

101/45  
Exhibit C1 of 4

✓ 11-GF# 2011-01667 (MM)

RETURN TO: HERITAGE TITLE  
901 MOPAC BLDG. V, STE. 100  
AUSTIN, TEXAS 78746



TRV  
4 PGS

2011159128

MM

## GENERAL WARRANTY DEED

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

DATE: October 27, 2011

GRANTOR: James C. Helms and Amanda Helms

GRANTOR'S MAILING ADDRESS:

4212 Hanover, Dallas, TX, 75225

GRANTEE: Gail Findlay

GRANTEE'S MAILING ADDRESS:

2005 Marana  
Austin TX 78730

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Being all of that certain tract or parcel of land containing 0.776 of an acre, more or less, situated in the Charles Tydings Survey No. 3 and the James Spillman Survey No. 2, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.

TOGETHER with an Easterly extension of the Northwest and Southwest property lines, projected from the most Easterly and the most Southerly property corners of the above described property at right angles to the shore line of Lake Austin extending to the low bank of the Colorado River to points in the East line of the James Spillman Survey No. 2, most of which land is inundated by the waters of Lake Austin, said projected lines to be common boundaries with adjoining property which are also projected at right angles to the shore line of Lake Austin.

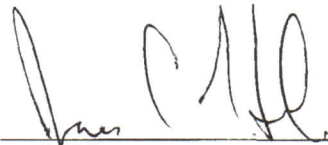
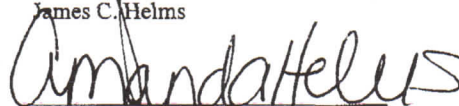
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any,

affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2011 and subsequent years.

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

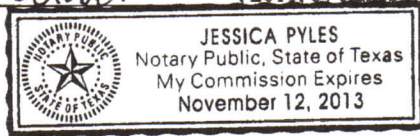
When the context requires, singular nouns and pronouns include the plural.

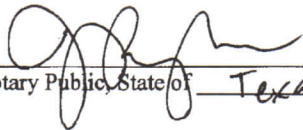
  
James C. Helms  
  
Amanda Helms

Acknowledgement

State of Texas  
County of Dallas

This instrument was acknowledged before me on the 27 day of October, 2011, by James C. Helms and Amanda Helms.



  
Notary Public, State of Texas

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do1667-fw

FIELD NOTES  
FOR  
WILLIAM L. HART

## EXHIBIT "A"

0.776 ACRE

PAGE 1 OF 2

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE CHARLES TYDINGS SURVEY NO. 3 AND THE JAMES SPILLMAN SURVEY NO. 2, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO WILLIAM L. HART AND WIFE, MARY B. HART BY DEED RECORDED IN VOLUME 2503, PAGE 599, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set at the most Northerly corner of the said tract of land as conveyed to William L. Hart and wife, Mary B. Hart by deed recorded in Volume 2503, Page 599, Deed Records, Travis County, Texas, being the most Westerly corner of Lot A, Manana West Sec. 4, as recorded in Plat Book 78, Page 261, Plat Records, Travis County, Texas, being in the Southeast r.o.w. line of Manana Street, for the most Northerly corner hereof, and from which iron rod set a 1/2 inch I.D. iron pipe found at the most Northerly corner of the said Lot A, Manana West Sec. 4, bears N 63°11' E for a distance of 99.88 feet;

THENCE S 48°28' E for a distance of 371.81 feet to a 1/2 inch I.D. iron pipe found at the most Easterly corner of the said Hart tract, being the most Southerly corner of the said Lot A, Manana West Sec. 4, for the most Easterly corner hereof;

THENCE S 56°00' W for a distance of 89.68 feet to a point in the water of Lake Austin at the most Southerly corner of the said Hart tract, being the most Easterly corner of Lot 1, Sandahl's Manana Subdivision, as recorded in Plat Book 80, Page 270, Plat Records, Travis County, Texas, for the most Southerly corner hereof;

THENCE N 30°48' W for a distance of 66.10 feet to a 1/2 inch I.D. iron pipe found, for an angle point hereof;

THENCE N 57°09' W for a distance of 337.02 feet to a mag nail set in a brick column at the most Westerly corner of the said Hart tract, being the most Northerly corner of the said Lot 1, Sandahl's Manana Subdivision, being in the Southeast r.o.w. line of Manana Street, for the most Westerly corner hereof, from which mag nail set a 3/4 inch I.D. iron pipe found at the most Westerly corner of the said Lot 1, Sandahl's Manana Subdivision bears S 63°11' W for a distance of 100.26 feet;

THENCE, with the Southeast r.o.w. line of Manana Street, N 63°11' E for a distance of 126.64 feet to the PLACE OF BEGINNING.

**Recorders Memorandum-**At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Oct 31, 2011 04:15 PM

201159128

BENAVIDESV: \$28.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS



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: Findlay Residence Bulkhead Repair
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): Prop 123647/Geo 0127230104
3. ADDRESS/LOCATION OF PROJECT: 2005 Manana Street
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)
 

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

\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

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

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

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

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

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

8. There is a total of 0 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs );

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

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

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

All ERI reports must include:

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

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

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

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

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

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett Association	A	>10

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

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

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

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

The residential shoreline lot on Lake Austin slopes only slightly from the upland area near the home and drains naturally over the turf sod landscaping directly into the Lake Austin Waterway.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Quaternary Terrace and Alluvial	same as group	Colorado Lower Terrace

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

The residential lot on shoreline of Lake Austin is mostly alluvial soil with some small rock.

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

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



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

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

The residential lot has been fully developed with landscaping and turf grass for more than forty (40) years.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Bald Cypress	Taxodium distichum

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

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
St. Augustine Grass	Stenotaphrum secundatum

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

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



Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Bald Cypress	Taxodium distichum	OBL

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

☒ YES ☐ NO (Check one).

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

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

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

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

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

☒ YES ☐ NO (Check one).

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

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

Wastewater lines are proposed within the Critical Water Quality Zone?

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

Is the project site is over the Edwards Aquifer?

☐ YES ☐ NO (Check one).

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

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

Date(s) ERI Field Assessment was performed: January 19, 2017  
Date(s)

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

Rick Rasberry, CESSWI

512-970-0371

Print Name

Telephone

*Rick Rasberry*  
Signature

[REDACTED]  
Email Address

Lake Austin Boat Dock & Shoreline Permits

March 6, 2017

Name of Company

Date

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

P 2  
Seal

UTAH STATE UNIVERSITY  
SOIL SCIENCE DEPARTMENT  
GENERAL SOIL MAP  
TRAVIS COUNTY, TEXAS

2005 MANANA ST

### SOIL ASSOCIATIONS

#### MAINLY SHALLOW, ROLLING, AND STEEP SOILS OF THE EDWARDS PLATEAU

- 1 Brickett association: Shallow, gravelly, calcareous, loamy soils overlying interbedded limestone and marl
- 2 Tarrant association: Very shallow, stony, calcareous, clayey soils intermingled with shallow soils overlying limestone
- 3 Spock-Tarrant association: Shallow, stony, loamy soils and very shallow, stony, clayey soils overlying limestone

#### MAINLY DEEP, GENTLY SLOPING SOILS OF THE BLACKLAND PRAIRIES

- 4 Houston Black-Heiden association: Deep, nearly level and gently sloping, calcareous, clayey soils overlying marl
- 5 Austin-Eddy association: Moderately deep and shallow, calcareous, clayey and loamy soils overlying chalk
- 6 Barlow-Wilson association: Deep, clayey and loamy soils overlying marl
- 7 Ferris-Heiden association: Deep, rolling and moderately steep, calcareous, clayey soils overlying marl

#### MAINLY DEEP, NEARLY LEVEL AND GENTLY SLOPING SOILS OF TERRACES AND FLOOD PLAINS ADJACENT TO THE COLORADO RIVER

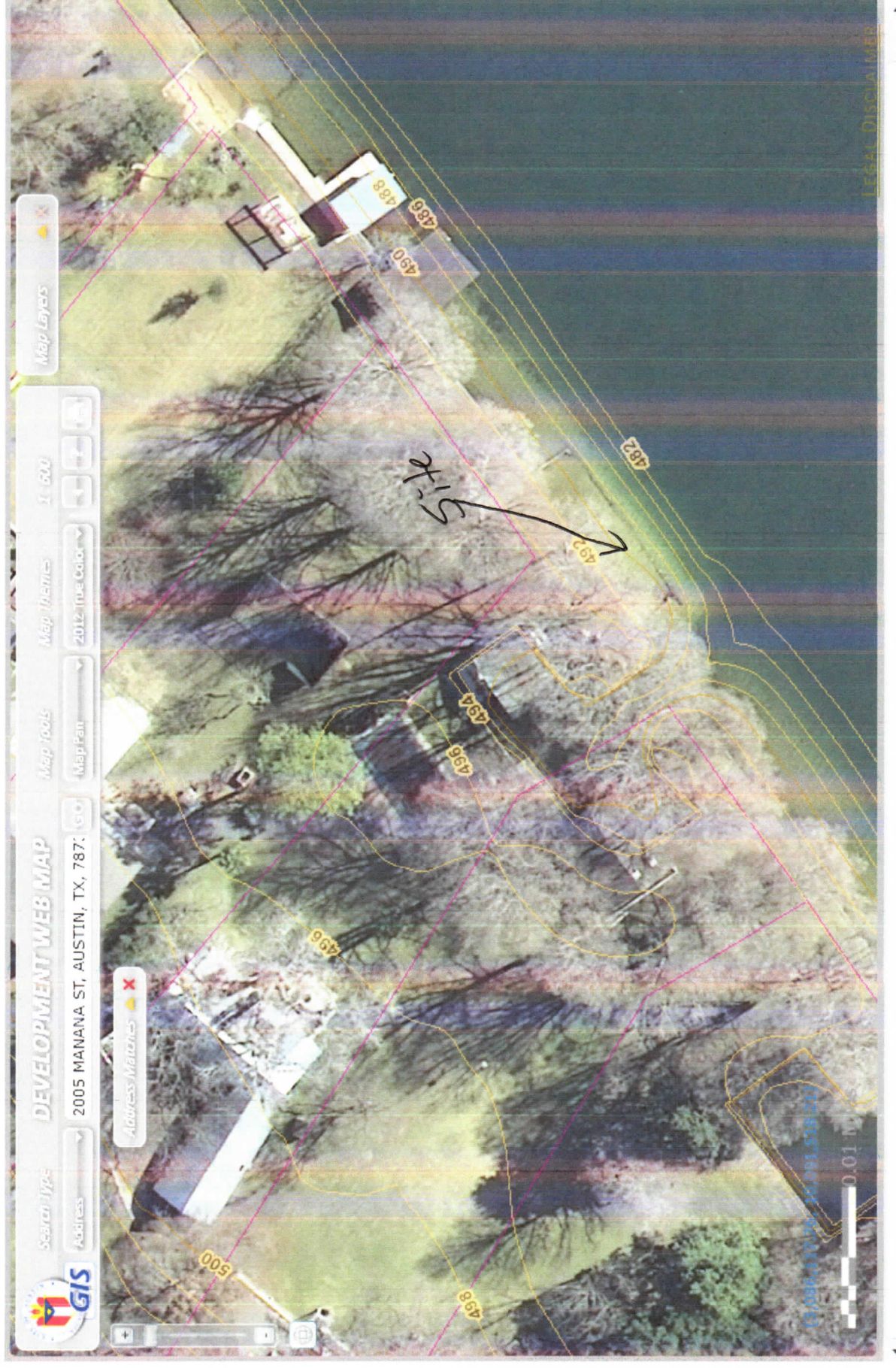
- 8 Bergeson-Browood association: Deep, calcareous, loamy soils overlying recent and old alluvium
- 9 Travis-Chunney association: Deep, acid, loamy soils overlying old alluvium
- 10 Lewisville-Parrish association: Deep and moderately deep, calcareous, clayey soils overlying old gravelly alluvium

Copyright 1995

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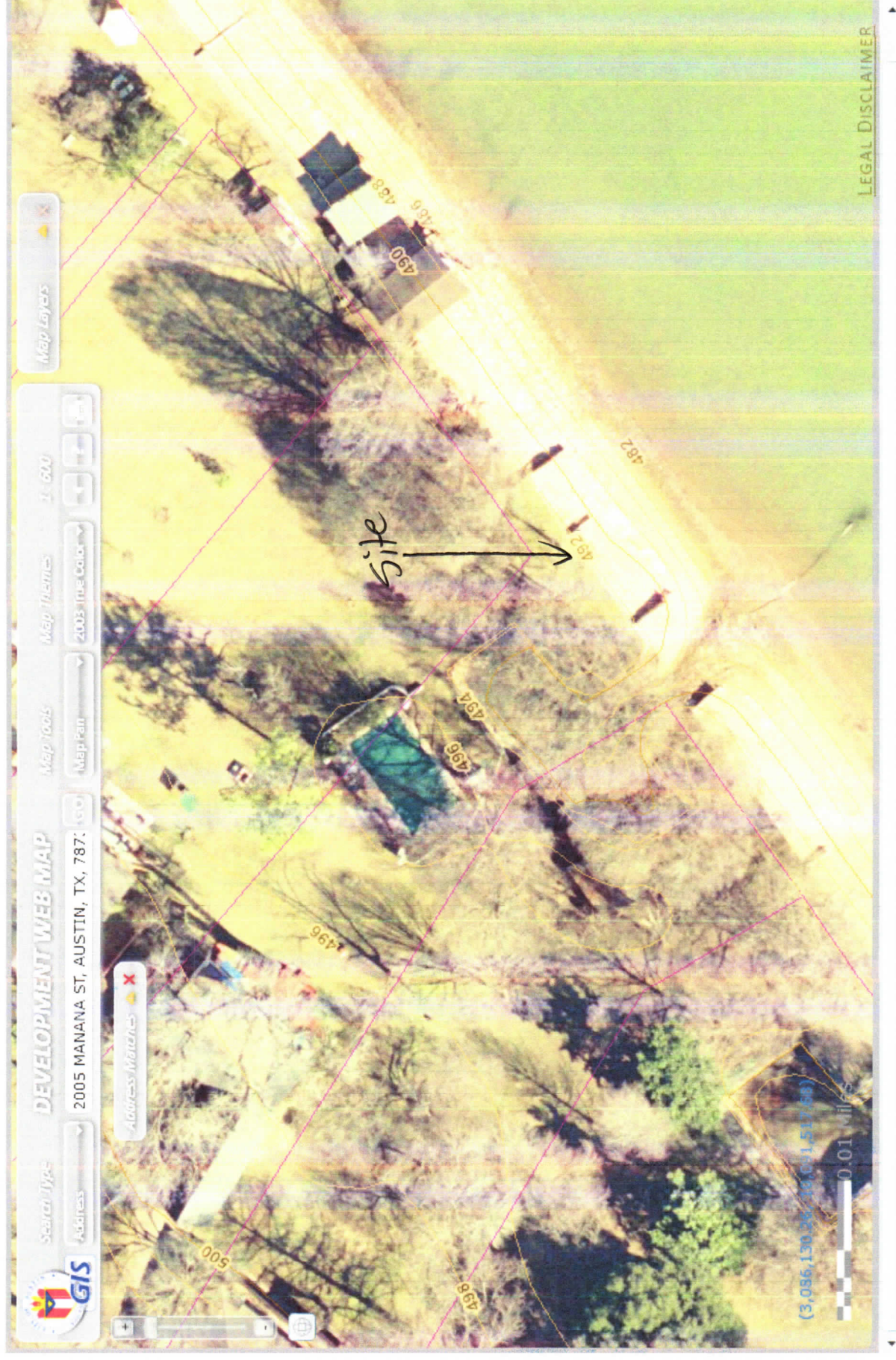
2012 True Color



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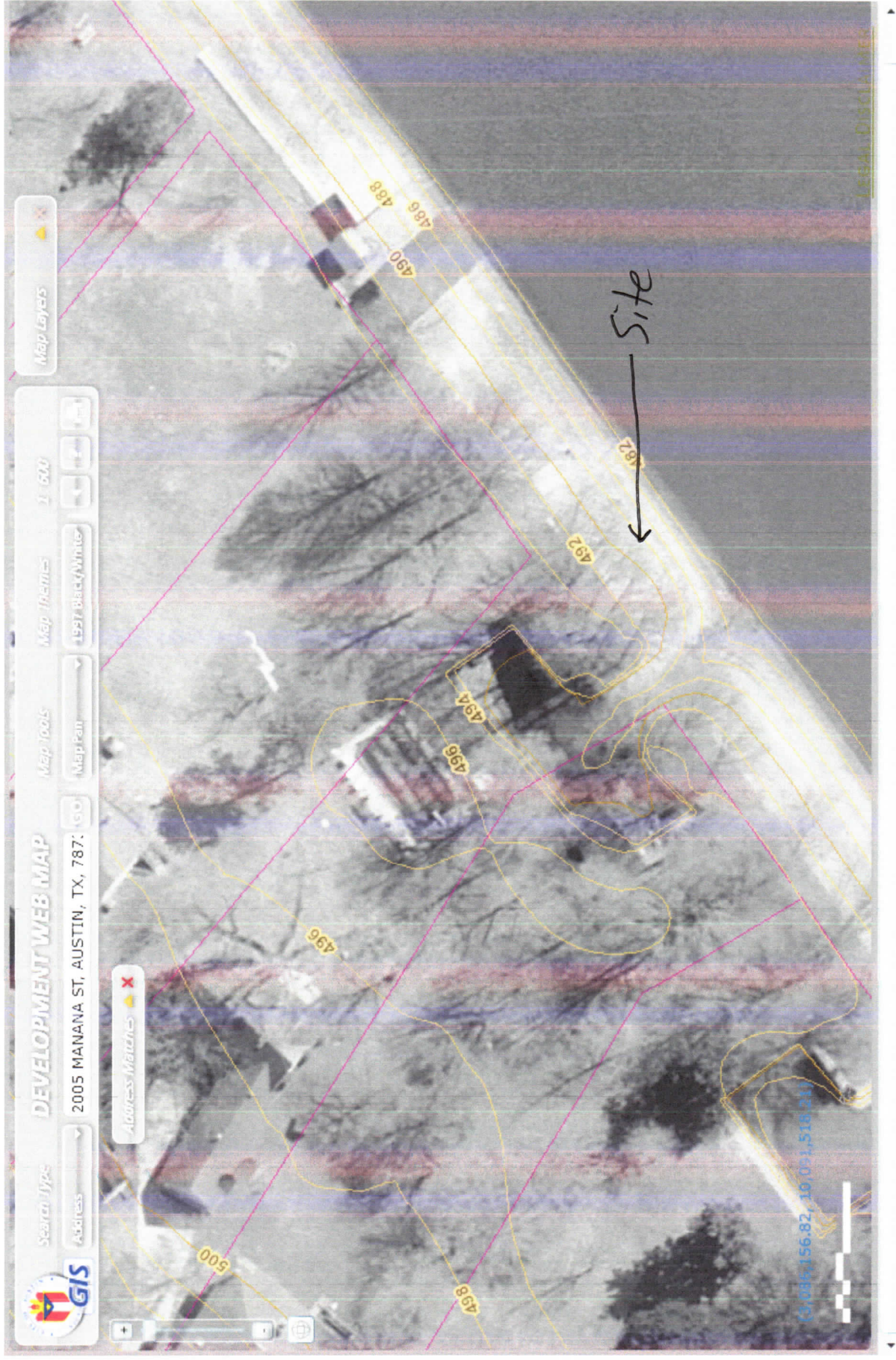
2003 True Color



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D9 at 12



1997 Black/White

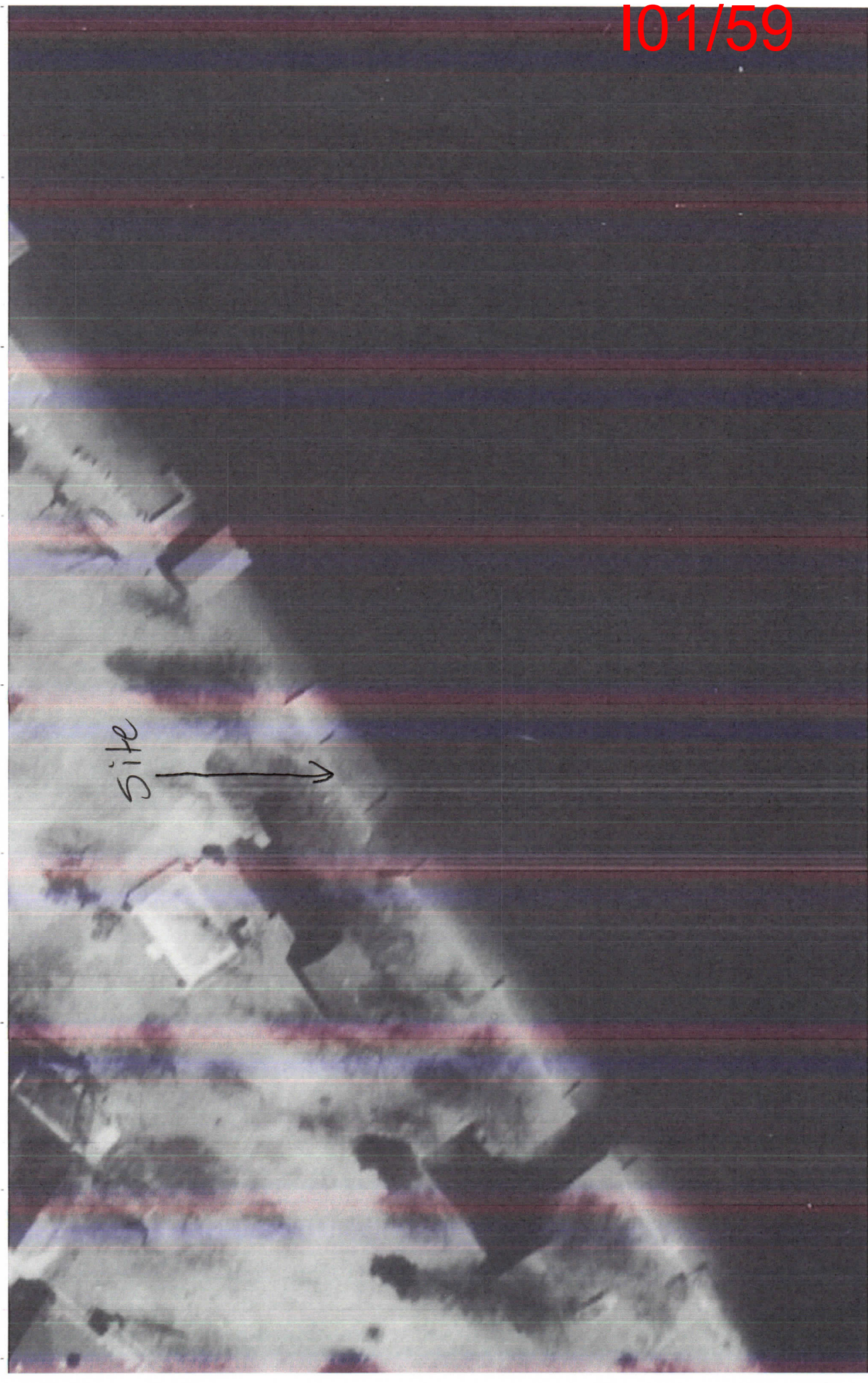


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1984 Black/White

D11 of 12



101/59



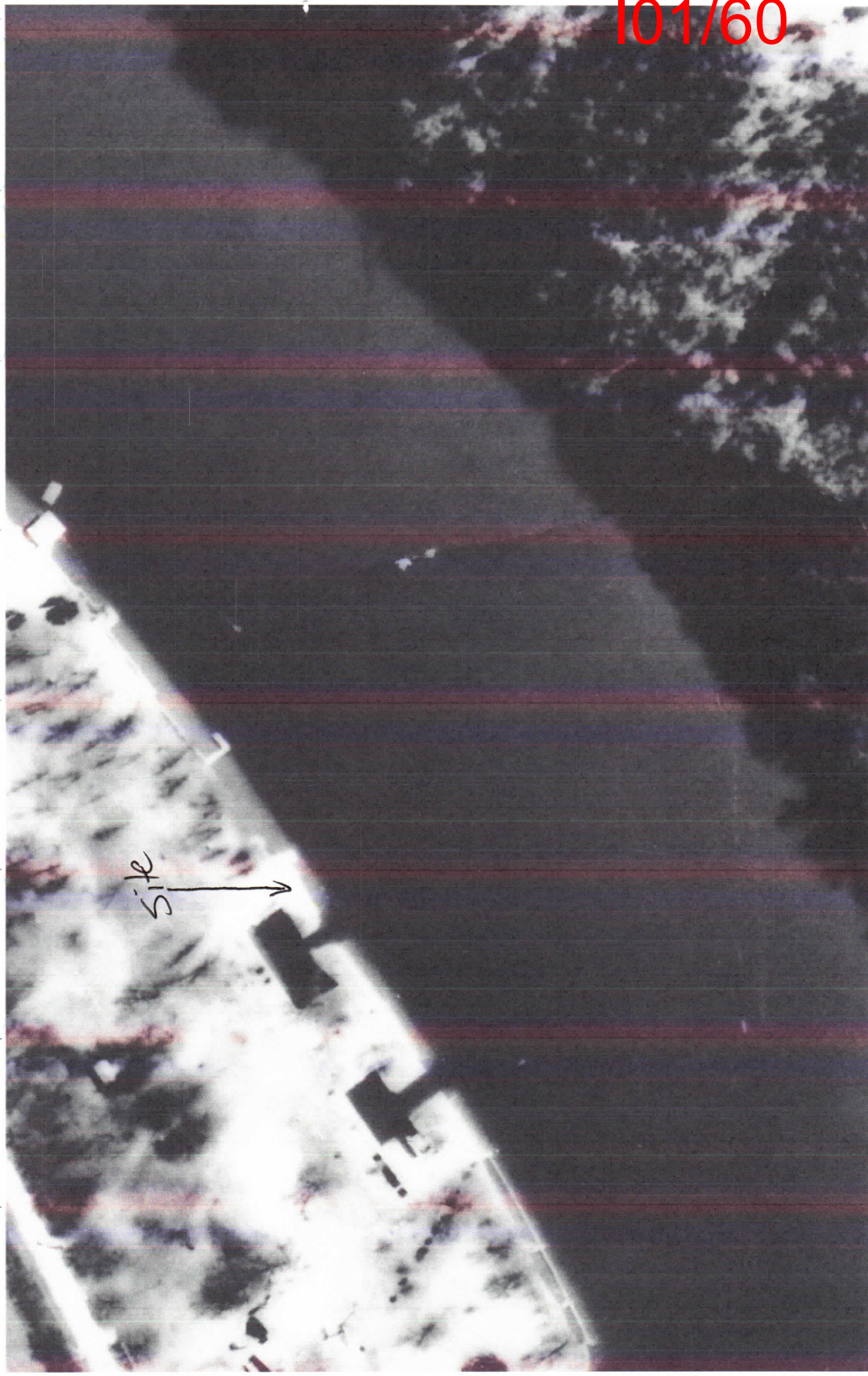
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199 1966 Black/White

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101/60

Clip  
tin Developme... ★ COA - DAC Google Intellicast - Whitestone W... ★ Land Dev Code RBCU NetBranch Online ... Sportsbook Vegas Odds Sports Scores... Welcome - Travis County ... AMANDA Travis Central Apprais



Measured length: <no segments defined>



