

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

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KNOW ALL

BY THESE PRESENTS:

This agreement establishing site development standards for the Bowie High School practice fields ("Agreement") is made and entered into by and between the City of Austin, Texas, a home-rule city and Municipal Corporation in Travis County, Texas ("City"), and the Austin Independent School District ("AISD") under the provisions of the Local Government Code, Section 212.902.

RECITALS

WHEREAS, the City and AISD entered into that certain School District Land Development Standards Agreement dated September 22, 1994 under the provisions of the Local Government Code, Section 212.902 and have amended that agreement from time to time; and

WHEREAS, AISD has agreed to accept donation of property located at the intersection of Slaughter Lane and Brodie Lane for use as athletic and band practice fields for Bowie High School, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT A** attached hereto and made a part hereof (the "Bowie Site"); and

WHEREAS, the City proposes to accept donation of property located north of and adjacent to the Bowie Site, for use as a nature preserve, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT B** attached hereto and made a part hereof (the "City Property"); and

WHEREAS, the City and AISD desire to minimize the impact of the use of the Bowie Site on sensitive environmental features and nearby existing residences; and

WHEREAS, a team of City staff and AISD staff have reviewed the potential for development of the Bowie Site for practice fields and have recommended that the site be subject to the site development standards set forth in this Agreement;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and AISD agree as follows:

ARTICLE I - REGULATIONS, GENERALLY

Development of the Bowie Site is subject to the site development standards established in Article II of this Agreement, the School District Land Development Standards Agreement, as amended from time to time, and the City's ordinances and rules, including the City of Austin Land Development Code ("City Code"), to the extent applicable in accordance with the School District Land Development Standards Agreement. If a conflict exists between this Agreement and the School District Land Development Standards Agreement, this Agreement controls. Except as provided in Article II of this Agreement and the School District Land Development Standards Agreement, development of the Bowie Site shall comply with the requirements of the City Code. AISD may seek variances to City Code requirements for development of the Bowie Site as provided under City Code.

ARTICLE II - SITE SPECIFIC REGULATIONS

Development of the Bowie Site shall comply with the following:

1. AISD may construct up to two practice fields on the Bowie Site provided that each site is in a location mutually agreed upon by AISD and the City, and each field can be constructed in compliance with the regulations applicable to development of the Bowie Site as described in Article I.
2. No zoning change is required for the practice fields, provided the use is limited as described in Article III.
3. AISD will submit a site plan compliant with the regulations specified in Article I of this Agreement.
4. Impervious cover may not exceed the amount explicitly allocated to the Bowie Site in the conveyance of the Bowie Site to AISD--estimated to be 1,306.8 square feet (0.03 acres) of impervious cover.
5. Land that is designated on the plat or on a site plan on file with the City as part of a water quality control may not be used by AISD as a practice field.
6. Pedestrian access is limited to a single walking trail, which may include a concrete low water crossing across the creek. The pedestrian trail must be included in the site plan submitted by AISD in connection with development of the fields. Other than the walking trail, no sidewalks or drives may be constructed across the creek. Bollards shall be placed on either side of the creek crossing to prevent vehicular use.
7. No permanent vehicular access is allowed, with the exception of a single emergency access to enter from Brodie Lane, located outside both the critical water quality zone and the water quality transition zone.

8. Site clearance is limited to the practice fields and access routes.
9. Toilets are not allowed on the Bowie Site at any time.
10. No lighting, whether permanent or temporary using a generator, is allowed on the Bowie Site.
11. Pesticide, herbicide, and fertilizer may not be used on the Bowie Site. An irrigation system may be installed, composting of 6 inches is allowed, and nematodes and boiling water may be used to control fire ants.
12. AISD will revegetate any cleared areas with native turf types deemed appropriate after AISD's consultation with the Lady Bird Johnson Wildflower Center or other resource acceptable to the City.

ARTICLE III - ADDITIONAL REQUIREMENTS

1. AISD shall erect signs on the site to adequately notify the public of the limitations on the use and the sensitive nature of the property. There shall be at least three types of signs, as described below; the numbers, locations, and specific language of the signs shall be determined after consultation between AISD and the City.
 - a) One type of sign shall advise of the environmentally sensitive nature of the area, the prohibition of fertilizer or pesticide use, and the limit of use for Bowie High School band or athletic practice.
 - b) One type of sign shall be placed on bollards at the creek crossing to advise that no motorized vehicles or bikes may use the crossing—pedestrians only.
 - c) One type of sign shall be placed on the fence between the Bowie Site and the City Property to advise that the City Property is a preserve with no public access.
2. AISD shall construct fencing in compliance with the specifications attached hereto as **EXHIBIT C**, and in the locations indicated in **EXHIBIT D** attached hereto.
 - a) The fencing along the boundary between the Bowie Site and the City Property must be complete before work of any kind may proceed on the Bowie Site.
 - b) The fencing along the Bowie Site's boundary with Slaughter Lane may be delayed until after completion of development of the fields, but shall be constructed before the fields may be used by AISD.
3. AISD shall coordinate with the City Neighborhood Connectivity Program to ensure that sidewalks are constructed in the rights-of-way along the Bowie Site's boundary with Slaughter Lane and Brodie Lane.

4. Use of the Bowie Site is limited to activities for which Bowie High School students receive academic credit.
5. The Bowie Site shall be used for Bowie High School sport or band practice only; there will be no use of the fields by outside parties, AISD schools-other than in conjunction with Bowie High School practices, competitive games, non-school events, or the like.
6. Band practice on the Bowie Site may not occur any day until after 11:00 a.m. and must end not later than 8:00 p.m.

ARTICLE IV - CITY RESPONSIBILITIES

1. The City shall construct sidewalks in the right-of-way along the City Property's boundary with Brodie Lane.
2. The City Neighborhood Connectivity Program will work with AISD to provide funding for construction of sidewalks along the Bowie Site boundary with Slaughter Lane and Brodie Lane.

ARTICLE V - GENERAL PROVISIONS


Resolution of any issue or dispute relating to this Agreement shall be governed by the Dispute Resolution provision in the School District Land Development Standards Agreement.

IN WITNESS WHEREOF, this Agreement is made and executed to be effective upon execution by the authorized representatives of AISD and the City.


CITY OF AUSTIN:

By:  Date: 1.15.12
 Marc Ott
 City Manager

AUSTIN INDEPENDENT SCHOOL DISTRICT:

By:  Date: 12/12/11
 Mark J. Williams
 President, Board of Trustees

APPROVED AS TO FORM:



Mitzi Cotton
Assistant City Attorney

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
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EXHIBIT A

**PROPERTY DESCRIPTION FOR
BOWIE SITE**

45.513 ACRES

DESCRIPTION OF 45.513 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 45.513 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.A, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision, for the most easterly southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 62° 08' 42" W, leaving the west right-of-way line of Brodie Lane, with the north line of said Lot 4, Block "A" and the most northerly south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 316.17 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 4, Block "A", for a re-entrant corner of the tract described herein;

THENCE S 27° 50' 57" W, with the west line of said Lot 4, Block "A" and an east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, at a distance of 225.09 feet pass a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the southwest corner of said Lot 4, Block "A" and the northwest corner of Lot 3, Block "A", of said CCR 108 Subdivision and continuing with the west line of said Lot 3, Block "A" for a total distance of 417.12 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north line of Lot 2, Block "A", of said CCR 108 Subdivision, at a southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 3, Block "A", for a southeast corner of the tract described herein;

THENCE N 62° 09' 12" W, with the north line of said Lot 2, Block "A" and a south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 125.94 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 2, Block "A", for a re-entrant corner of the tract described herein;

THENCE S 27° 50' 10" W, with the west line of said Lot 2, Block "A" and the most southerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 269.40 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north right-of-way line of Slaughter Lane, at the most southerly southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 2, Block "A", for the most southerly southeast corner of the tract described herein;

THENCE with the north right-of-line of Slaughter Lane and the south line of the said Lot 5, Block "A", and being also with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62° 09' 05" W, a distance of 347.46 feet to a 1/2-inch iron rod found at a point of curvature,
2. with a curve to the right an arc distance of 508.33 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 57° 45' 31" W a distance of 507.83 feet to a 1/2-inch iron rod with plastic cap stamped "B & P" found at the southwest corner of said Lot 5, Block "A" and the southeast corner of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for a point in the south line of the tract described herein;

THENCE continuing along the northeast right-of-line of Slaughter Lane, with the southwest line of said Lot 6B, with a curve to the right an arc distance of 1239.46 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 42° 37' 53" W a distance of 1232.23 feet to a calculated point on top of a rock and mortar column, for the southwest corner of said Lot 6B and the southeast corner of Lot 6A, Block "A", of said Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the southwest corner of the tract described herein, from which a mag nail set in a concrete curb for reference bears S 77° 32' 48" W, a distance of 17.98 feet;

THENCE leaving the northeast right-of-way line of Slaughter Lane, with a north and west line of said Lot 6B and the south and east line of said Lot 6A, and being also with the north and west line of the tract described herein, the following three (3) courses and distances:

1. N 77° 32' 48" E, at a distance of 0.10 feet passing an "X" cut on top of said column and continuing for a total distance of 687.95 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 6B and the southeast corner of said Lot 6A, for a re-entrant corner of the tract described herein,
2. N 10° 34' 00" W, a distance of 737.46 feet to a 5/8-inch iron rod found at an angle point, and
3. N 27° 28' 18" E, a distance of 196.20 feet to a 5/8-inch iron rod found in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas, at the northwest corner of said Lot 6B and the northeast corner of said Lot 6A, Block "A", Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein;

THENCE with the south line of the said City of Austin tract and the north line of said Lot 6B, Block "A", and being also with the north line of the tract described herein, the following two (2) courses and distances:

1. S 62° 31' 11" E, a distance of 163.89 feet to a 1/2-inch iron pipe found at an angle point, and
2. S 62° 23' 19" E, a distance of 368.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for the most northerly northeast corner of the tract described herein, from which

a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision bears S 62° 23' 19" E a distance of 62.64 feet;

THENCE crossing said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and said Lot 5, Block "A", CCR 108 Subdivision, with the an east, northeast and north line of the tract described herein, the following six (6) courses and distances:

1. S 27° 36' 41" W, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. S 06° 09' 02" E, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. S 13° 26' 34" E, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. S 38° 26' 05" E, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. S 55° 01' 37" E, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and
6. S62° 08' 42" E, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also in the west line of the said Travis County 0.3888 of one acre tract, for the most easterly northeast corner of the tract described herein, from which a 1/2-inch iron rod found at the southeast corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, bears N 27° 36' 35" E a distance of 419.70 feet;

THENCE S 27° 36' 35" W, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 45.513 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

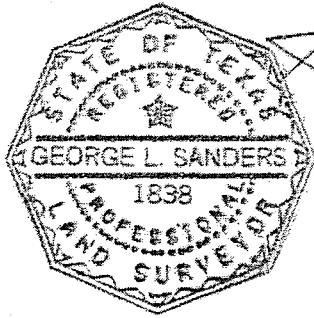
LOOMIS WORD FILE: FN1221R1(ktm)08-31-11

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify 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 during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 31ST of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746



George L. Sanders
George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

EXHIBIT B

**PROPERTY DESCRIPTION FOR
CITY PROPERTY**

25.651 ACRES

DESCRIPTION OF 25.651 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.651 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision;

THENCE N 27° 36' 35" E, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with a west line of the said Travis County 0.3888 of one acre tract, a distance of 70.00 feet to the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the west right-of-way line of Brodie Lane, over and across said Lot 5, Block "A", CCR 108 Subdivision and said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, with the south, southwest and west line of the tract described herein, the following six (6) courses and distances:

1. N 62° 08' 42" W, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. N 55° 01' 37" W, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. N 38° 26' 05" W, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. N 13° 26' 34" W, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. N 06° 09' 02" W, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and

6. N 27° 36' 41" E, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein, from which a 1/2-inch iron pipe found at an angle point in the south line of the said 165.27 acre tract, same being an angle point in the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, bears N 62° 23' 19" W a distance of 368.48 feet;

THENCE S 62° 23' 19" E, with the south line of the said 165.27 acre tract and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, and being also with the north line of the tract described herein, a distance of 62.64 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision, for an angle point in the north line of the tract described herein;

THENCE continuing with the south line of the said 165.27 acre tract, with the north line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62° 22' 52" E, a distance of 456.04 feet to a 1/2-inch iron pipe found at an angle point,
2. S 62° 04' 12" E, a distance of 385.47 feet to a 1/2-inch iron pipe found at an angle point, and
3. S 62° 18' 15" E, at a distance of 434.41 feet pass a 1/2-inch iron rod found at the southeast corner of the said 165.27 acre tract, same being the southwest corner of the remaining portion of a 196.27 acre tract described in the deed to South Cane Patch, Ltd. of record in Document No. 2000028175, Official Public Records of Travis County, Texas, and continuing with the south line of the said South Cane Patch tract for a total distance of 520.81 feet to a 3/8-inch iron pipe found at a southeast corner of the said South Cane Patch tract, same being the southwest corner of a called 0.987 acre tract described in the deed to the City of Austin of record in Volume 12817, Page 575, Real Property Records of Travis County, Texas and the northwest corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, also being the most northerly northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, for the most northerly northeast corner of the tract described herein;

THENCE S 27° 50' 40" W, with the west line of the said 4.9448 acre tract and the most northerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 498.89 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 5, Block "A", same being the southwest corner of the said 4.9448 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 62° 08' 40" E, with the south line of the said 4.9448 acre tract and a north line of said Lot 5, Block "A", and being also with a north line of the tract described herein, a distance of 432.72 feet to a 1/2-inch iron rod found in the west right-of-way line of said Brodie Lane at the southeast corner of the said 4.9448 acre tract, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, said 1/2-inch iron rod found being also the northwest corner of the said Travis County 0.3888 of one acre tract and the southwest corner of a called 0.2128 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 621, Real Property Records of Travis County, Texas, for a northeast corner of the tract described herein;

25.651 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1222R1(ktm)
Page 3 of 3

THENCE S 27° 36' 35" W, with the west right-of-way line of said Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 419.70 feet to the POINT OF BEGINNING and containing 25.651 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

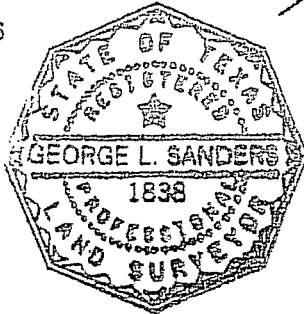
LOOMIS WORD FILE: FN1222R1(ktm)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify 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 during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 16TH of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746



A handwritten signature in cursive script that reads "George L. Sanders". The signature is written in dark ink and is positioned above the printed name and title.

George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

FIELD NOTES REVIEWED

By: CLARK DANIEL Date 08-23-2011

Engineering Support Section
Department of Public Works
and Transportation

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EXHIBIT C

FENCING SPECIFICATIONS

FENCING SPECIFICATIONS

General Construction and Material Criteria

1. Materials shall meet or exceed the following standards

Chain link fabric	ASTM A392, Class 1
Galvanized steel wire	ASTM A116, Class 3
Steep pipe	ASTM A120; Schedule 40 Pipe
Fittings, bolts, hardware	ASTM A153
Tension wire	ASTM A116
Barbed wire	ASTM A121, Class 1
2. All material shall be new; no unused, rerolled or open seam material shall be used.
3. Chain link fabric width shall be galvanized nine (9) gauges with two (2) inch square mesh. Height of the fabric shall be a minimum of six (6) feet.
4. Chain link fence shall contain all hardware to include but not limited to fabric bands, steel wire ties, fittings made of pressed or rolled steel, steel stretcher bars, carriage nuts and bolts. Hardware shall be galvanized.
5. Line posts shall be tubular, 2" OD (outside diameter), Schedule 40 pipe.
6. Terminal posts shall be tubular end, corner or pull posts, as needed, 2 1/2" OD, Schedule 40 pipe, and shall include watertight malleable iron caps.
7. Top rail shall be tubular, 1 5/8" OD, Schedule 40 pipe, and include outside sleeve type couplings at least seven (7) inches in length.
8. Gate posts shall be tubular, 3" OD, Schedule 40 pipe.
9. Braces shall be trussed with rods and turnbuckles.
10. Tension wire shall be a minimum of seven (7) gauge galvanized coil spring steel.
11. Barbed wire shall be 12.5 gauge wire with two-point fourteen (14) gauge barbs spaced no more than four (4) inches apart.
12. Cement shall be of Class A Concrete and shall be used for securing posts embedded into ground.
13. Post holes shall be a minimum of two (2) feet deep.
14. Terminal posts shall be installed no more than five hundred (500) feet apart in straight runs, and shall be installed at each vertical angle point.

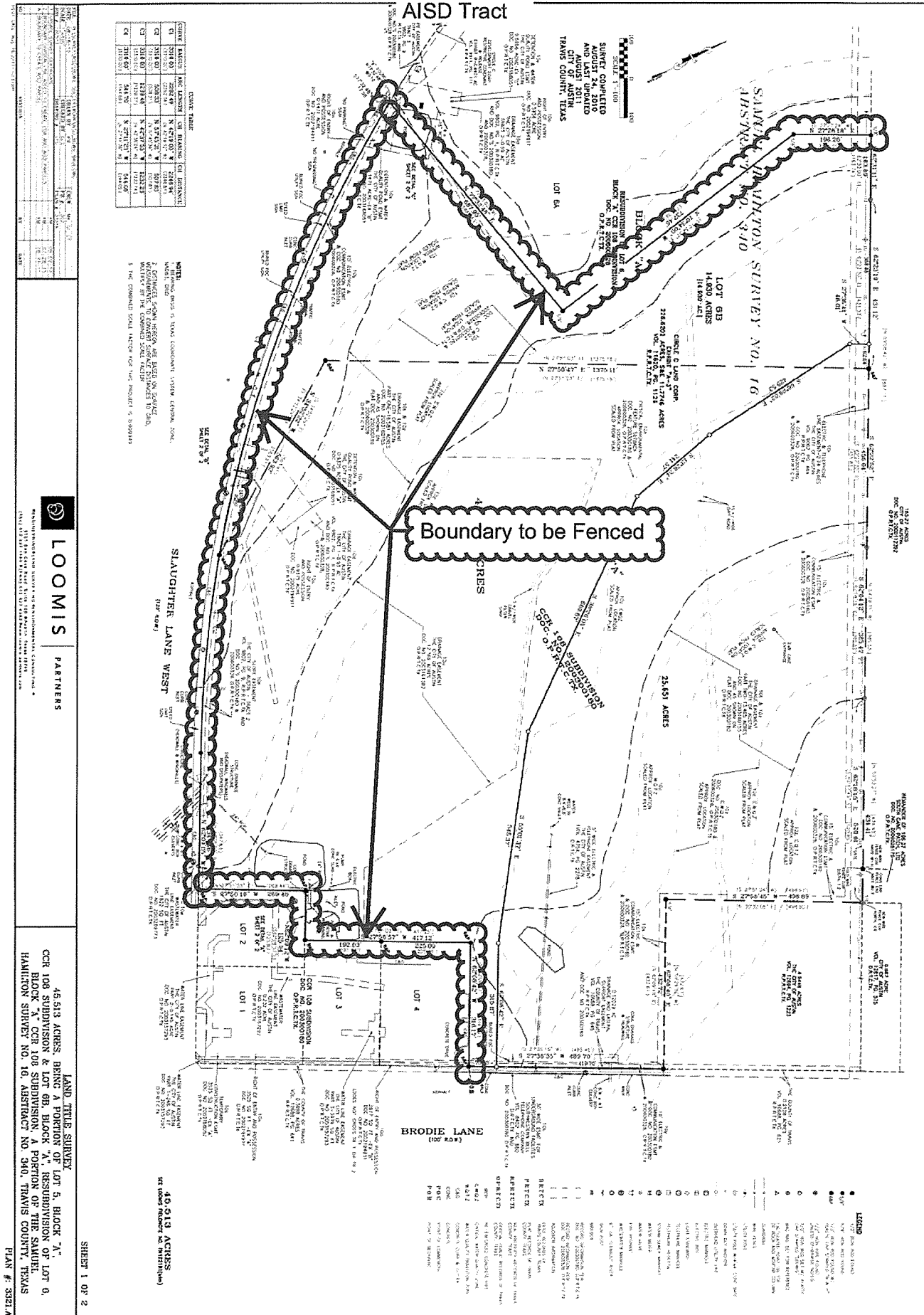
15. Grouted line posts shall be installed every ten (10) feet.
16. Concrete for posts shall be installed and the posts shall be centered in their footings. Concrete shall be finished in a dome and cured a minimum of 48 hours before further work is done on the posts.
17. Posts shall be set plumb and permanently positioned and anchors firmly set before fabric is placed.
18. Corner posts shall be placed at each horizontal angle point greater than 15 degrees. Corner and pull posts shall have horizontal braces and tie rods.
19. Chain link fabric shall be fastened to posts by steel stretcher bars fitted with carriage nuts and bolts. Chain link fabric shall be placed two (2) inches above the ground line. In areas of irregular ground, distance may vary between one and three inches.
20. Top rail and bottom tension wire shall be installed before installing chain link fabric and shall pass through post tops. Tension wires shall be within four (4) inches from the bottom of chain link fabric and shall be pulled taut.
21. Braces shall be installed on all terminal posts and shall extend to the adjacent line posts.
22. Fabric shall be fastened with steel wire ties in 6 inch intervals.
23. Three (3) rows of barbed wire shall be installed on top of the chain-link fencing. The first row of barbed wire shall be installed four (4) inches from chain-link fabric, second row of barbed wire shall be installed four (4) inches from the first row of barbed wire, and third row of barbed wire shall be installed four (4) inches from the second row of barbed wire. Barbed wire is to be set at a 45° angle, to face towards outside of area to be fenced.
24. Grounding material shall be driven or drilled in vertically until the top of the rod is approximately six (6) inches below the top of the ground. A copper conductor shall be brazed to the rod and to the fence in such a manner that each element of the fence is grounded.

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

EXHIBIT D

FENCING LOCATIONS

EXHIBIT "D" AISD Tract



CONTRACT NUMBER	DATE	DESCRIPTION	AMOUNT
101	10/1/2010	CONTRACT NO. 101	100,000.00
102	10/1/2010	CONTRACT NO. 102	100,000.00
103	10/1/2010	CONTRACT NO. 103	100,000.00
104	10/1/2010	CONTRACT NO. 104	100,000.00
105	10/1/2010	CONTRACT NO. 105	100,000.00
106	10/1/2010	CONTRACT NO. 106	100,000.00
107	10/1/2010	CONTRACT NO. 107	100,000.00
108	10/1/2010	CONTRACT NO. 108	100,000.00
109	10/1/2010	CONTRACT NO. 109	100,000.00
110	10/1/2010	CONTRACT NO. 110	100,000.00

Boundary to be Fenced

LOOMIS PARTNERS

LAND TITLE SURVEY
45,513 ACRES, BEING A PORTION OF LOT 5, BLOCK "A",
BLOCK 108 SUBDIVISION & LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 0,
BLOCK "A", CCR 108 SUBDIVISION, A PORTION OF THE SAUHEL
HAMPTON SURVEY NO. 16, ABSTRACT NO. 340, TARRANT COUNTY, TEXAS

PLAN #: 3321A