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 10.38 ACRES COMPRISING A PORTION OF THE WOOLDRIDGE 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 Wooldridge Elementary School Campus. In particular, Austin Independent School District ("AISD'") is acquiring the City of Austin's interest in 10.38 acres of land in order to provide Wooldridge Elementary with a significant modernization, including renovation or renovation combined with tear down and rebuild of existing buildings to bring the permanent capacity to 522 students (the "Project"). The property being acquired is more particularly described in <u>Exhibit A</u> 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 Wooldridge Elementary School campus will be modernized, including the renovation of existing buildings or renovation combined with tear down and rebuild of portions of existing buildings to a permanent capacity of 522 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 Wooldridge 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:

Jeremy Striffler
Director of Real Estate
Austin Independent School District

EXHIBIT "A"
Condemnation Description

FIELD NOTES FOR 10.38 ACRES OF LAND, SAME
BEING OUT OF AND A PART OF THE REMAINING
PORTION OF THAT CERTAIN 12.78 ACRE TRACT
OF LAND OUT OF THE GEORGE W. DAVIS SURVEY
IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, WHICH 12.78 ACRE TRACT OF LAND WAS
CONVEYED TO AUSTIN INDEPENDENT SCHOOL
DISTRICT BY WARRANTY DEED DATED AUGUST 14,
1961, OF RECORD IN VOLUME 2360 AT PAGE
138 OF THE DEED RECORDS OF TRAVIS COUNTY,
TEXAS; SAID 10.38 ACRES OF LAND BEING
MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING at the northwest corner of the herein described
tract of land, same being a point in the west line of said Austin Independent
School District tract of land, same also being a point of curvature in the
curving south line of Colony Creek Drive, said curve having an angle of
intersection of 28° 22', a radius of 136.51 feet and a tangent distance of
34.50 feet, and from which point of beginning an iron pin at the southwest
corner of Lot 25, Block K, Quail Creek, Phase 2, Section 4, a subdivision
of record in Book 54 at Page 95 of the Plat Records of Travis County,
Texas, bears N 29° 34' E 60.00 feet;

THENCE, with the south line of Colony Creek Drive along said
curve to the left an arc distance of 67.58 feet, the long chord of which
arc bears S 74° 37' E 66.90 feet to the point of tangency of said curve;

THENCE, continuing with the south line of Colony Creek Drive,
S 88° 48' E 108.99 feet to the point of curvature of a curve having an
angle of intersection of 11° 42', a radius of 927.21 feet and a tangent
distance of 95.00 feet;

THENCE, continuing with the south line of Colony Creek Drive
along said curve to the right an arc distance of 189.34 feet, the long
chord of which arc bears S 82° 57' E 189.01 feet to the point of tangency of
said curve;

THENCE, continuing with the south line of Colony Creek Drive, S 77° 06' E 262.14 feet to the point of curvature of a curve having an angle of intersection of 21° 07', a radius of 163.26 feet and a tangent distance of 30.43 feet;

THENCE, continuing with the south line of Colony Creek Drive along said curve to the right an arc distance of 60.17 feet, the long chord of which arc bears S 66° 32' E 59.83 feet to the point of tangency of said curve;

THENCE, continuing with the south line of Colony Creek Drive, S 55° 59' E 128.12 feet to the point of curvature of a curve having an angle of intersection of 76° 48', a radius of 18.93 feet and a tangent distance of 15.00 feet;

THENCE, along said curve to the right an arc distance of 25.37 feet, the long chord of which arc bears S 17° 35' E 23.51 feet to the point of tangency of said curve, same being a point in the west line of Parkfield Drive;

THENCE, with said west line of Parkfield Drive, S 20° 49' W 194.04 feet to the point of curvature of a curve having an angle of intersection of 12° 13', a radius of 485.50 feet and a tangent distance of 51.96 feet;

THENCE, continuing with the west line of Parkfield Drive along said curve to the left an arc distance of 103.52 feet, the long chord of which arc bears S 14° 43' W 103.32 feet to the point of tangency of said curve;

THENCE, continuing with the west line of Parkfield Drive, S 08° 36' W 55.55 feet to the point of curvature of a curve having an angle of intersection of 15° 20', a radius of 559.01 feet and a tangent distance of 75.25 feet;

THENCE, continuing with the west line of Parkfield Drive along said curve to the right an arc distance of 149.60 feet, the long chord of which arc bears S 16° 16' W 149.15 feet to the point of tangency of said curve;

THENCE, continuing with the west line of Parkfield Drive, S 23° 56' W 92.64 feet to the point of curvature of a curve having an angle of intersection of 15° 08', a radius of 322.78 feet and a tangent distance of 42.88 feet;

THENCE, continuing with the west line of Parkfield Drive along said curve to the right an arc distance of 85.25 feet, the long chord of which arc bears S 31° 30' W 85.01 feet to the point of compound curvature between the aforementioned curve and another curve to the right having an angle of intersection of 96° 40', a radius of 17.87 feet and a tangent distance of 20.08 feet;

THENCE, along said curve to the right an arc distance of 30.15 feet, the long chord of which arc bears S 87° 24' W 26.70 feet to the point of tangency of said curve, same being a point in the north line of Norseman Terrace;

THENCE, with said north line of Norseman Terrace, N 44° 16' W 23.18 feet to the point of curvature of a curve having an angle of intersection of 16° 31', a radius of 1,907.50 feet and a tangent distance of 276.86 feet;

THENCE, continuing with the north line of Norseman Terrace along said curve to the left an arc distance of 444.87 feet, the chord of which arc bears N 50° 57' W 443.86 feet to a point on the curve;

THENCE, N 25° 25' E 54.00 feet to an interior ell corner of the herein described tract of land, same being the point of curvature of a curve having an angle of intersection of 91° 30; a radius of 324.00 feet and a tangent distance of 332.60 feet;

THENCE, along said curve to the left an arc distance of 517.42 feet, the long chord of which arc bears N 25° 07' W 464.16 feet to the point of tangency of said curve, same being an interior ell corner of the herein described tract of land:

THENCE, S 19° 08' W 70.64 feet to an interior ell corner of the herein described tract of land, same being the point of curvature of a curve having an angle of intersection of 91° 30', a radius of 253.36 feet and a tangent distance of 260.08 feet;

THENCE, along said curve to the right an arc distance of 404.61 feet, the long chord of which arc bears S 25° 07' E 362.96 feet to the point of tangency of said curve, same being an interior ell corner of the herein described tract of land;

THENCE, S 69° 22' E 70.64 feet to the aforesaid interior ell corner of the herein described tract of land;

THENCE, S 25° 25' W 54.00 feet to the aforesaid point in the curving north line of Norseman Terrace;
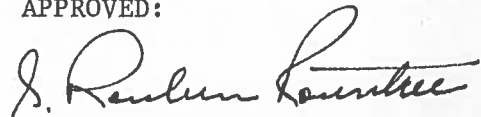
THENCE, with the north line of Norseman Terrace along said curve to the left an arc distance of 105.01 feet, the chord of which arc bears N 59° 12' W 105.00 feet to the point of tangency of said curve;

THENCE, continuing with the north line of Norseman Terrace, N 60° 47' W 319.69 feet to the southwest corner of the herein described tract of land, same being a point in the aforesaid west line of the Austin Independent School District tract of land;

THENCE, with said west line of the Austin Independent School District tract of land, N 29° 34' E 404.27 feet to the point of beginning.

FIELD NOTES: William O. Schramm
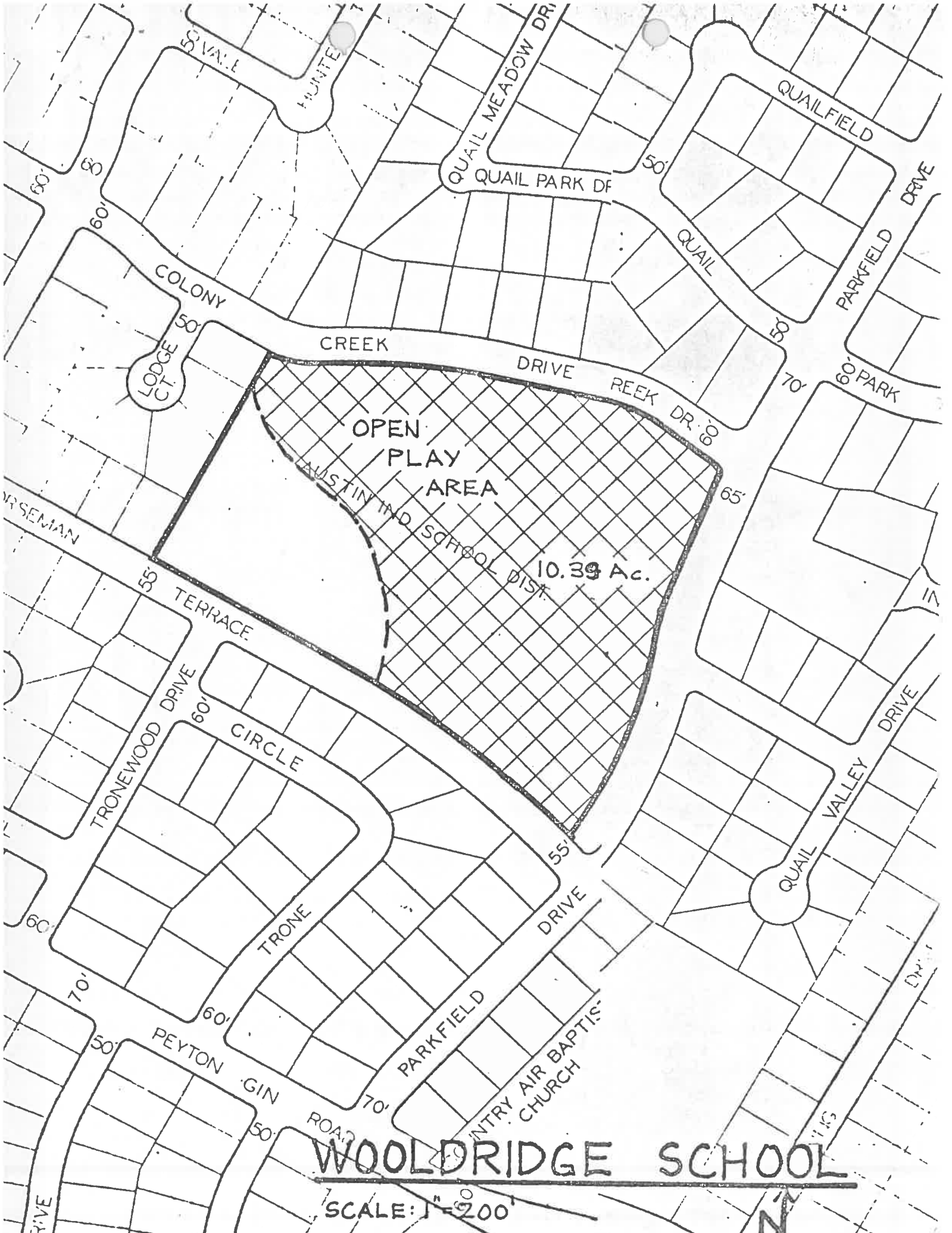6-26-74

APPROVED:

S. Reuben Rountree, Jr., P.E.
Director of Public Works

References
2-H-3676
Bryant Curington, Inc., plat (Bearing Basis)
Section Map 443

ya

OPEN
PLAY
AREA

10.39 Ac.

WOOLDRIDGE SCHOOL

SCALE: 1" = 200'

N