

Date: May 20, 2024

Location: General Marshall Middle School, 4401 Tilley St, Austin, TX 78723

Time: 5:30 PM CST

**DETERMINATIONS OF AUSTIN INDEPENDENT SCHOOL DISTRICT PURSUANT TO
CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE CONCERNING THE
ACQUISITION OF AN INTEREST IN 6.13 ACRES COMPRISING A PORTION OF THE OAK
SPRINGS ELEMENTARY SCHOOL CAMPUS IN AUSTIN, TRAVIS COUNTY, TEXAS**

Background

Under section 26.001 of the Texas Parks and Wildlife Code, a department, agency, political subdivision, county, or municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park, recreation area, scientific area, wildlife refuge, or historic site, unless the department, agency, political subdivision, county, or municipality, acting through its duly authorized governing body or officer, determines that: (1) there is no feasible and prudent alternative to the use or taking of such land; and (2) the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.

The proposed program or project relates to the Oak Springs Elementary School Campus. In particular, Austin Independent School District ("AISD") is acquiring the City of Austin's interest in 6.13 acres of land in order to provide Oak Springs Elementary with a significant modernization, including the tearing down and rebuilding of existing buildings to bring the permanent capacity to 375 students (the "Project"). The property being acquired is more particularly described in Exhibit A attached hereto and incorporated herein for all purposes (the "Property").

I, Jeremy Striffler, have been duly authorized by AISD to make the following determinations pursuant to Chapter 26 of the Texas Parks and Wildlife Code. All notices required under Texas law have been issued for this public hearing. Should anyone have any questions after my statements, please do not hesitate to ask.

Determination Number 1: There is no feasible and prudent alternative to the use or taking of the Property to support the construction of the Project.

There is no feasible and prudent alternative to the use or taking of the Property to support the construction of the Project. The existing facility on the Oak Springs Elementary School campus will be modernized, including the tearing down and rebuilding of existing buildings to a permanent capacity of 375 students. The modernization of the facility must adhere to the education specifications adopted by the AISD Board of Trustees. The education specifications and student population set the building requirements. Due to the unique characteristics of the Oak Springs Elementary School campus as a whole, the location of the campus, and the

configuration of the campus, AISD does not believe that there is another site outside of the campus that would be as suitable for the needs of AISD and the community.

Determination Number 2: The Project includes all reasonable planning to minimize harm to the Property, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking of the Property.

The design of the Project includes all reasonable planning to minimize harm to the Property, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking of the Property. The design will include landscaping with native or adapted low maintenance grasses, shrubs, plants and trees AISD is taking all reasonable precautions to minimize harm to the trees on the Property. AISD will work to preserve healthy Protected and Heritage trees during the design phase. AISD will implement a proactive tree protection strategy for all trees planned for preservation that will be reviewed by the City Arborist during the permitting process. Additionally, the health of the trees will be monitored throughout construction. AISD has also worked with the contractor to develop a phased construction strategy that limits impacts to the site and open space. To the extent possible, the grounds will be open to the public over the duration of the project and properly secured to separate construction activity and park usage.

Executed on May 20, 2024 by:

A handwritten signature in black ink, appearing to read "Jeremy Striffler". The signature is fluid and cursive, with a large initial "J" and "S".

Jeremy Striffler
Director of Real Estate
Austin Independent School District

EXHIBIT "A"
Condemnation Description

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston ★ San Antonio

EXHIBIT “ _____ ”

BOUNDARY DESCRIPTION

Page 1 of 5



FIELD NOTES for a 6.13 acre tract situated in the City of Austin, Travis County, Texas, being described as a 1/4 undivided interest in 6.13 acres in a Warranty Deed to the City of Austin (hereinafter referred to as Austin 6.13 acre tract), recorded in Volume 2847, Page 63 of the Deed Records of Travis County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch rebar with an illegible cap found in the north right-of-way line of Goodwin Avenue, (a 60-foot wide right-of-way referenced under Instrument Number 201100006 of the Official Public Records of Travis County, Texas) at the common south corner of that tract described as 25.589 acres in a Warranty Deed to City of Austin (hereinafter referred to as Austin 25.589 acre tract), recorded in Volume 2720, Page 288 of said Deed Records and said Austin 6.13 acre tract;

THENCE NORTH 69° 32' 04" WEST, along the north line of said Goodwin Avenue, a distance of 356.00 feet to 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set at the southwest corner of said Austin 6.13 acre tract, from which a 1/2-inch rebar found in the east line of Webberville Road, (a variable width right-of-way referenced under Instrument Number 201100006 of said Official Public Records), at the southwest corner of Lot 1, Block C of *GUADALUPE-SALDANA NET ZERO SUBDIVISION*, a subdivision in the City of Austin, Texas, recorded under Instrument Number 201100006 of said Official Public Records bears NORTH 69° 32' 04" WEST, a distance of 293.66 feet to a Mag nail with washer stamped "JPH LAND SURVEYING" set and SOUTH 25° 34' 59" WEST, a distance of 526.48 feet;

THENCE along the west line of said Austin 6.13 acre tract the following calls:

1. NORTH 20° 39' 21" EAST, a distance of 421.85 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set;
2. NORTH 71° 33' 46" WEST, a distance of 258.27 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast intersection of said Webberville Road and Oak Spring Drive (a 60-foot right-of-way as referenced in Volume 4, Page 230 of the Plat Records of Travis County, Texas); same being the west corner of said Austin 6.13 acre tract;

THENCE NORTH 77° 46' 14" EAST, along the common line of said Oak Springs Drive and said Austin 6.13 acre tract, a distance of 731.25 feet to a 1/2-inch capped rebar stamped "JPH LAND SURVEYING" set at the common north corner of said Austin 25.589 acre tract

Dallas-Fort Worth
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Central Texas
(512) 778-5688

West Texas
(325) 672-7420

Houston
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and said Austin 6.13 acre tract, from which a 1/2-inch rebar with an illegible cap found at the northwest corner of Lot 1, Block A, *OAK SPRINGS VILLAS*, a subdivision in the City of Austin, recorded under Instrument Number 200300027 of said Official Public Records bears NORTH 77° 46' 14" EAST, a distance of 63.41 feet;

THENCE SOUTH 20° 39' 21" WEST, along the common line of said Austin 25.589 acre tract and said Austin 6.13 acre tract, a distance of 807.71 feet, returning to the **POINT OF BEGINNING** and containing 8.77 acres (±382,055 sq.ft.) of land;

Chris Henderson
Registered Professional
Land Surveyor № 6831
chris@jphls.com
November 16, 2023
Project № 2023.409.001



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MONUMENTS / BEARING BASIS

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 - MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- Monuments are found if not marked MNS or CRS.**
Bearings are based on Grid North, Texas Coordinate System of 1983, Central Zone

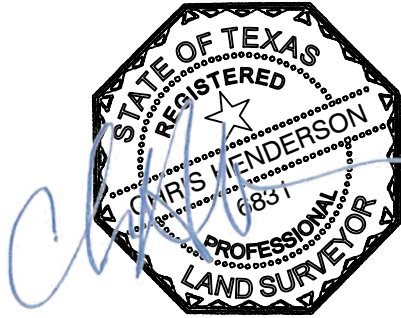
LEGEND OF ABBREVIATIONS

- P.R.T.C.T. Plat Records of Travis County, Texas
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas
- POB/POC Point of Beginning/Point of Commencing

RECORD REFERENCES

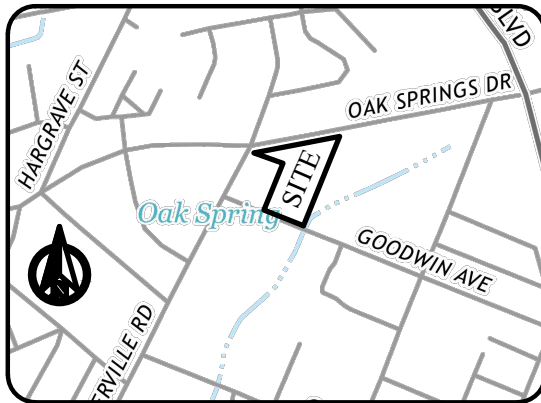
- 1 CITY OF AUSTIN (1/4 INTEREST)
CALLED 6.13 ACRES
VOL. 2847, PG. 63, D.R.T.C.T.
- 2 PORTION OF AUSTIN PUBLIC FREE SCHOOL
VOL. 825, PG. 637, D.R.T.C.T.
- 3 PORTION OF CITY OF AUSTIN
CALLED 25.589 ACRES
VOL. 2720, PG. 288, D.R.T.C.T.
- 4 LOT 1, BLOCK A
OAK SPRINGS VILLAS
INST.# 200300027, O.P.R.T.C.T.
- 5 PORTION OF LOT 1
WOMACK ADDITION, SEC. 1
VOL. 7, PG. 36, P.R.T.C.T.
- 6 LOT 1, BLOCK C
GUADALUPE-SALDANA NET ZERO SUBDIVISION
INST.# 201100006, O.P.R.T.C.T.
- 7 DEBORAH ALEXANDER
CALLED 0.16 ACRES
INST.# 2013193818, O.P.R.T.C.T.
- 8 LOT 7
WOMACK ADDITION, SECTION 2
VOL. 35, PG. 18, P.R.T.C.T.
- 9 LOT 8
WOMACK ADDITION, SECTION 2
VOL. 35, PG. 18, P.R.T.C.T.
- 10 LOT 1
WOODROW KNAPE SUBDIVISION
VOL. 75, PG. 23, P.R.T.C.T.

Chris Henderson
Registered Professional
Land Surveyor No. 6831
Chris@jphls.com
November 16, 2023



VICINITY MAP

NOT TO SCALE



JPH Job No.

2023.409.002 AISD Oak Spring School Park 3601
Webberville Rd, Austin, Travis., TX - 6.13 AC BNDY.dwg
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BOUNDARY EXHIBIT
OF
6.13 ACRES

BEING
CITY OF AUSTIN (1/4 INTEREST)
CALLED 6.13 ACRES
VOL. 2847, PG. 63, D.R.T.C.T.
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

RECORD REFERENCES (CONT.)

- | | | | |
|----|--|----|---|
| 11 | KATHERINE S CHENG
AND SPOUSE, KEVIN J. AUER
INST.# 2004126231, O.P.R.T.C.T. | 21 | LOT 6, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. |
| 12 | LOT 1
<i>SANDOVAL SUBDIVISION</i>
VOL. 9, PG. 124, P.R.T.C.T. | 22 | CLIFTON R. FISHER, A SINGLE PERSON
CALLED 0.40 ACRES
INST.# 2006078445, O.P.R.T.C.T. |
| 13 | 2016 WOLVERINE WAY, LP,
A TEXAS LIMITED PARTNERSHIP
CALLED 2.25 ACRES
INST.# 2021122400, O.P.R.T.C.T. | 23 | LOT 4, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. |
| 14 | LOT 32, BLOCK B
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 24 | LOT 3, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. |
| 15 | LOT 31, BLOCK B
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 25 | LOT 2, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. |
| 16 | LOT 11, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 26 | LOT 1, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. |
| 17 | LOT 10, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 27 | TRACT A
<i>THE LOUIS HERRERA SUBDIVISION</i>
VOL. 64, PG. 2, P.R.T.C.T. |
| 18 | LOT 9, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 28 | UNIT A
<i>2814 OAK SPRINGS CONDOMINIUMS</i>
INST.# 2016027286, O.P.R.T.C.T. |
| 19 | LOT 8, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | 29 | AUSTIN COMMUNITY COLLEGE
DISTRICT
CALLED 19.011 ACRES
VOL. 12788, PG. 1876, D.R.T.C.T. |
| 20 | LOT 7, BLOCK D
<i>HOMEWOOD HEIGHTS</i>
VOL. 4, PG. 230, P.R.T.C.T. | | |



JPH Job No.

2023.409.002 AISD Oak Spring School Park 3601
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BOUNDARY EXHIBIT

OF

6.13 ACRES

BEING

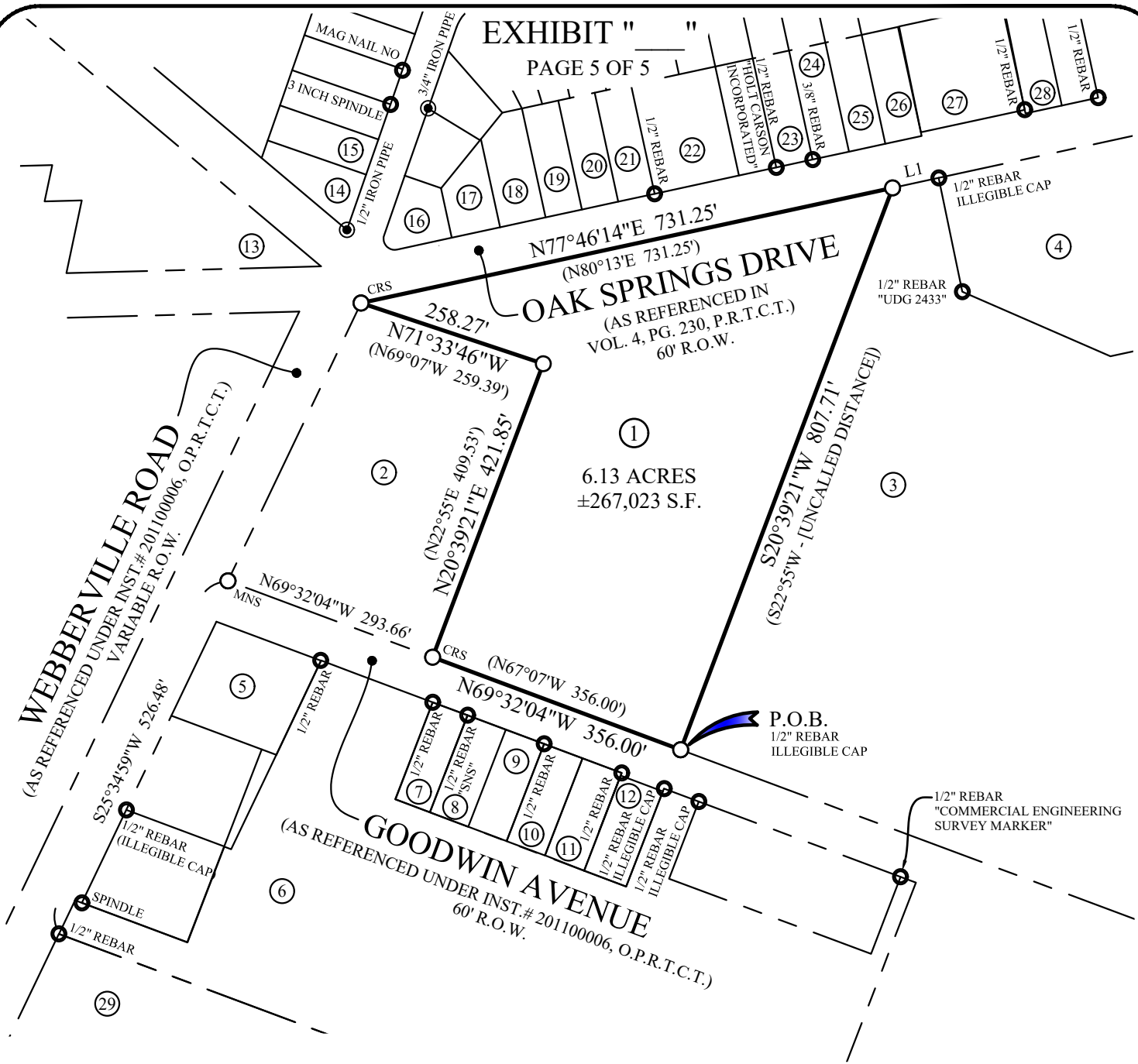
CITY OF AUSTIN (1/4 INTEREST)

CALLED 6.13 ACRES

VOL. 2847, PG. 63, D.R.T.C.T.

CITY OF AUSTIN

TRAVIS COUNTY, TEXAS

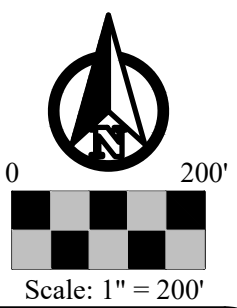


OAK SPRINGS DRIVE
 (AS REFERENCED IN
 VOL. 4, PG. 230, P.R.T.C.T.)
 60' R.O.W.

WEBBERVILLE ROAD
 (AS REFERENCED UNDER INST.# 201100006, O.P.R.T.C.T.)
 VARIABLE R.O.W.

GOODWIN AVENUE
 (AS REFERENCED UNDER INST.# 201100006, O.P.R.T.C.T.)
 60' R.O.W.

①
 6.13 ACRES
 ±267,023 S.F.



BOUNDARY EXHIBIT
 OF
6.13 ACRES

BEING
CITY OF AUSTIN (1/4 INTEREST)
CALLED 6.13 ACRES
VOL. 2847, PG. 63, D.R.T.C.T.
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