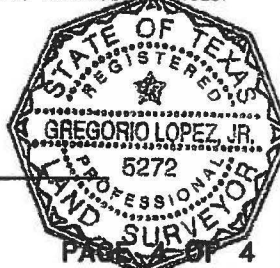
MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Date:



PAGE 4 OF 4

THENCE, S 07°06'24" E, across said 0.63 acre tract, a distance of 192.40 feet to a 60d nail set on the south line of said 0.63 acre tract and on the north line of Lot 9, Abe Williams Subdivision of the Jennie A. Williams Tract, a subdivision recorded in Volume 328, Page 231, Deed Records of Travis County, Texas, for the southeast corner of this tract, from said point, a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the northeast corner of said Lot 9, bears S 61°37'48" E, 210.87 feet;

THENCE, N 61°37'48" W, with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 24.56 feet to a 60d nail set for the southwest corner of this tract;

THENCE, N 07°06'24" W, across said 0.63 acre tract, a distance of 172.80 feet to a 60d nail set in the approximate centerline of East Bouldin Creek, on the north line of said 0.63 acre tract and on the south line of said 1.855 acre tract, for the northwest corner of this tract;

THENCE, with the approximate centerline of East Bouldin Creek, the north line of said 0.63 acre tract and the south line of said 1.855 acre tract, the following two (2) courses:

- 1) N 81°00'12" E, a distance of 7.50 feet to a 60d nail set for an angle point;
- 2) N 60°43'12" E, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.083 acre (3,635 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.


THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of December, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES
MAPSCO 2003 614D
Austin Grid No. MH-21
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

Exhibit IV
Field Notes for Temporary Workspace Easement



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
TO
CITY OF AUSTIN
(TEMPORARY WORKING
SPACE EASEMENT)
December 14, 2007

DESCRIPTION FOR PARCEL 5118.58TWSE

DESCRIPTION OF A 0.069 ACRE (3,014 SQUARE FOOT) TRACT OF LAND OUT OF LOT 5, BLOCK B OF THE PARTITION OF THE ESTATE OF JAMES E. BOULDIN OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID PARTITION BEING RECORDED IN BOOK U, PAGE 78, DISTRICT COURT MINUTES OF TRAVIS COUNTY, TEXAS, SAID 0.069 ACRE (3,014 SQUARE FOOT) TRACT ALSO BEING OUT OF A 0.63 ACRE TRACT DESCRIBED IN A PARKLAND DEDICATION DEED EXECUTED MAY 10, 1983 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 8137, PAGE 253, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.069 ACRE (3,014 SQUARE FOOT) TRACT BEING DESCRIBED AT PART ONE CONTAINING 0.060 ACRE (2,602 SQUARE FEET) AND PART TWO CONTAINING 0.009 ACRE (412 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART ONE

COMMENCING for reference at a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the west right-of-way line of South 2nd Street with the south line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, and at the northeast corner of Lot 9, Abe Williams Subdivision of the Jennie A. Williams Tract, a subdivision recorded in Volume 328, Page 231, Deed Records of Travis County, Texas;

THENCE, N 61°37'48" W, with the south line of said Bouldin Creek Condominiums tract, the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 208.36 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,079.87, E=3,110,955.65, for the southeast corner and the **POINT OF BEGINNING** of this tract;

Part 1- 0.060 Acre (2,602 Square Feet)
Part 2 - 0.009 Acre (412 Square Feet)
Temporary Working Space Easement

5118.58TWSE

THENCE, N 61°37'48" W, continuing with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 2.51 feet to a 60d nail set for the southwest corner of this tract;

THENCE, across said 0.63 acre tract, the following three (3) courses:

- 1) N 07°06'24" W, a distance of 50.46 feet to a calculated point;
- 2) N 13°16'47" E, a distance of 109.30 feet to a calculated point for the northwest corner of this tract;
- 3) S 76°43'13" E, a distance of 17.70 feet to calculated point on the east line of said 0.63 acre tract and the west line of said Bouldin Creek Condominiums tract, for the northeast corner of this tract, from said point, a punch hole found in concrete on the north line of said Bouldin Creek Condominiums tract and at a common corner of Lots 1 and 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, bears N 11° 57' 41" E, 55.75 feet, and S 62°21'14" E, 77.24 feet;

THENCE, S 11°57'41" W, with the east line of said 0.63 acre tract and the west line of said Bouldin Creek Condominiums tract, a distance of 99.97 feet to a 60d nail set for an angle point;

THENCE, S 13°16'47" W, across said 0.63 acre tract, a distance of 57.31 feet to the **POINT OF BEGINNING** and containing 0.060 acre (2,602 square feet) of land.

PART TWO

COMMENCING for reference at a 1/2" iron rod with plastic cap stamped "MACIAS & ASSOC." found at the intersection of the west right-of-way line of South 2nd Street with the south line of Bouldin Creek Condominiums, a condominium regime established by Condominium Declaration executed February 9, 1984, recorded in Volume 8443, Page 1, Deed Records of Travis County, Texas, and at the northeast corner of Lot 9, Abe Williams Subdivision of the Jennie A. Williams Tract, a subdivision recorded in Volume 328, Page 231, Deed Records of Travis County, Texas;

THENCE, N 61°37'48" W, with the south line of said Bouldin Creek Condominiums tract, the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 235.43 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,092.73, E=3,110,931.84, for the southeast corner and the **POINT OF BEGINNING** of this tract;

Part 1- 0.060 Acre (2,602 Square Feet)
Part 2 - 0.009 Acre (412 Square Feet)
Temporary Working Space Easement

5118.58TWSE

THENCE, N 61°37'48" W, with the south line of said 0.63 acre tract and the north line of said Lot 9, a distance of 34.36 feet to a 60d nail set for the southwest corner of this tract;

THENCE, across said 0.63 acre tract, the following three (3) courses:

- 1) N 64°09'58" E, 29.55 feet to a calculated point for the north corner of this tract;
- 2) S 07°06'24" E, a distance of 29.43 feet to the **POINT OF BEGINNING** and containing 0.009 acre (412 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

Part 1- 0.060 Acre (2,602 Square Feet)
Part 2 - 0.009 Acre (412 Square Feet)
Temporary Working Space Easement

5118.58TWSE

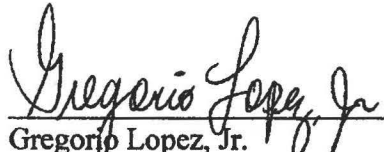
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14th day of December, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES

MAPSCO 2003 614D
Austin Grid No. MH-21
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-24-07

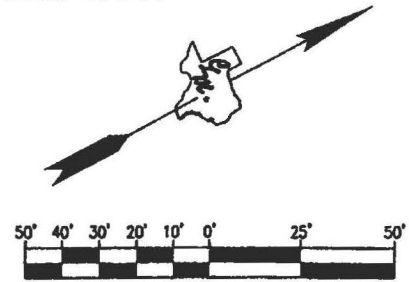
Part 1- 0.060 Acre (2,602 Square Feet)
Part 2 - 0.009 Acre (412 Square Feet)
Temporary Working Space Easement

5118.58TWSE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND	
	"X" FOUND IN CONCRETE
	PUNCH HOLE IN CONC. FOUND
	60D NAIL SET
	MAG NAIL SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
— PL —	PROPERTY LINE
VOL., PG.	VOLUME, PAGE
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
D.C.M.T.C.	DISTRICT COURT MINUTES OF TRAVIS COUNTY
()	RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N61°37'48"W	2.51'
L2	N07°06'24"W	50.46'
L3	S76°43'13"E	17.70'
L4	S13°16'47"W	57.31'
L5	N61°37'48"W	235.43'
L6	N61°37'48"W	34.36'
L7	N64°09'58"E	29.55'
L8	S07°06'24"E	29.43'



GRAPHIC SCALE

1"=50'

1.855 AC. OUT OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

BILLIE L. PASSMORE
VOL. 5749, PG. 1499, D.R.T.C.

LOT 2
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

H&H TEXAS PARTNERSHIP, LTD.
DOC. NO. 2005057722, O.P.R.T.C.

GAIL SCOTT HOVORKA
VOL. 12057, PG. 2096, D.R.T.C.

0.63 AC. OUT OF LOT 5, BLK. B
J. E. BOULDIN ESTATE
BK. U, PG. 78, D.C.M.T.C.

CITY OF AUSTIN
VOL. 8137, PG. 253, D.R.T.C.

LOT 9
ABE WILLIAMS SUBDIVISION
OF THE JENNIE A. WILLIAMS TRACT
VOL. 328, PG. 231, D.R.T.C.

MARGARET A. QUADLANDER
VOL. 7232, PG. 1798, D.R.T.C.

P.O.B. (PART 2)
N=10,066,092.73
E=3,110,931.84
GRID

P.O.B. (PART 1)
N=10,066,079.87
E=3,110,955.65
GRID

CITY OF AUSTIN
C/L SANITARY SEWER ESMT.
UNSPECIFIED WIDTH
VOL. 448, PG. 591, D.R.T.C.

SOUTH 2ND STREET
(40' R.O.W.)

5118.58TWSE
(PART 2)
0.009 ACRE
412 SQ. FT.

5118.58TWSE
(PART 1)
0.060 ACRE
2,602 SQ. FT.

P.O.C.
1/2" IRON ROD
WITH PLASTIC
CAP STAMPED
"MACIAS & ASSOC." FOUND

BOULDIN CREEK CONDOMINIUMS
VOL. 8443, PG. 1, D.R.T.C.

LOT 1
PARAGON ADDITION
VOL. 60, PG. 63, P.R.T.C.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

DATE: 12-14-07
DRAWN BY: ALM/ MG
MAI JOB NO.: 290-24-07
REFERENCE: F.B. 469 & 472

J:\JOBS\BINKLEY-BARFIELD\S 2ND\2902407\DWG\5118.58TWSE.dwg

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

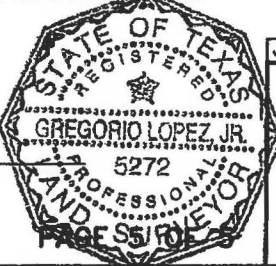


5410 SOUTH 1ST STREET

AUSTIN, TEXAS 78745 PH. (512)442-7875

FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

Gregorio Lopez, Jr. 12-14-07
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas



Austin Parks and Recreation Department
Outdoor Health & Fitness Program
(Regulation of Organized Exercise Programs on Dedicated Parkland)

Current Issue: The Austin Parks and Recreation Department is experiencing increased unauthorized commercial usage of dedicated parkland by commercial fitness trainers and organized athletic groups. If not addressed, this commercialization of parkland for private benefit could potentially restrict the public use of public facilities while providing no benefit for Austin's parks system.

Plan of Action:

Implement an *Outdoor Health and Fitness Concession Program* that will regulate organized commercial fitness groups in designated park areas across the City.

Program Procedures:

1. Department will receive concession requests from vendors
2. Vendor will complete Temporary Concession Application
3. Park Manager will review applications to determine fitness concession type, park availability, program hours, and to prevent potential user-conflicts
4. Execute concession contract upon receipt of required documents and insurance
5. Collect concession fees in advance per adopted COA Fee Schedule
 - a. \$1500/6months- district size parks
 - b. \$500/ 6months –other parklands
6. Concession revenue will be collected and deposited as PARD General Fund revenue
7. Compliance monitoring will be conducted on-site by Park Manager
8. Enforcement will be provided on a complaint-driven basis by Park Police

Participation Requirements:

1. Health and Safety Requirements:
 - a. Documented relevant fitness training expertise
 - b. Established Customer Satisfaction and Complaint System
 - c. At least one on-site fitness trainer is First Aid and CPR certified
 - d. Must have cell phone access to report medical emergencies
2. Risk Management Requirements:
 - a. Standard General liability insurance
 - b. Signed Trainer and participant waivers
3. Business Experience Requirements:
 - a. Current COA Vendor Permit
 - b. Current Sales Tax Permit
 - c. A minimum of one year of professional business experience in industry
 - d. Reliable business contact information: Phone, website, business hours

2007-08 Fee Schedule

	Approved 2006-07	Proposed 2007-08	Change
Parks and Recreation Department — General Fund			
Building and Facility Rentals (continued)			
<u>Garden Center</u>			
Assembly Room/Auditorium			
Minimum fee (4 hours)	\$150.00	\$400.00	\$250.00
Each additional hour	\$75.00	\$100.00	\$25.00
Staff & Utilities- 4 hour minimum	\$50.00	\$120.00	\$70.00
Meeting Room (Greene)			
Minimum fee (4 hours)	\$100.00	\$150.00	\$50.00
Each additional hour	\$50.00	\$40.00	— (\$10.00)
Staff special Set-up fee	\$35.00	\$35.00	
Grounds			
Grounds (weddings only: no food or reception)	\$150.00	\$150.00	
A refundable reservation deposit is required.			
No clean-up deposit is required.			
Commercial Photo			
Individual Session	\$50.00 each	\$50.00 each	
Multi Group Session (2 or More)	\$50.00 each	\$50.00 each	
Required Reservation Deposit (will be applied toward rental)	\$50.00	\$50.00	
Required Clean-up/Damage Deposit (refundable)	\$100.00	\$100.00	
<u>Recreation Center Hillside Stages and Pavilions</u>			
Rental Rates			
Minimum fee (4 hours)	\$60.00	\$60.00	
Electricity (4 hours)	\$40.00	\$40.00	
Additional hour (rental)	\$15.00	\$15.00	
Additional hour (electricity)	\$10.00	\$10.00	
PARD staff fee (per hour)	\$15.00	\$15.00	
Security/Rental Deposits	\$100.00	\$100.00	
Tennis Fees			
Court Fees, Non-prime Time—Junior	\$1.25	\$1.25	
Court Fees, Non-prime Time—Adult	\$2.50	\$2.50	
Court Fees, Non-prime Time—Senior	\$2.25	\$2.25	
Court Fees, Prime Time	\$3.50	\$3.50	
Non-prime Time Card—Junior	\$35.00	\$35.00	
Non-prime Time Card—Adult	\$240.00	\$240.00	
Non-prime Time Card—Senior	\$150.00	\$150.00	
Tournament Fees, Open Tournament—Junior	\$2.00	\$2.00	
Tournament Fees, Open Tournament—Adult	\$2.50	\$2.50	
Tournament Fees, Closed Tournament—Junior	\$4.00	\$4.00	
Tournament Fees, Closed Tournament—Adult	\$4.00	\$4.00	
Concession Fees - Temporary Mobile Concession Permits			
District or Larger Parks (6 months)			
Profit Generating Organization	\$1,500.00	\$1,500.00	
Other Parkland (6 months)			
Profit Generating Organization	\$500.00	\$500.00	
Havins Ball fields (per month)	\$500.00	\$0.00	Delete
Kreig Ball fields (per month)	\$500.00	\$0.00	Delete
	and 10% of gross sales	and 10% of gross sales	

For Temporary Concession Permits, the first payment (\$400 for permits in district or larger parks and \$100 for permits on all other parkland) is due at the time the permit is issued.