Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011

Prepared By/Phone Number: Paul Scoggins, 854-7619

Elected/Appointed Official/Dept. Head: Steven M. Manilla, P.E., County Executive

Commissioners Court Sponsor: Commissioner Karen Huber, Precinct Three

AGENDA LANGUAGE:

Receive comments regarding a request to authorize the filing of an instrument to vacate a seven and one half foot wide public utility easement located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks Subdivision, Section 13 – a subdivision in Travis County, Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate a seven and one half foot wide public utility easement (PUE) located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks, Section 13. The easement is dedicated per plat note. The subject lot fronts on Millstream Drive, a street not maintained by Travis County. The purpose of this request is so that the property owner can be permitted to have a pool installed, which would otherwise encroach in the subject easement.

The utility companies known to be operating in the area have stated that they have no objection to vacating the subject easements. As of this memo staff has not received any inquiries in regards to this request.

STAFF RECOMMENDATIONS:

TNR staff recommends the vacation as described in the attached Order of Vacation and as shown on the attached field notes and sketch.

ISSUES AND OPPORTUNITIES:

Travis County has no need for the subject easement and would not benefit from vacating or not vacating. It has been the responsibility of the applicant to contact the utility companies operating in the area. Travis County has relied on the utility companies to decide if the easement needs to be retained for the surrounding property owners. TNR staff foresees no reason for opposition to this vacation.

FISCAL IMPACT AND SOURCE OF FUNDING:
N/A

REQUIRED AUTHORIZATIONS:
Anna Bowlin, Division Director of Development Services – 854-9383

ATTACHMENTS:
Order of Vacation
Field Notes and Sketch
Request Letter
HOA Letter
Statements from utility companies
Sign affidavit and pictures
Plat
Maps

SMM:AB:ps

1105 Reserve at Twin Creeks, Section 13 – Millstream Drive

11-PUE-04

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011

Prepared By/Phone Number: Paul Scoggins, 854-7619

Elected/Appointed Official/Dept. Head: Steven M. Manilla, P.E., County Executive

Commissioners Court Sponsor: Commissioner Karen Huber, Precinct Three

AGENDA LANGUAGE:

Receive comments regarding a request to authorize the filing of an instrument to vacate several five and ten foot wide public utility easements located along the side and rear lot lines of lots, 72, 73, 74, 76, and 77 of South Cherry Hollow Estates – a subdivision in Travis County, Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate several five and ten foot wide public utility easements (PUEs) located along the side and rear lot lines of Lots 72, 73, 74, 76, and 77 of South Cherry Hollow Estates. The easements are schematically shown on the plat and also noted as a plat note. Lots 72, 73, 74, and 76 fronts on Cherry Hollow Crossing while Lot 77 fronts on Quail Valley Drive. Both streets are maintained by Travis County.

A more detailed description of the subject easements are as follows: the five foot PUEs located along the northerly lot line of Lot 72, the southerly and northerly lot line of Lot 73, and the easterly lot line of Lot 77 along with the ten foot PUEs located along the westerly lot lines of Lots 72, 73, 74, and 76.

The owners of the subject five lots are preparing to re-plat the lots into one lot. The PUEs, in their current locations, would traverse across that proposed re-plat in a manner that would not be beneficial. According to staff's records, the owners have not formally submitted an application for the proposed re-plat.

The utility companies known to be operating in the area have stated that they have no objection to vacating the subject easements. As of this memo staff has not received any inquiries in regards to this request.

STAFF RECOMMENDATIONS:

TNR staff recommends the vacation as described in the attached Order of Vacation and as shown on the attached field notes and sketch.

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a single pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

ISSUES AND OPPORTUNITIES:

Travis County has no need for the subject easements and would not benefit from vacating or not vacating. It has been the responsibility of the applicant to contact the utility companies operating in the area. Travis County has relied on the utility companies to decide if the easements need to be retained for the surrounding property owners. TNR staff foresees no reason for opposition to this vacation.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

REQUIRED AUTHORIZATIONS:

Anna Bowlin, Division Director of Development Services 854-9383

ATTACHMENTS:

Order of Vacation
Field Notes and Sketch
Request Letter
Statements from utility companies
South Cherry Hollow Estates Plat
Proposed Amended Plat
Sign affidavit and pictures
Maps

SMM:AB:ps

1105 South Cherry Hollow Estates - Cherry Hollow Crossing/Quail Valley Drive

11-PUE-03

Item 3

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011
Prepared By/Phone Number: Debbie Ties – 854-6472
Elected/Appointed Official/Dept. Head: Hershel Lee
Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE: Consider and take appropriate action on an order concerning outdoor burning in the unincorporated areas of Travis County.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

STAFF RECOMMENDATIONS:

ISSUES AND OPPORTUNITIES:

FISCAL IMPACT AND SOURCE OF FUNDING: None

REQUIRED AUTHORIZATIONS:
Hershel Lee
Danny Hobby
Cheryl Aker
Commissioners Court

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

TRAVIS COUNTY FIRE MARSHAL'S OFFICE

5555 AIRPORT BLVD., SUITE 400, AUSTIN, TEXAS 78751
P. O. BOX 1748, AUSTIN, TEXAS 78767
(512) 854-4621, FAX (512) 854-6471

MEMORANDUM

To: Travis County Commissioners Court

From: Hershel Lee, Travis County Fire Marshal

Date: May 31, 2011

Subject: **Order Prohibiting Outdoor Burning in the Unincorporated Areas of Travis County**

The current Burn Ban expires on June 1, 2011. The KBDI in Travis County is over 546. Texas Forest Service's 14 day forecast keeps Travis County in the 500-600 range. The current drought monitors indicate that Travis County is in the exceptional drought category, the most severe drought category. Due to recent drier than normal conditions there is an increased risk of wildfire occurrence. The Fire Marshal's Office recommends approval of the Order Prohibiting Outdoor Burning in the Unincorporated Areas of Travis County.

Thank you.

COUNTY OF TRAVIS §
§
STATE OF TEXAS §

ORDER PROHIBITING
OUTDOOR BURNING

WHEREAS, Section 352.081 of the Local Government Code provides that the commissioners court of a county by order may prohibit outdoor burning in the unincorporated area of the county if the commissioners court makes a finding that circumstances present in the unincorporated area create a public safety hazard that would be exacerbated by outdoor burning; and,

WHEREAS, the Travis County Commissioners Court does hereby find that circumstances present in all of the unincorporated area of Travis County create a public safety hazard that would be exacerbated by outdoor burning;

NOW, THEREFORE, it is ORDERED that outdoor burning is prohibited in all of the unincorporated areas of Travis County as follows:

(1) Actions prohibited:
- (a) A person violates this order if he/she burns any combustible material outside of an enclosure which serves to contain all flames and/or sparks, or orders such burning by others.
- (b) A person violates this order if he/she engages in any activity outdoors which could allow flames or sparks that could result in a fire unless done in an enclosure designed to protect the spread of fire, or orders such activities by others.

(2) Enforcement:
- (a) Upon notification of suspected outdoor burning, the fire department with jurisdiction for the location of the fire shall respond to the scene and take immediate measures to contain and/or extinguish the fire.
- (b) As soon as possible, a duly commissioned peace officer shall be sent to the scene to investigate the nature of the fire.
- (c) If, in the opinion of the officer on the scene, the goal of this order can be attained by informing the responsible party about the prohibitions established by this order, the officer may, at his or her discretion, request compliance with it. In such instances, an entry of this notification containing the date, time and place of the warning, along with the name of the party receiving the warning, shall be forwarded to the office of County Judge.
- (d) In accordance with Section 352.081 of the Local Government Code, a person who knowingly or intentionally violates this order commits a Class C Misdemeanor, punishable by a fine up to $500.

(3) This order does not apply to outdoor burning activities:
- (a) related to public health and safety that are authorized by the Texas Commission on Environmental Quality for:
  - (A) firefighter training;
  - (B) public utility, natural gas pipeline, or mining operations; or
  - (C) planting or harvesting of agriculture crops.

(b) that are conducted by a prescribed burn manager certified under Section 153.048, Natural Resources Code, and meet the standards of Section 153.047, Natural Resources Code.

(c) that involve the performance of **outdoor** combustible operations, including but not limited to, outdoor welding, cutting or grinding operations and outdoor hot works operations, by any person (i) if the Travis County Fire Marshal has issued a permit for the welding or hot works operations in compliance with the Fire Code or (ii) if the operations are performed in compliance with the following requirements creating a controlled environment and safeguards on each day when operations are performed:

(A) Areas where welding, cutting or grinding operations or hot works operations are being performed are free of vegetation for at least twenty-five feet in all directions;

(B) Surfaces around welding or hot works area are wetted down;

(C) Each location where welding, cutting or grinding operations or hot works operations are being performed must have cellular telephone communications for emergency response;

(D) Before beginning any operations, the person performing the welding, cutting or grinding operations or hot works operations must notify the local fire department or Emergency Services District which serves the location where the welding, cutting or grinding operations or hot works operations are planned.

(E) A dedicated fire watch person attends each welder, cutter, grinder, or worker performing hot works operations or any activity that causes a spark;

(F) At least one (1) water pressure fire extinguisher per fire watch person is located within 10 feet of the location where welding, cutting or grinding operations or hot works operations are being performed;

(G) No welding, cutting or grinding operations or hot works operations is allowed on days designated as red flag warning days by the National Weather Service;

(H) If all welding, cutting and grinding operations or hot works operations are performed only in a total welding or hot works enclosure, or "welding box" or "hot works box", that is sufficiently high to control sparks, including a fire retardant cover over the top, the operations must comply with requirements E, F, and G in this list and is encouraged to comply with requirements A-D inclusive, if feasible and appropriate, and;

(I) If all welding, cutting and grinding operations or hot works operations are performed only in sub-surface, or "bell hole", welding and grinding operations or hot works operations within approved excavations, the operations must comply with requirements E, F, and G in this list and is encouraged to comply with requirements A-D inclusive, if feasible and appropriate.

Be it also ORDERED that the purpose of this order is the mitigation of the public safety hazard posed by wild fires during the current dry weather by curtailing the practice of outdoor burning, which purpose is to be taken into account in any enforcement action based upon this order.

This order prohibiting outdoor burning shall expire on June 29, 2011 or upon such date as the Travis County Commissioners Court by order determines that the circumstances present in the unincorporated areas of Travis County no longer create a public safety hazard that would be exacerbated by outdoor burning, whichever occurs earlier.

ORDERED THIS 31st DAY OF MAY 2011.

TRAVIS COUNTY COMMISSIONERS COURT

By: _____
Samuel T. Biscoe, County Judge

Travis County Commissioners Court Agenda Request

Meeting Date: May, 31, 2011

Prepared By/Phone Number: David A. Salazar, 4-4107

Elected/Appointed Official/Dept. Head: Sherri E. Fleming, County Executive for Health and Human Services and Veterans Service

Commissioners Court Sponsor: Judge Samuel T. Biscoe

AGENDA LANGUAGE:
Approve Resolution Recognizing Della Sprager for Her Many Years of Service to Travis County and Its Residents.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
On the occasion of her retirement, Staff proposes that the Court approve a resolution recognizing Della Sprager for her 15 years of service to the residents of Travis County in the area of volunteer coordination and program management while working with the Coming of Age and RSVP programs.

STAFF RECOMMENDATIONS: Staff recommends approval of this proposed resolution.

ISSUES AND OPPORTUNITIES: Travis County Commissioner Court has made a practice of recognizing and honoring the County's retiring staff for their dedication and hard work.

FISCAL IMPACT AND SOURCE OF FUNDING: Approval of this request will not affect the County Budget.

REQUIRED AUTHORIZATIONS: None.

Travis County Commissioners Court

Resolution

WHEREAS, for 15 years, Della Sprager has served the residents of Travis County in the area of volunteer coordination and program management for the Coming of Age and RSVP programs;

WHEREAS, Della started and maintained the childhood immunization program that has served over 16,500 citizens of Travis County;

WHEREAS, the extent of Ms. Sprager's service has included work and input on numerous committees, advisory boards and as an advocate for older adults and older adult issues in our community;

WHEREAS, Della, herself, is a community volunteer and a positive example of the commitment and contribution volunteers make in Travis County;

WHEREAS, throughout her career, Ms. Sprager has maintained a strong work ethic and has built a reputation of integrity and compassion for all;

WHEREAS, Della's generous hospitality is unmatched, making everyone feel welcome and appreciated in virtually every situation and making her a true ambassador of goodwill in Travis County; and

WHEREAS, it is appropriate that we take this opportunity to honor Della Sprager on the occasion of her retirement and recognize that her contributions will remain a part of Travis County for years to come.

NOW, THEREFORE, BE IT RESOLVED THAT WE, THE TRAVIS COUNTY COMMISSIONERS COURT, DO HEREBY EXTEND SPECIAL THANKS TO DELLA SPRAGER FOR HER YEARS OF DEDICATED SERVICE TO TRAVIS COUNTY AND EXTEND BEST WISHES TO HER IN ALL FUTURE ENDEAVORS.

SIGNED AND ENTERED THIS _____ DAY OF MAY 2011.

SAMUEL T. BISCOE
COUNTY JUDGE

RON DAVIS
COMMISSIONER, PRECINCT 1

SARAH ECKHARDT
COMMISSIONER, PRECINCT 2

KAREN HUBER
COMMISSIONER, PRECINCT 3

MARGARET J. GÓMEZ
COMMISSIONER, PRECINCT 4

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011

Prepared By/Phone Number: Paul Scoggins, 854-7619

Elected/Appointed Official/Dept. Head: Steven M. Manilla, P.E., County Executive

Commissioners Court Sponsor: Commissioner Karen Huber, Precinct Three

AGENDA LANGUAGE:

Consider and take appropriate action regarding a request to authorize the filing of an instrument to vacate a seven and one half foot wide public utility easement located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks Subdivision, Section 13 – a subdivision in Travis County, Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate a seven and one half foot wide public utility easement (PUE) located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks, Section 13. The easement is dedicated per plat note. The subject lot fronts on Millstream Drive, a street not maintained by Travis County. The purpose of this request is so that the property owner can be permitted to have a pool installed, which would otherwise encroach in the subject easement.

The utility companies known to be operating in the area have stated that they have no objection to vacating the subject easements. As of this memo staff has not received any inquiries in regards to this request.

STAFF RECOMMENDATIONS:

TNR staff recommends the vacation as described in the attached Order of Vacation and as shown on the attached field notes and sketch.

ISSUES AND OPPORTUNITIES:

Travis County has no need for the subject easement and would not benefit from vacating or not vacating. It has been the responsibility of the applicant to contact the utility companies operating in the area. Travis County has relied on the utility companies to decide if the easement needs to be retained for the surrounding property owners. TNR staff foresees no reason for opposition to this vacation.

FISCAL IMPACT AND SOURCE OF FUNDING:
N/A

REQUIRED AUTHORIZATIONS:
Anna Bowlin, Division Director of Development Services – 854-9383

ATTACHMENTS:
Order of Vacation
Field Notes and Sketch
Request Letter
HOA Letter
Statements from utility companies
Sign affidavit and pictures
Plat
Maps

SMM:AB:ps

1105 Reserve at Twin Creeks, Section 13 – Millstream Drive

11-PUE-04

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of a seven and one half foot wide public utility easement located along the rear of Lot 29, Block V of the Reserve at Twin Creeks, Section 13 at Document #200500311 of the Real Property Records of Travis County, Texas;

WHEREAS, utility providers knowing to be serving the area have indicated that they have no need for the public utility easement requested to be vacated as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the public utility easement as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on May 31, 2011 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the seven and one half foot wide public utility easement located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks, Section 13, as shown on the attached sketch and described in the attached field notes, is hereby vacated.

ORDERED THIS THE _____ DAY OF_____ 2011.

_____
SAMUEL T. BISCOE, COUNTY JUDGE

_____
COMMISSIONER RON DAVIS
PRECINCT ONE

_____
COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

_____
COMMISSIONER KAREN HUBER
PRECINCT THREE

_____
COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

7.5' PUBLIC UTILITY EASEMENT
TO BE RELEASED FROM LOT 29, BLOCK V,
THE RESERVE AT TWIN CREEKS, SECTION 13

FN A0401111

LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN 7.5 (71/2) FOOT PUBLIC UTILITY EASEMENT THAT RUNS ALONG THE REAR OF LOT 29, BLOCK V, THE RESERVE AT TWIN CREEKS, SECTION 13, ACCORDING TO THE PLAT OF RECORD RECORDED IN DOCUMENT NUMBER 200500311, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TWIN CREEKS VISTAS, LP, TO JOSEPH B. PEARSON AND KATHLEEN K. PEARSON BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2010046482, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE MORE PARTICULARLY DESCRIBED AS SHOWN ON ACCOMPANYING SKETCH:

ALLSTAR WORD FILE: A0401111

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 7th day of April 2011, A.D.

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

-2011

EDWARD C. RUMSEY, TX. RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
JOB # A0401111
AUSTIN GRID-D-38

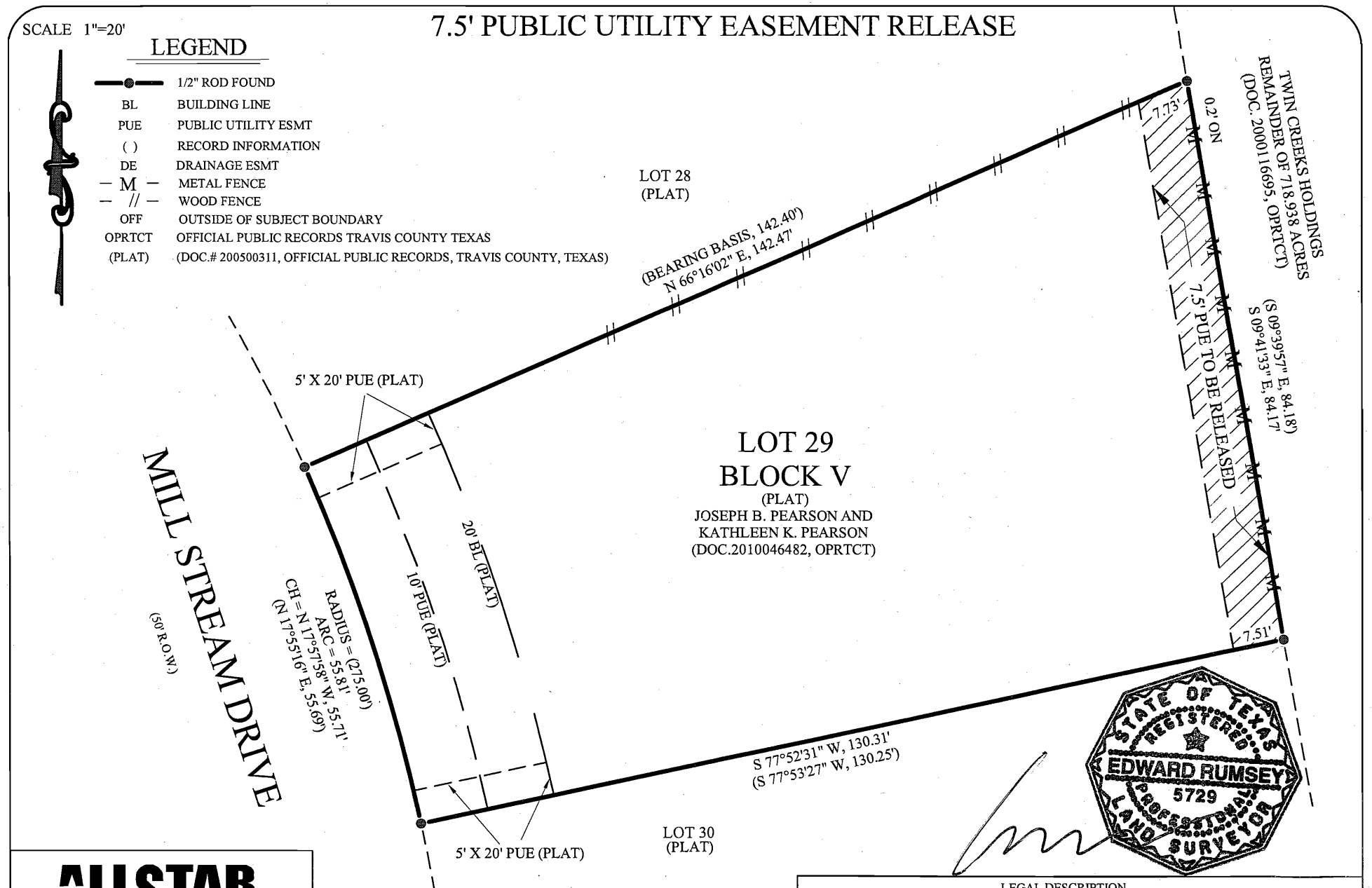
Updated 5/26/ 2011, 3:45 p.m.

7.5' PUBLIC UTILITY EASEMENT RELEASE

SCALE 1"=20'

LEGEND

—●—	1/2" ROD FOUND
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT
( )	RECORD INFORMATION
DE	DRAINAGE ESMT
— M —	METAL FENCE
— // —	WOOD FENCE
OFF	OUTSIDE OF SUBJECT BOUNDARY
OPRTCT	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
(PLAT)	(DOC.# 200500311, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS)



ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN 7.5 (71/2) FOOT PUBLIC UTILITY EASEMENT THAT RUNS ALONG THE REAR OF LOT 29, BLOCK V, THE RESERVE AT TWIN CREEKS, SECTION 13, ACCORDING TO THE PLAT OF RECORD RECORDED IN DOCUMENT NUMBER 200500311, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TWIN CREEKS VISTAS, LP, TO JOSEPH B. PEARSON AND KATHLEEN K. PEARSON BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2010046482, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO.: A0401111	SURVEY DATE: 04/20/2011	RPLS CHECK:	EDWARD RUMSEY	04/20/2011

April 19, 2012

Travis County Transportation and Natural Resources
Attn: Paul Scoggins
411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767

Dear Mr. Paul Scoggins,

The purpose of this letter is to request release of public utility easement on property located in Travis County. The easement is on property legally described as:

Subdivision / Section:	The Reserve at Twin Creeks Subdivision / Section 13
Lot and Block No:	Lot 29 and Block No. V
Document #:	200500311
Street Address:	3117 Mill Stream Drive, Cedar Park, Texas 78613

A swimming pool is being built by Cody Pools which needs to be placed in the flat portion of the lot. Neighbors, HOA have been informed and all utilities have approved the release of the rear PUE easement. You may contact me over day at (512) 423-1338.

Enclosed with this letter, you will find:

- A metes and bounds description, sealed by an R.P.L.S., of only the portion of easement being vacated.
- Copy of the plat showing the public utility easement in relation to the property and outlining what portion of the public utility easement is requested to be vacated.
- A copy of a letter from each utility company that serves (or may serve) the area stating that they have no need for the retention of the easement.
- A check for the processing fee of $315.00 made out to Travis County

I appreciate the Travis County Transportation and Natural Resources, Planning and Engineering Service processing this request, and I understand the Travis County Commissioners Court is the final authority for the release of the PUE.

Please let me know if there any questions.

Sincerely,

Joseph Pearson

Joseph Pearson

3117 Mill Stream Drive
joseph.b.pearson@gmail.com
(512) 423-1338

T.C. TWIN CREEKS COMMUNITY, INC.
Goodwin Management, Inc.
11149 Research Blvd, Ste 100 Austin, Texas 78759
Kathy.taylor@goodwintx.com
office (512)852-7998 fax (512)346-4873

ARCHITECTURAL REVIEW COMMITTEE APPROVAL APPLICATION

Applicant Name: Joseph Pearson Hm Ph: 512 789-4846
Address: 3117 Mill Stream Dr. Wk Ph: 512 423-1338
Email: joseph.b.pearson@gmail.com Cell Ph: 512 423-1338

****

1. Approval Requested *(Please check one)*

- ☐ Fence Replacement (Exact)
- ☐ Fence - NEW
- ☐ Deck or Patio
- ☐ Deck/Patio Cover
- ☐ Landscaping, Walkways
- ☐ Irrigation
- ☒ Pool
- ☐ Playscape
- ☐ Room/Garage Addition
- ☐ 18" Satellite Dish
- ☐ Storage/Accessory Building
- ☐ Other

****

2. Please Describe Project:

Pool in backyard and release of rear PUE

****

3. Provide plans and specifications to depict the work to be undertaken. The committee has 30 days to review the application *(Submit all, as applicable)*:

- ☒ **A plot plan showing the location and dimensions of the existing and proposed improvements. The plot plan is the legal survey of your lot. You can find this in your closing documents. A plot plan must be submitted in order for the application to be reviewed.**
- ☐ Structural design, exterior elevations, exterior dimensions, materials, colors, textures, and shapes of all improvements to be made
- ☐ All exterior illumination including location and method of illumination - No "wash over" of lighting to adjoining property or common areas is permitted
- ☐ Existing and finished grades at lot corners and at corners of proposed improvements
- ☐ Provision for drainage with cut and fill detail if change in lot contour is involved

****

4. Neighbors Signatures **Address**

3119 Mill Stream Dr.
- No other immediate neighbors -

3117 Millstream

5. **Notice to Applicant:**

The authority of the Architectural Review Committee ("ARC") is derived from Article 6.1 of the Declaration of Covenants, Conditions and Restrictions (CCRs) which states "No improvement, or changes to an existing improvement, may be erected, placed or constructed, painted, altered, modified or remodeled on any Lot, and no Lot may be re-subdivided or consolidated with other Lots or property by anyone other than the Declarant without the prior written approval of the Architectural Control Committee.

Applicant acknowledges that all improvements must be construction in accordance with the Design Guidelines set forth in the CCRs in addition to any guidelines or rules adopted by the Association or ARC from time to time In addition, all improvements must be constructed in accordance with the laws, rules, regulations, and building codes of governmental authorities having jurisdiction. Approval of this application does not constitute approval by any governmental authority; further, any such approval is for architectural compatibility and CCR compliance only, and neither the ARC or Board of Directors of TC Twin Creeks Community, Inc. accept any liability for design, structural integrity, encroachment onto any building line or existing easement, or any adverse impact to adjacent properties. Approval of this application does not give Applicant the right to enter upon the property of any other owner or the common area in order to perform the construction contemplated by this application.

A copy of the CCRs has been posted on the community webpage at http://twn.goodwintx.com. If you do not have access to the internet you may order a copy from Goodwin Management. You will be charged a fee for copies.

Joseph Lamm 3/29/2011

Applicant Signature Date

SUBMIT THIS APPLICATION TO:
Kathy Taylor
Fax: 512-346-4873 or
Kathy.taylor@goodwintx.com
The application will be routed to the
TC Twin Creeks Community, Inc. Review Committee

For ARC Use Only - James Manning James Manning

Signed Print Name

JM Complete Application Received – Date 4/19/2011

____ Application Approved – Date: _____

JM Application Approved with the following conditions: Date: 4/20/2011

The pool is approved. The Twin Creeks HOA Architecture Committee does not have the power or governing ability to release a publicutility easement.

____ Application Disapproved at this time with the following comments: Date: _____

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

WHEREAS, Twin Creeks Vista, LP, as previous owners of all lots in The Reserve at Twin Creeks, Section 13, a subdivision in Travis County, Texas according to the map or plat thereof, heretofore granted certain easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within The Reserve at Twin Creeks, Section 13, Subdivision, said easement being recorded in Document 200500311, of the Plat Records of Travis County, Texas, and;

WHEREAS, said dedicated easements referred to herein above include and are comprised in part by strips of land seven and one half feet (7.5') in width along the rear lot lines of all lots within The Reserve at Twin Creeks, Section 13, Subdivision, in Travis County, Texas; and,

WHEREAS, Joseph B. Pearson and Kathleen K. Pearson, as current owners of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, desire that the said seven and one half foot (7.5') wide public utility easement along the east side of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the said seven and one half foot (7.5') wide public utility easement along the east side of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, in Travis County, Texas, and referred to hereinabove.

EXECUTED: April 19, 2011

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: DiAnn Hamilton

DiAnn Hamilton
District Planning Supervisor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared DiAnn Hamilton, District Planning Supervisor of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

WHEREAS, said dedicated easements referred to herein above include and are comprised in part by strips of land seven and one half feet (7.5') in width along the rear lot lines of all lots within The Reserve at Twin Creeks, Section 13, Subdivision, in Travis County, Texas; and,

WHEREAS, Joseph B. Pearson and Kathleen K. Pearson, as current owners of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, desire that the said seven and one half foot (7.5') wide public utility easement along the east side of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the said seven and one half foot (7.5') wide public utility easement along the east side of Lot 29 in The Reserve at Twin Creeks, Section 13, Subdivision, in Travis County, Texas, and referred to hereinabove.

EXECUTED: April 19, 2011

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: DiAnn Hamilton

DiAnn Hamilton
District Planning Supervisor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared DiAnn Hamilton, District Planning Supervisor of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE April 19, 2011

Nina K. Walther

Notary Public in and for
The State of Texas

NINA K. WALTHER
Notary Public, State of Texas
My Commission Expires
JANUARY 26, 2013

CEDAR PARK

March 11, 2011

Mr. Joseph Pearson
3117 Mill Stream Drive
Cedar Park, TX 78613

Re: Public Utility Easement Release for Twin Creeks Country Club Lot 29, Block V, The Reserve at Twin Creeks Sec. 13
3117 Mill Stream Dr., Cedar Park, TX 78613

Dear Mr. Pearson:

The City of Cedar Park does not have any water or wastewater facilities within the easement that you are proposing to vacate. This easement is described as a seven and one-half foot PUE along the rear lot line of the above referenced tract. The City does not foresee a need for future installation of City utilities within this easement and hereby abandons and releases this easement in full.

Sincerely,

Alan Green
Senior Engineering Associate
City of Cedar Park, TX
(512) 401-5352

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 11th day of March, 2011 by Alan Green of the City of Cedar Park, a municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

LeANN M. QUINN
Notary Public, State of Texas
My Commission Expires
JULY 30, 2011

at&t

SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Missouri corporation, GRANTOR, AND Joseph B. Pearson,* GRANTEE, wherein GRANTOR in consideration of One Dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE, as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in Travis *County*, Texas, and described as follows:

Lot 29, Block V, The Reserve at Twin Creeks Subdivision, Section 13, Deed of record in Document 2010046482, Property Records of Travis County, Texas

Said land of GRANTEE being subject to:

Easements recorded in Document 200500311, Plat Records of Travis County, Texas,

The portion of said easements to be hereby released is described as follows:

All of the 7.5 foot PUE and Drainage Easement along the rear property line of said Lot 29, described above,

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 11th day of MARCH, 2011.

SOUTHWESTERN BELL TELEPHONE COMPANY

Michael Thurman

Name : Michael Thurman

Title: MGR.-ENG. DESIGN

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL THURMAN, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Missouri corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 11th day of MARCH, 2011.

REBECCA K. HOGUE
Notary Public, State of Texas
My Commission Expires
January 16, 2013

Rebecca K. Hogue
Notary Public in and for the State of TEXAS
My Commission Expires Jan. 16, 2013

TIME WARNER CABLE *Now anything's possible.*

12012 N. Mopac Expressway
512/485-6417 (Laurie Schumpert)

Austin, TX 78758
512/682-8592 (Fax)

EASEMENT RELEASE STATEMENT FOR VACATION OF PROPERTY

A request for release of the P.U.E. easement(s) has been made on the property legally described as:

Subdivision or Section: **THE RESERVE AT TWIN CREEKS, SEC 13**

Lot and Block Numbers: **LOT 29, BLK V**

Street Address: **3117 MILL STREAM DR, CEDAR PARK, TX 78613**

Property Owner: **JOSEPH PEARSON**

STATEMENT

X Time Warner Cable **does not** have a need for an easement on the property as described in the accompanying document.

____ Time Warner Cable **does** have a need for an easement on the property as described in the accompanying document.

Time Warner Cable

Laurie Schumpert
Signature

Sr. Designer
Title

State of Texas
County of Travis

This instrument was acknowledged before me on MARCH 22, 2011 by

Laurie Schumpert

Notary Public

FRANCESCA ESTEBAN
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
9-20-2011

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

EASEMENT REQUIREMENT STATEMENT FOR VACATION OF PROPERTY

An application is being made to Travis County for the vacation of property at 3117 Millstream Drive ; Cedar Park, TX 78613 (address) and/or Lot 29 Blk V Reserve C Twin Creeks Sec 13 The (legal description) and as described on the enclosed drawing or document. An action of the Commissioners' Court of Travis County is pending your return of this statement. Your prompt reply is requested.

STATEMENT

✓ We do not have need for an easement on the property as described in the accompanying document. (Described to me as easement at rear of property). CMC

____ We do have a need for an easement on the property as described in the accompanying document. A description of the required easement is attached.

Signature

Chris Landgraf, PE
Printed Name

Engineer III
Title

Texas Gas Service
Utility Company or District

3/4/2011
Date

Please return this completed form to:

Joseph Pearson
Name

3117 Millstream Dr
Address

Cedar Park, 78613
City/State/Zip

RECEIVED
MAY 13 2011
TNR

TRANSPORTATION AND NATURAL RESOURCES
JOSEPH P. GIESELMAN, EXECUTIVE MANAGER
411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

TO: County Judge
County Commissioners
Travis County, Texas

A Public Notice of Vacation of a several public utility easements sign was posted on May 10, 2011, on the northerly side of Millstream Drive along the front lot line of Lot 29, Block V of The Reserve at Twin Creeks, Section 13 at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 10 DAY OF May, 2011.

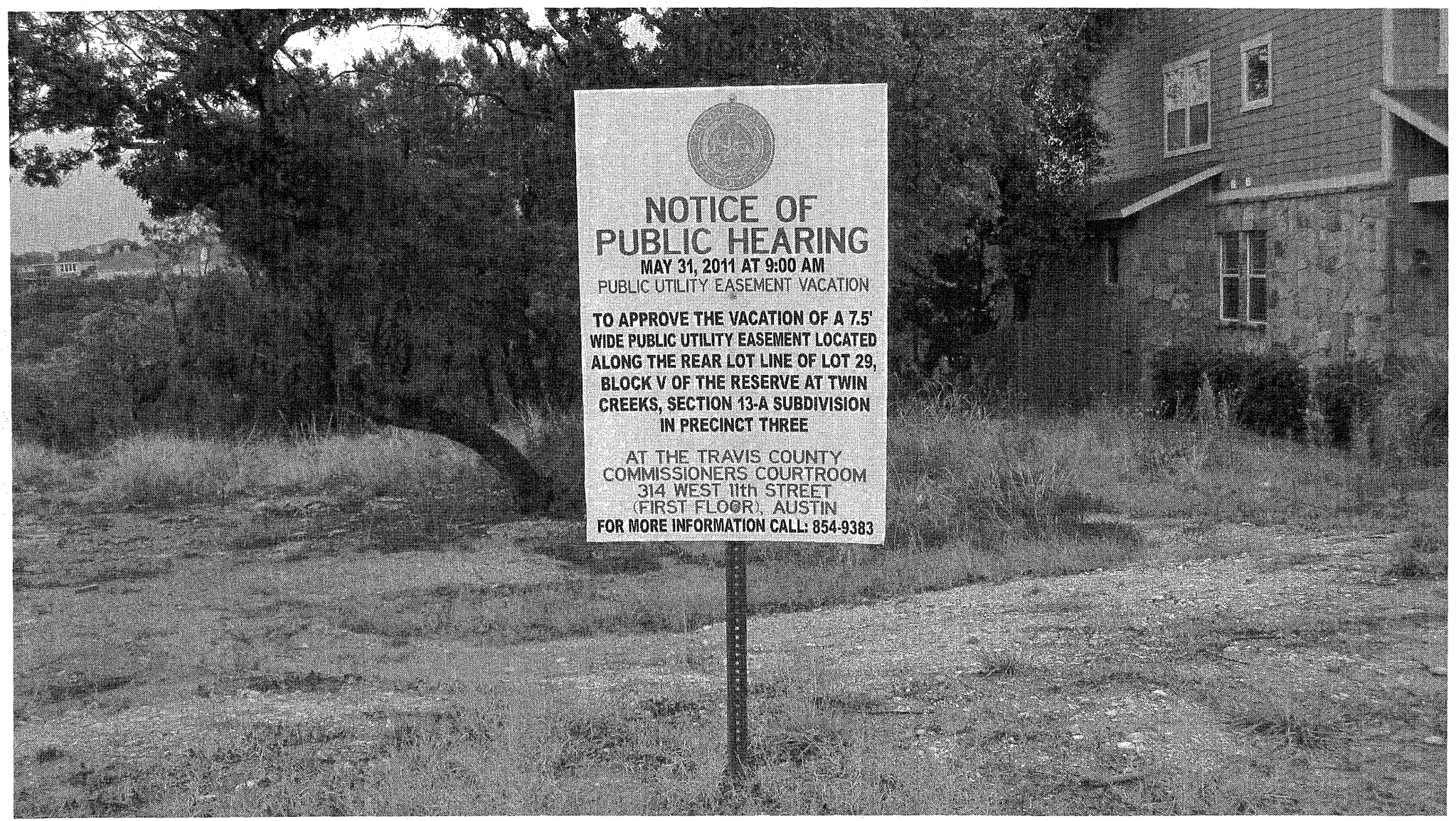
SIGNATURE: Jaime Garcia
NAME (PRINT): Jaime Garcia
TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\11PUE\04-MillStreamDrive\SignRequest.doc

Updated 5/26/ 2011, 3:45 p.m.

Updated 5/26/ 2011, 3:45 p.m.



PLATS 200500311
3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE RESERVE AT TWIN CREEKS SECTION 13

OWNERS NAME: TWIN CREEK VISTA LP

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

N.A

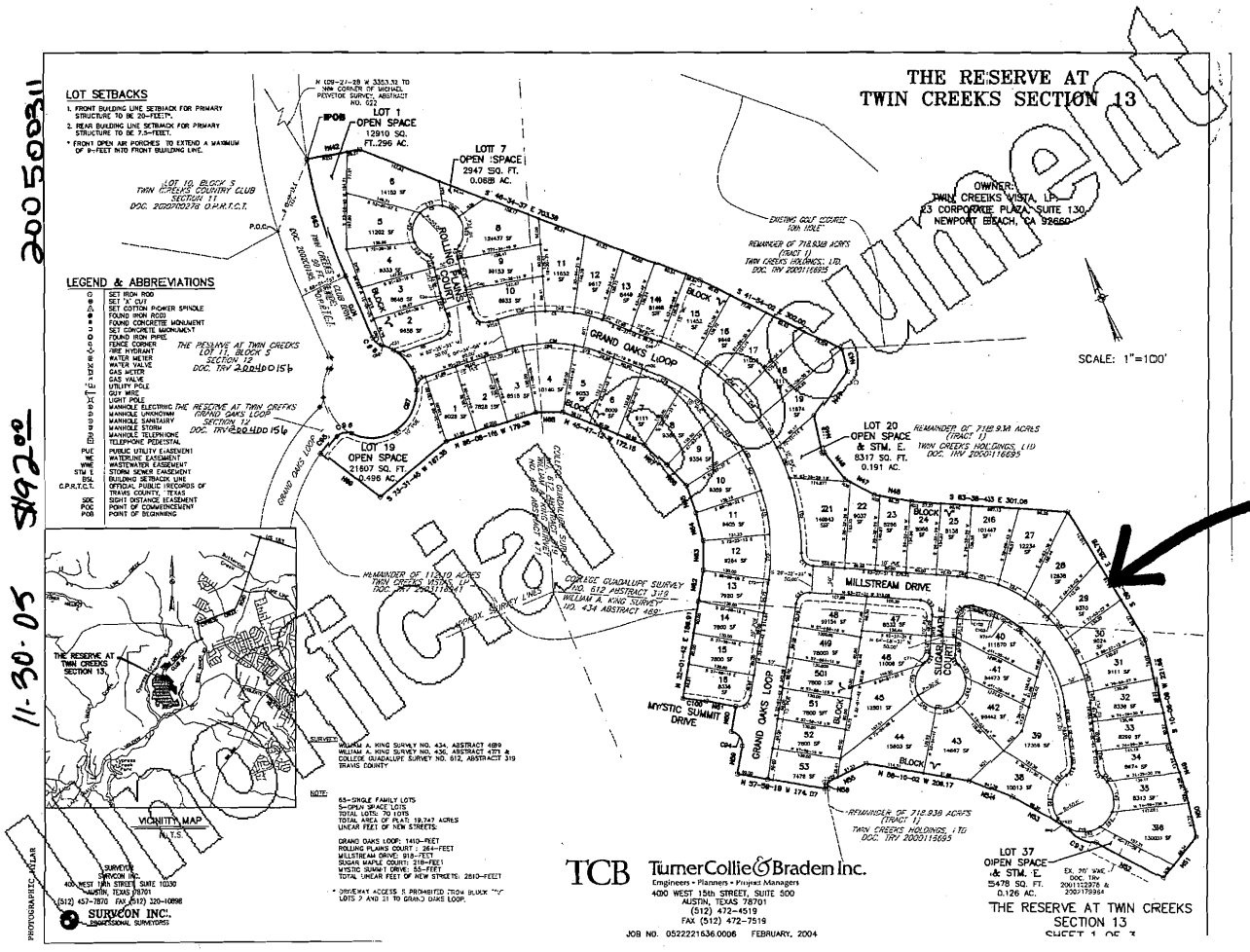
RETURN:

TNR DENNIS 44217

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2005 Nov 30 09:51 AM 200500311
BENAVIDESV $92.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Updated 5/26/ 2011, 3:45 p.m.



Site

2005003311

11-30-05 $192.00

Unofficial Document

Updated 5/26/ 2011, 3:45 p.m.

2005050311

THE RESERVE AT TWIN CREEKS SECTION 13

NOTES:

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE PUBLIC RIGHT OF WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100 FEET OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE PUBLIC RIGHT OF WAY OF AN INTERSECTING ARTERIAL STREET.

2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK.

3. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL HOLD PROPER ACCESS BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OWN HOA ASSIGNS.

5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING GRAND OAKS LOOP, ROLLING PLAINS COURT, MYSTIC SUMMIT DRIVE, MILSTREAM DRIVE, AND SUGAR MAPLE COURT. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WITHIN THE STREETS WITH THE SUBDIVISION ARE CONSTRUCTED.

6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES.

7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

8. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

9. THE OWNER OF THIS SUBDIVISION (OR HIS OR HER SUCCESSORS AND ASSIGNS) ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION (OR RE-PLATTING) MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. ALL SUBDIVISION CONSTRUCTION, (INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER ETC.) SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.

11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION (OR RE-PLATTING) MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

14. DEVELOPER IS RESPONSIBLE FOR ALL RELOCATIONS AND/OR MODIFICATIONS TO EXISTING UTILITIES.

15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS.

16. THIS SUBDIVISION PLAT WAS APPROVED AND REQUIRED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION OR HIS OR HER ASSIGNS OR SUCCESSORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER AND WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THIS SUBDIVISION.

17. REGIONAL DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF RUNOFF TO EXISTING PRE-DEVELOPED RATES OF RUNOFF FOR THE 2, 25 AND 100 YEAR STORM EVENTS.

18. THIS SUBDIVISION IS REQUIRED TO COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

19. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK PLANNING DEPARTMENT BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

20. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

21. THIS SUBDIVISION IS SUBJECT TO TRINITY LAKE TRAVIS NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS PERMIT NUMBER PR-020601 AND ANCHORED PERMIT NUMBER PR-102407.

22. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

23. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2004[illegible] OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

24. THE DEVELOPER IS RESPONSIBLE FOR THE STREETS AND DRAINAGE IN THIS SUBDIVISION UNTIL TRAVIS COUNTY ACCEPTS THE STREETS FOR MAINTENANCE.

25. DRAINAGE EASEMENTS LESS THAN 20 FEET WIDE SHALL CONTAIN ENCLOSED DRAINAGE SYSTEMS.

26. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED TO ALL STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT BUILDING LINE EXCEPT WHERE AN SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' WIDE PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. PUE'S ADJACENT TO ROADWAYS ARE HEREBY DEDICATED ADJACENT TO PUBLIC RIGHT OF WAY.

27. ALL BEARINGS AND COORDINATES HAVE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/93 WITH HORIZONTAL COORDINATES SHOWN AND RAWN AS VERTICAL CONTROL SHOWN. ALL COORDINATES ARE GRID. ALL DISTANCES ARE SURFACE AND MAY BE COMPUTED TO GRID BY MULTIPLYING THE DISPLAYED COMBINED FACTOR OF 1.00013.

28. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, LANDSCAPING, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER (OR HIS/HER ASSIGNS) MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDARIES OF SUCH EASEMENT AT ALL TIMES.

29. PERMANENT BEST MANAGEMENT PRACTICES (BMPS) REQUIRED BY THE LCRA NON-POINT SOURCE POLLUTION (NPS) PERMIT # PR-020601 AND ANCHORED PERMIT # PR-102407 WILL BE CONSTRUCTED WITH THIS DEVELOPMENT.

30. A TEMPORARY TURN AROUND SHALL BE INSTALLED AT THE END OF GRAND OAKS LOOP. A TEMPORARY ALL WEATHER EASEMENT HAS BEEN RECORDED IN DOCUMENT NUMBER [illegible] OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

31. A SECONDARY EMERGENCY ACCESS ROAD SHALL BE CONSTRUCTED FROM THE SECTION 13 GRAND OAKS LOOP TERMINUS TO EXISTING AMMONSBURY DRIVE IN CONJUNCTION WITH THE SUBDIVISION IMPROVEMENTS.

32. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

33. BLOCKS 5, LOTS 33 & 53 WILL BE GRINDER PUMPS. THE HOMEOWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE GRINDER PUMPS.

34. ALL OPEN SPACE LOTS WITHIN THE BOUNDARIES OF THIS PLAT, LOTS 1, 7, 19, 20, & 33, WILL BE MAINTAINED BY THE DEVELOPER OR, AFTER TITLE TRANSFER, THE HOMEOWNERS ASSOCIATION, PURCHASER, OR NON-PROFIT CORPORATION.

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT TWIN CREEKS VISTA, LP, A LIMITED PARTNERSHIP AND BEING THE OWNER OF 113.10 ACRES OF ELAND OUT OF THE MICHAEL FOSTER SURVEY, ABSTRACT NO. 822, THE M. A. KING SURVEY NMBR. 436, ABSTRACT 421; AND THE GUADALUPE COLLEGE SURVEY NO. 810, ABSTRACT NO. 3161, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2003118941 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOES HEREBY SUBDIVIDE 18.746 ACRES OF LAND OUT OF SAID TRACTS IN ACCORDANCE WITH CHAPTERS 212.013 AND 212.026 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE ATTACHED MAP OR PLAT, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. TO BE KNOW AS THE RESERVE AT TWIN CREEKS SECTION 13", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 5 DAY OF MAY A.D. 2004

BY: TWIN CREEKS VISTA, LP, A LIMITED PARTNERSHIP

THOMAS ATWORE, VICE PRESIDENT
ACTING IN BEHALF OF:
TWIN CREEKS VISTA, LP
23 CORPORATE PLAZA, SUITE 130
NEWPORT BEACH, CA 92660
STATE OF California

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas Atwore KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 5th DAY OF May A.D. 20 04

NOTARY PUBLIC, STATE OF TRAVIS Orange County
PRINTED NAME: Sharon R. McHale
MY COMMISSION EXPIRES: [illegible]

SHARON R. MCHALE
COMMISSION # 1430777
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXP. AUG 8, 2006

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

THAT TWIN CREEKS WITHOUNG LTD., THE OWNER HOLDER OF THE ENTIRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOC. NUMBER 2004[illegible] OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION TO BE KNOWN AS "THE RESERVE AT TWIN CREEKS SECTION 13.

[illegible] Vice President
Twin Creeks Holdings GP, LLC
2501 Twin Creeks Cove Dr.
Austin, Texas 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE LEGAL REPRESENTATIVE OF THE LIEN HOLDER OF THE PROPERTY DESCRIBED HEREIN.

Kristin Deloney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Kristin Deloney
PRINTED NAME OF NOTARY AND NOTARY STAMP
8-23-2005
DATE NOTARY COMMISSION EXPIRES

KRISTIN DELONEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-23-2005

CITY APPROVAL

APPROVED THIS THE 20 DAY OF April A.D. 2004 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, ALL THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF CEDAR PARK AND IS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

MIKE PEREZ, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

TERRY DOANE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK TEXAS

L. BOBB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS DO HEREBY ACKNOWLEDGE AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

[illegible] MAYOR PRO TEM
BOB YOUNG, MAYOR
CITY OF CEDAR PARK

LEANN WILDERMUTH, CITY SECRETARY
CITY OF CEDAR PARK

ENGINEER'S CERTIFICATION

THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, ACCORDING TO THE RECHARGE ZONE MAPS PUBLISHED BY THE T.C.E.Q. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #481028-484500C0285E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT TRANSMITTED HEREWITH; THAT ALL INFORMATION SHOWN HEREON IN ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

4/20/2004
ROGER DURDEN — DATE
REGISTERED PROFESSIONAL ENGINEER NO. 76590

STATE OF TEXAS
ROGER DURDEN
76590
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

I, JOE D. WEBBER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 9, ARTICLE 9.200, SECTION 9.3086 OF THE CITY CODE OF CEDAR PARK, TEXAS, AND THAT ALL EXISTING EASEMENTS NOTED IN THE MOST RECENT TITLE SURVEY ISSUED BY HERITAGE TITLE COMPANY OF AUSTIN INC. POLICY No. 175-200436Z FILE No. 0000202222, HAVE BEEN SHOWN OR NOTED ON THE PLAT.

4/20/04
JOE D. WEBBER, JR. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4552

STATE OF TEXAS
JOE D. WEBBER, JR.
4552
REGISTERED
PROFESSIONAL LAND SURVEYOR

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH. IS THE RESPONSIBILITY OF THE OWNER AND/OR SUBDIVIDER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THIS SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OFF THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR DIRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF April A.D. 2004 AT [illegible] O'CLOCK [illegible] M. AND DULY RECORDED ON THE 30 DAY OF April A.D. 2004 AT [illegible] O'CLOCK [illegible] M. IN THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY AND STATE IN DOCUMENT NUMBER 200405050311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 30 DAY OF April A.D.

DANA DEBEAUVOIR
TRAVIS COUNTY, TEXAS
BY: [illegible]
DEPUTY
V. BENAVIDES

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 15 DAY OF December 2004 A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORDS OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 15 DAY OF December 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS
BY: [illegible]
DEPUTY
Melissa Velasquez

THE RESERVE AT TWIN CREEKS
SECTION 13
SHEET 2 OF 3

Final Document

Note

PROTECTED BY ATTORNEY

Updated 5/26/ 2011, 3:45 p.m.

20050311

THE RESERVE AT TWIN CREEKS SECTION 13

NOTE TABLE

NOTE	DISTANCE OR ARC LENGTH	BEARING OR DELTA
1	179.22	N 4-34-08E
2	130.82	N 4-34-08E
3	131.06	N-53-38
4	157.32	S73-24-07W
5	176.45	S83-25-52E
6	129.32	N 4-34-08E
7	158.00	N 8-05-45E
8	154.00	S 8-05-45W
9	124.23	S 4-34-08W
10	111.97	S85-55-30E
11	170.20	S25-32-38W
12	172.46	N28-32-29E
13	150.00	N27-36-19W
14	155.53	N23-01-42E
15	150.00	N22-01-42E
16	124.22	N 4-34-08E
17	8.86	N 6-02-15E
18	111.97	S82-25-52E
19	9.35	S 6-02-15W
20	124.22	S 4-34-08W
21	4.43	S15-30-20W
22	150.84	S31-33-38E
23	2.74	S47-53-50E
24	8.82	S 8-38-57E
25	112.17	S10-06-08W
26	224.41	S 9-38-48W
27	6.51	N52-39-45E
28	112.00	N7-27-22E
29	202.77	N87-28-25E
30	9.74	N48-27-18W
31	86.79	N69-28-11E
32	253.79	N64-11-52E
33	174.73	S77-53-15E
34	447.19	N14-38-35E
35	160.00	S77-53-25W
36	772.83	S 8-51-01W
37	185.04	S19-38-51E
38	111.22	S40-04-32E
39	280.79	S52-28-54W
40	229.32	N37-23-15W
41	8.81	N52-38-45E
42	1100.00	S77-52-15E
43	443.00	S 8-05-27W
44	1054.32	S38-47-14W
45	772.83	S 8-51-01W
46	183.04	S19-38-51E
47	883.04	S40-04-22E
48	772.70	S57-32-54E
49	550.54	S 5-58-29W
50	852.12	S 2-28-18W
51	598.13	S42-30-54W
52	144.42	N43-21-08W
53	1227.62	N37-20-15W
54	854.38	N48-57-32W
55	854.10	S87-28-28W
56	112.00	S19-27-22W
57	525.53	N32-01-42E
58	550.00	N32-01-42E
59	529.38	N57-58-09
60	559.50	N31-58-51E
61	550.38	N23-58 20E
62	554.79	N 8-54-04E
63	854.96	N 3-06-44E
64	534.98	N20-40-30W
65	550.04	N23-13-19W
66	502.50	N88-03-31W
67	1440.00	N26-15-31W
68	1316.61	N 1-54-57W
69	1713.24	S46-28-28E

CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	BEARING	CHORD BEARING	CHORD DISTANCE
1	20.56	47-48-06	25.00	S61-31-48E		20.28
2	36.27	83-00-20	25.00	N49-34-08E		33.36
3	32.47	3-31-37	525.00	N06-20-27E		32.47
4	31.32	48-11-23	25.00	N13-08-54W		30.41
5	241.18	276-21-46	50.00	S81-53-13E		44.67
6	21.93	48-11-23	25.00	S32-12-27W		20.41
7	29.36	3-31-37	475.00	S06-20-27W		29.37
8	39.27	90-00-00	25.00	S45-25-52E		35.36
9	237.48	26-32-34	530.00	S83-38-32E		233.18
10	520.63	69-12-35	430.00	S11-16-20E		489.44
11	37.68	86-12-48	25.00	S20-18-07W		34.22
12	379.01	79-58-03	275.00	S23-58-30E		349.72
13	25.03	6-52-48	200.00	S19-16-20W		25.02
14	22.39	51-18-57	25.00	S63-09-10E		21.65
15	261.37	287-47-12	50.00	N64-55-02W		70.71
16	25.51	58-27-54	25.00	N48-44-51E		24.41
17	13.55	5-05-24	150.00	N15-00-50E		13.55
18	278.20	70-20-04	225.00	N19-38-32W		256.18
19	43.64	88-35-57	25.00	S79-51-28W		39.52
20	21.63	49-17-23	25.00	S02-26-17W		20.41
21	241.18	276-21-46	50.00	N12-27-31W		84.67
22	21.63	49-17-23	25.00	N50 28-10E		20.41
23	38.27	90-00-00	25.00	N16-27-31W		35.36
24	39.88	94-36-47	25.00	S74-17-06W		35.52
25	39.27	90-00-00	25.00	N12-56-17W		35.36
26	39.27	90-00-00	25.00	N77-03-43E		35.36
27	508.82	78-29-00	370.00	N67-13-48W		468.12
28	153.61	38-28-34	270.00	N63-54-38W		150.15
29	32.03	73-27-04	25.00	S57-56-35W		29.90
30	42.25	48-44-49	50.00	N58-15-22W		38.39
31	20.79	13-14-16	90.00	S44-14-54E		20.73
32	20.85	47-48-06	25.00	S61-31-48E		20.28
33	21.57	2-21-15	525.00	N05 44-45E		21.57
34	10.90	1-11-23	525.00	N07-31-04W		10.90
35	33.08	37-54-25	50.00	N21-07 25W		32.48
36	91.48	72-27-44	50.00	N53-02-36W		57.85
37	47.88	54-51-56	50.00	S84-15-21E		46.07
38	94.50	16-28-49	330.00	S77-1 -23E		94.59
39	56.70	65-24-40	50.00	S22-05-48W		54.22
40	7.44	0-53-51	475.00	S07-39-50W		7.44
41	21.84	2-38-48	475.00	S05-53-31W		21.84
42	55.81	9-41-24	330.00	S64-06-31E		55.74
43	56.64	9-50-03	330.00	S54-20-38E		56.57
44	17.12	2-58-19	330.00	S47-56-27E		17.11
45	2.03	0-16-14	430.00	S8-19-11E		2.03
46	72.36	9-38-40	430.00	S41-27-44E		72.29
47	57.38	7-38-44	430.00	S32-43 03E		57.34
48	57.38	7-38-44	430.00	S25-06-18E		57.34
49	57.38	7-38-44	430.00	S17-25-53E		57.34
50	87.10	8-56-29	450.00	S09-07-50E		87.00
51	144.37	18-14-12	450.00	S13-13-11W		143.80
52	18.00	3-44-01	275.00	S81-15-01E		18.00
53	58.16	12-07-33	275.00	S53-59-59E		58.05
54	58.16	12-07-33	275.00	S41-51-56E		58.05
55	56.35	11-44-26	275.00	S29-38-13E		56.23
56	55.79	11-37-28	275.00	S17-32-44E		55.70
57	55.50	11-33-48	275.00	S05-19-39E		55.41
58	55.50	11-33-48	275.00	S06-14-09W		55.41
59	21.55	4-29-27	275.00	S13-36-47W		21.54
60	12.51	11-58-46	50.00	S22-06-19W		12.48
61	32.47	40-10-20	50.00	S13-08-27W		31.80
62	97.60	55-54-18	50.00	S61-28-37W		93.88
63	78.63	44-29-29	50.00	N73-23-09W		76.79
64	43.93	24-20-38	50.00	N44-18-10E		43.60
65	18.37	3-12-29	325.00	S24-56-07W		18.37
66	27.13	31-08-11	50.00	S38-08-14E		26.80
67	53.41	61-36-50	50.00	S30-11-35W		51.12
68	46.73	50-38-32	50.00	N52-49-29W		44.21
69	44.29	50-10-39	50.00	S31-12-38W		42.88
70	44.31	53-11-20	50.00	N31-03-18E		42.97
71	5.39	1-52-31	50.00	N71-17-43E		5.39
72	7.31	1-26-47	330.00	N31-19-49E		7.31
73	65.58	12-16-08	312.00	N24-44-21E		65.39
74	55.55	12-15-03	270.00	N18-51-13W		55.44
75	83.48	13-14-19	370.00	N02-15-22W		83.27
76	65.58	12-16-08	370.00	N15-29-21W		65.27
77	85.38	13-15-48	370.00	N28-43-58W		85.38
78	71.53	11-30-45	370.00	N40-54-28W		71.54
79	50.88	10-34-49	270.00	N51-31-13W		50.80
80	101.85	21-36-18	270.00	N68-03-31W		101.25
81	38.94	8-33-31	270.00	N82-08-54W		38.97
82	42.64	7-34-44	323.83	N82-31-31E		42.60
83	31.03	7-22-46	25.00	S77-38-57E		29.17
84	124.57	110-35-50	50.00	N76-24-37E		153.42
85	22.05	73-17-09	25.00	N67-50-38E		20.60
86	5.58	3-33-08	90.00	N52-38-37W		5.58
87	37.94	52-30-14	25.00	N28-10-04W		36.12
88	224.14	14 02-51	950.00	N05-06-28E		223.56
89	39.04	44-43-57	50.00	N34-28-31W		38.00
90	62.84	8-21-48	430.00	N00-26-19W		62.58
91	80.54	57-54-18	80.00	N41-11-19W		58.09
92	93.23	89-12-48	60.00	S58-22-49E		84.14
93	80.54	57-54-18	80.00	N41-11-19W		58.09
94	36.27	83 00-00	25.00	N12-56-18W		33.36
95	42.84	7-34-44	323.83	N82-31-31E		42.80
96	31.15	71-22-48	25.00	S77-38-57E		29.17
97	302.33	192-26-03	90.00	N45-48-50E		178.84
98	22.91	52-30-14	25.00	N28-10-04W		22.12
99	324.14	14-02-51	950.00	N05-06-28E		323.26
100	40.98	4-36-27	525.00	N06-27 51W		40.67
101	28.11	30-49-55	25.00	N58-27-26E		24.54
102	12.93	28-49-03	25.00	S74-7-32E		12.81
103	89.64	25-22-23	225.00	S43-38-22E		88.93

METES AND BOUNDS DESCRIPTION
19.746 ACRES OUT OF THE
COLLEGE GUADALUPE SURVEY NO. 612, A-319,
WILLIAM FLEMING SURVEY NO. 434, A-488 AND THE
WILLIAM FLEMING SURVEY NO. 436, A-471
GUADALUPE COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 19.746 ACRES AND BEING SEPARATE OUT OF PORTIONS OF THE WILLIAM A. ALDE SURVEY NUMBER 434, ABSTRACT NUMBER 488, THE WILLIAM A. ALDE SURVEY NUMBER 436, ABSTRACT 471 AND THE COLLEGE GUADALUPE SURVEY NUMBER 612, ABSTRACT 319 IN TRAVIS COUNTY, TEXAS, SAID 19.746 ACRES ALSO BEINGS OUT OF AND A PORTION OF A 120.188 TRACT OF TRACT NO. 2 DESCRIBED AND CONVEYED TO TWIN CREEKS HOLDINGS LTD. A TEXAS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED NOVEMBER 1, 1996 AND RECORDED IN VOLUME 13516, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE 53.8844 ACRES TRACT DESCRIBED TO TWIN CREEKS HOLDINGS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN DOCUMENT NUMBER THE 2000118841 U.S.R.P. THIS 19.746 ACRE TRACT BEING SOME PARCELS/LOTS DESIGNED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO TEXAS STATE PLANE COORDINATES SYSTEM, CENTRAL ZONE, AND ELEVO WARM DERIVED BY USE A CONFIGURATION OF THE CITY OF CEDAR PARK MONUMENTS NUMBERS 26 AND 46, WITH ALL DISTANCES ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT SCALE FACTOR OF 1.00012.

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BULLFIELD & ASSOCIATES" FOUND IN THE NORTH LINE OF SAID 119.188 ACRE TRACT AND BEING THE EAST-SOUTHEAST CORNER OF LOT 16, BLOCK "E" OF TWIN CREEKS COUNTRY CLUB SECTION 11 AS PLATTED AND RECORDED IN DOCUMENT NUMBER 200000219 OF THE TRAVIS COUNTY PLAT RECORDS (T.C.P.R.). SAID POINT OF BEGINNING BEING ALSO IN THE EXISTING WEST-RIGHT-OF-WAY (RULE) LINE OF TWIN CREEKS CLUB DRIVE, BEING A SUBDIVISION DEDICATED AND RECORDED BY THE PLAT OF TWIN CREEKS COUNTRY CLUB SECTION 3 IN THE 200000219 T.C.P.R.

THENCE, NORTH 49°48'13" EAST, ACROSS SAID TWIN CREEKS CLUB DRIVE, A DISTANCE OF 148.06 FEET TO A CONCRETE MONUMENT SET IN THE CURVING EAST RIGHT-OF-WAY OF SAID TWIN CREEKS CLUB DRIVE IN THE SOUTH MARGIN OF THE TRAVIS HILLS OF THE CREEKS TWIN CREEKS GOLF COURSE (CURRENTLY UNPLATTED) AND BEING A RECAPTURED PORTION OF 240.718.836 ACRE TRACT FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING FOR THIS TRACT;

THENCE, ALONG THE NORTHEAST LINE HEREOF, THE SOUTHWEST BOUND OF SAID 240 TRACT AND NORTH ALSO THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 22°24'11" EAST, A DISTANCE OF 44.84 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

2. SOUTH 44°05'24" EAST, A DISTANCE OF 93.06 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BULLFIELD & ASSOC" FOUND AND REPLACED WITH A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

3. SOUTH 14°03'42" EAST, A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF AND REPLACING A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BULLFIELD & ASSOC" FOUND;

THENCE, ALONG THE EAST LINE HEREOF, THE WEST LINE OF PROPOSED OPEN SPACE FOR SECTION 19 OF TWIN CREEKS BEING A REMAINDER PORTION OF 240.718.836 ACRE TRACT, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1. SOUTH 00°00'27" WEST, A DISTANCE OF 45.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF AND REPLACING A FOUND 1/2-INCH IRON ROD WITH A PLASTIC CAP;

2. SOUTH 206 31'14" WEST, A DISTANCE OF 104.32 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF AND REPLACING A FOUND 1/2-INCH IRON ROD WITH A PLASTIC CAP;

3. SOUTH 000 31'01" WEST, A DISTANCE OF 73.03 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

4. SOUTH 17°00'37" EAST, A DISTANCE OF 85.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

5. SOUTH 44°05'24" EAST, A DISTANCE OF 85.00 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

6. SOUTH 55°30'38" EAST, A DISTANCE OF 73.79 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

7. SOUTH 84°38'14" EAST, A DISTANCE OF 301.06 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

8. SOUTH 00°00'37" EAST, A DISTANCE OF 383.79 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

9. SOUTH 10°08'06" WEST, A DISTANCE OF 221.66 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

10. SOUTH 10°08'06" WEST, A DISTANCE OF 89.54 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

11. SOUTH 19°05'14" WEST, A DISTANCE OF 93.13 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

12. SOUTH 18°20'34" WEST, A DISTANCE OF 86.13 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

13. NORTH 14°21'38" WEST, A DISTANCE OF 144.42 FEET TO A CONCRETE MONUMENT SET FOR A POINT OF CURVATURE HEREOF;

14. 60.64 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 83°34'08" AND A CHORD BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 55.39 FEET TO A CONCRETE MONUMENT SET FOR A POINT OF TANGENCY HEREOF;

15. NORTH 1°22'01" WEST, A DISTANCE OF 127.82 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

16. NORTH 14°54'37" WEST, A DISTANCE OF 54.70 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

17. NORTH 12°01'44" EAST, A DISTANCE OF 54.88 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

18. NORTH 20°40'00" WEST, A DISTANCE OF 54.88 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

19. NORTH 12°56'18" WEST, A DISTANCE OF 54.88 FEET TO A CONCRETE MONUMENT SET FOR A CORNER HEREOF;

20. NORTH 45. 31°47'12" WEST, A DISTANCE OF 172.15 FEET TO A CONCRETE MONUMENT SET FOR AN ANGLE POINT;

21. NORTH 00°02'31" WEST, A DISTANCE OF 54.88 FEET TO A CONCRETE MONUMENT SET FOR AN ANGLE POINT;

22. NORTH 00°00'00" WEST, A DISTANCE OF 179.06 FEET TO A CONCRETE MONUMENT SET FOR AN ANGLE POINT;

23. NORTH 12°31'44" WEST, A DISTANCE OF 147.25 FEET TO A CONCRETE MONUMENT SET FOR A CORNER;

24. NORTH 70°05'31" WEST, A DISTANCE OF 148.03 FEET TO A CONCRETE MONUMENT SET IN THE CURVING SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAME TWIN CREEKS CLUB DRIVE, AS RECORDED BY THE PLAT OF THE RESERVE AT TWIN CREEKS SECTION 13 AS RECORDED IN DOCUMENT NO. _____ FOR THE BEGINNING CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TWIN CREEKS CLUB DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. 41.84 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 97°34'47" AND A CHORD BEARING AND DISTANCE OF NORTH 83°57'37" EAST, 36.94 FEET TO A CONCRETE MONUMENT FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

2. 21.13 FEET ALONG SAID CURVE TO THE RIGHT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 7°21'20.4" AND A CHORD BEARING AND DISTANCE OF SOUTH 17°38'37" EAST, 20.17 FEET TO AN A CONCRETE MONUMENT FOUND IN THE SUBDIVIDED CUL-DE-SAC OF SAID TWIN CREEKS CLUB DRIVE FOR A POINT OF TANGENCY;

THENCE, ALONG THE SUBDIVIDED CUL-DE-SAC OF SAID TWIN CREEKS CLUB DRIVE, THE FOLLOWING TWO (3) COURSES AND DISTANCES:

1. 202.23 FEET, ALONG A CURVE TO THE LEFT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 185.18°53" AND A CHORD BEARING AND DISTANCE OF NORTH 41°42'02" EAST, 179.04 FEET TO A CONCRETE MONUMENT SET FOR A POINT OF REVERSE CURVATURE;

2. 22.01 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 50.39°47" AND A CHORD BEARING AND DISTANCE OF NORTH 20°19'54" WEST, 20.92 FEET TO A CONCRETE MONUMENT SET FOR A POINT OF TANGENCY;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID TWIN CREEKS CLUB DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 5°34'57" WEST, A DISTANCE OF 120.88 FEET TO A CONCRETE MONUMENT SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

2. 324.14 FEET, ALONG SAID CURVE TO THE RIGHT, SAID CURVE CONTAINING THE FOLLOWING ELEMENTS, A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 14 02'51" AND A CHORD BEARING AND DISTANCE OF NORTH 12°56'40" EAST, 323.26 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 19.746 ACRES OF LAND.

THE RESERVE AT TWIN CIREEKS
SECTION 13
SHEET 3 OF 3

Updated 5/26/ 2011, 3:45 p.m.

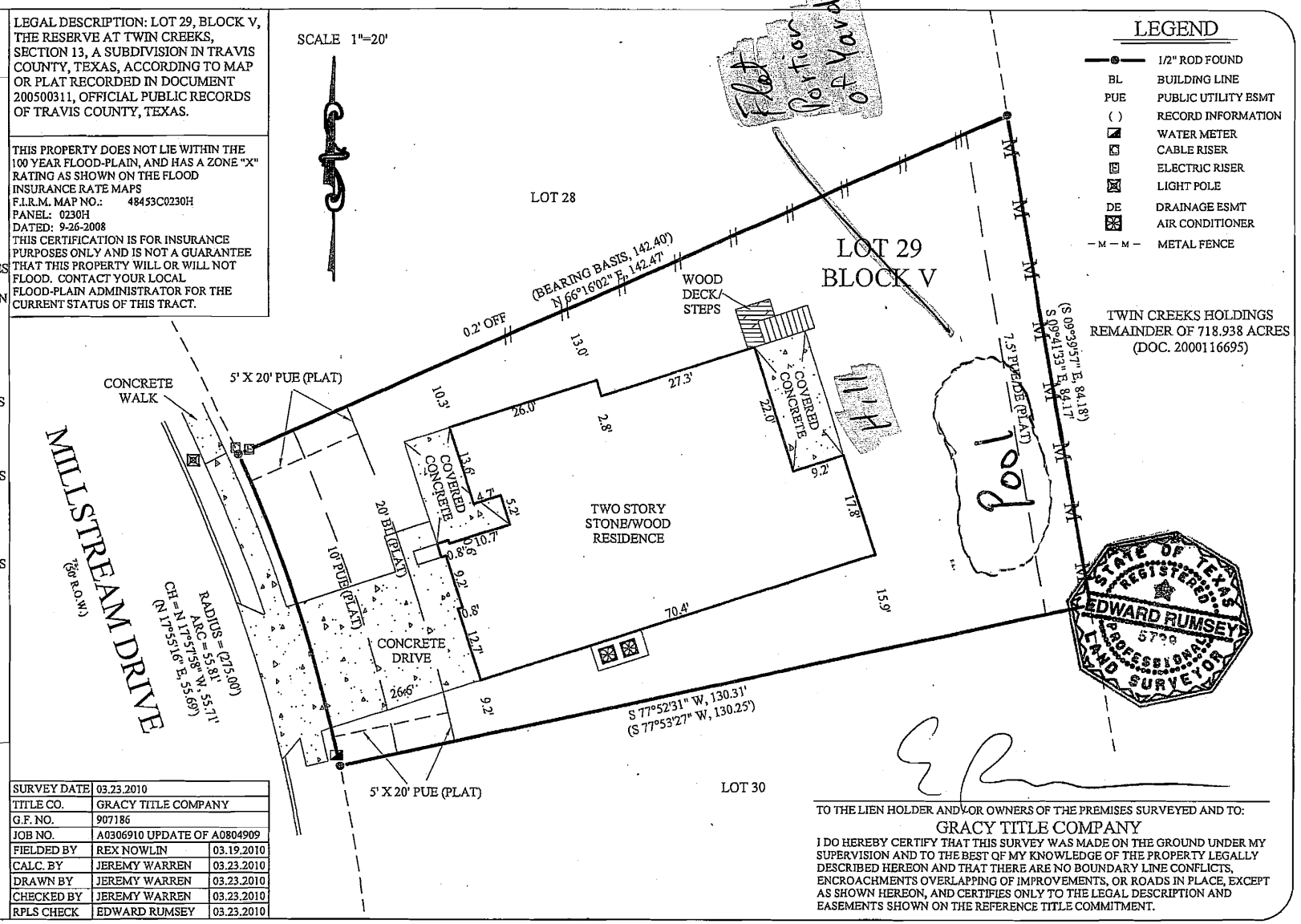
JOSEPH B. PEARSON AND
KATHLEEN K. PEARSON
3117 MILLSTREAM DRIVE
CEDAR PARK, TRAVIS COUNTY, TEXAS

RESTRICTIONS:
SUBJECT TO RESTRICTION IN DOCUMENTS 2002058439, 20002058478, 2002103274, 2002122909, 2002122910, 2002122911, 2002122912, 2002122913, 2003116939, 2004121328, 2004122127, 2004212537, 2005193931, 2005198097, 2005225066, 2005225067, 2005225068, 2006012120, 2006012303, 2006217402, 2008076243, 2008076244, 2008165362, 2008168361 AND AS PER PLAT IN DOCUMENT 200500311.
SUBJECT TO BUILDING SETBACK LINES IN DOCUMENT 2005003311.
SUBJECT TO EASEMENTS RESERVED IN DOCUMENTS 2002058439, 2004212537.
TELECOMMUNICATIONS AND ELECTRIC LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY IN VOLUME 8546, PAGE 185, DOES NOT AFFECT.
SUBJECT TO A BLANKET TYPE ACCESS AND UTILITES EASEMENT IN DOCUMENT 2000116694.
WASTEWATER EASEMENT GRANTED TO WILLIAMSON-TRAVIS COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 1G. IN DOCUMENT 2001122978, DOES NOT AFFECT.
DETENTION AND WATER QUALITY POND EASEMENT GRANTED TO WILLIAMSON-TRAVIS COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 1G IN DOCUEMNT 2001122979, DOES NOT AFFECT.
WASTEWATER LINE EASEMENT GRANTED TO WILLIAMSON-TRAVIS COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1G IN DOCUMENT 2002179964, DOES NOT AFFECT.
SUBJECT TO EASEMENTS, TERMS, CONDITIONS AND PROVISIONS IN DOCUMENT 2004071842.

LEGAL DESCRIPTION: LOT 29, BLOCK V, THE RESERVE AT TWIN CREEKS, SECTION 13, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN DOCUMENT 200500311, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0230H
PANEL: 0230H
DATED: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SCALE 1"=20'



LEGEND

—●—	1/2" ROD FOUND
BL	BUILDING LINE
PUE	PUBLIC UTILITY ESMT
( )	RECORD INFORMATION
	WATER METER
	CABLE RISER
	ELECTRIC RISER
	LIGHT POLE
DE	DRAINAGE ESMT
	AIR CONDITIONER
— M — M —	METAL FENCE

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

SURVEY DATE	03.23.2010	
TITLE CO.	GRACY TITLE COMPANY	
G.F. NO.	907186	
JOB NO.	A0306910 UPDATE OF A0804909	
FIELDED BY	REX NOWLIN	03.19.2010
CALC. BY	JEREMY WARREN	03.23.2010
DRAWN BY	JEREMY WARREN	03.23.2010
CHECKED BY	JEREMY WARREN	03.23.2010
RPLS CHECK	EDWARD RUMSEY	03.23.2010

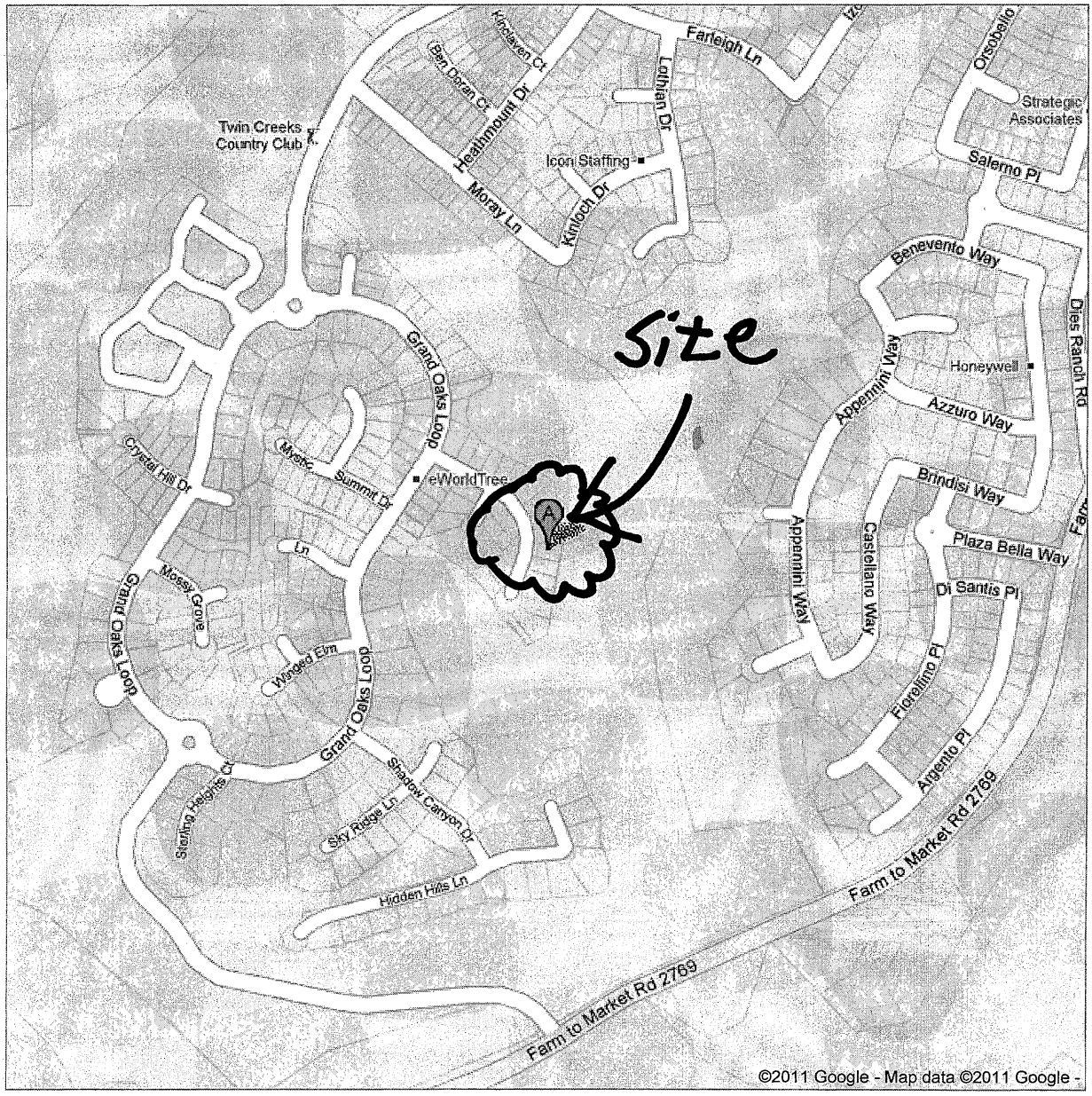
TO THE LIEN HOLDER AND/-OR OWNERS OF THE PREMISES SURVEYED AND TO:
GRACY TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.

Eddie

Google maps

Address **Mill Stream Dr**
Cedar Park, TX 78641

Notes Request to vacate a 7.5' wide public utility easement located along the rear lot line of Lot 29, Block V of the Reserve at Twin Creeks, Section 13 - a subdivision in Precinct Three, Commissioner Karen Huber.



Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011

Prepared By/Phone Number: Paul Scoggins, 854-7619

Elected/Appointed Official/Dept. Head: Steven M. Manilla, P.E., County Executive

Commissioners Court Sponsor: Commissioner Karen Huber, Precinct Three

AGENDA LANGUAGE:

Consider and take appropriate regarding a request to authorize the filing of an instrument to vacate several five and ten foot wide public utility easements located along the side and rear lot lines of lots, 72, 73, 74, 76, and 77 of South Cherry Hollow Estates – a subdivision in Travis County, Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

TNR staff has received a request to vacate several five and ten foot wide public utility easements (PUEs) located along the side and rear lot lines of Lots 72, 73, 74, 76, and 77 of South Cherry Hollow Estates. The easements are schematically shown on the plat and also noted as a plat note. Lots 72, 73, 74, and 76 fronts on Cherry Hollow Crossing while Lot 77 fronts on Quail Valley Drive. Both streets are maintained by Travis County.

A more detailed description of the subject easements are as follows: the five foot PUEs located along the northerly lot line of Lot 72, the southerly and northerly lot line of Lot 73, and the easterly lot line of Lot 77 along with the ten foot PUEs located along the westerly lot lines of Lots 72, 73, 74, and 76.

The owners of the subject five lots are preparing to re-plat the lots into one lot. The PUEs, in their current locations, would traverse across that proposed re-plat in a manner that would not be beneficial. According to staff's records, the owners have not formally submitted an application for the proposed re-plat.

The utility companies known to be operating in the area have stated that they have no objection to vacating the subject easements. As of this memo staff has not received any inquiries in regards to this request.

STAFF RECOMMENDATIONS:

TNR staff recommends the vacation as described in the attached Order of Vacation and as shown on the attached field notes and sketch.

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a single pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

ISSUES AND OPPORTUNITIES:

Travis County has no need for the subject easements and would not benefit from vacating or not vacating. It has been the responsibility of the applicant to contact the utility companies operating in the area. Travis County has relied on the utility companies to decide if the easements need to be retained for the surrounding property owners. TNR staff foresees no reason for opposition to this vacation.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

REQUIRED AUTHORIZATIONS:

Anna Bowlin, Division Director of Development Services 854-9383

ATTACHMENTS:

Order of Vacation
Field Notes and Sketch
Request Letter
Statements from utility companies
South Cherry Hollow Estates Plat
Proposed Amended Plat
Sign affidavit and pictures
Maps

SMM:AB:ps

1105 South Cherry Hollow Estates - Cherry Hollow Crossing/Quail Valley Drive

11-PUE-03

ORDER OF VACATION

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, the property owner requests the vacation of five foot wide public utility easements located along the northerly lot line of Lot 72, the southerly and northerly lot line of Lot 73, and the easterly lot line of Lot 77 along with the ten foot wide public utility easements located along the westerly lot lines of Lots 72, 73, 74, and 76 all being of South Cherry Hollow Estates as recorded at Volume 83, Page 95B-96D of the Real Property Records of Travis County, Texas for the purpose of amending said lots into one;

WHEREAS, utility providers knowing to be serving the area have indicated that they have no need for the public utility easements requested to be vacated as described in the attached field notes and sketch;

WHEREAS, the Travis County Transportation and Natural Resources Department recommends the vacation of the public utility easements as described in the attached field notes and sketch;

WHEREAS, the required public notice was posted and the Travis County Commissioners Court held a public hearing on May 31, 2011 to consider the proposed action; and

NOW, THEREFORE, by unanimous vote, the Commissioners Court of Travis County, Texas, orders that the five foot wide public utility easements located along the northerly lot line of Lot 72, the southerly and northerly lot line of Lot 73, and the easterly lot line of Lot 77 along with the ten foot wide public utility easements located along the westerly lot lines of Lots 72, 73, 74, and 76 all being of South Cherry Hollow Estates, as shown on the attached sketch and described in the attached field notes, are hereby vacated.

ORDERED THIS THE _____ DAY OF_____ 2011.

_____
SAMUEL T. BISCOE, COUNTY JUDGE

_____
COMMISSIONER RON DAVIS
PRECINCT ONE

_____
COMMISSIONER SARAH ECKHARDT
PRECINCT TWO

_____
COMMISSIONER KAREN HUBER
PRECINCT THREE

_____
COMMISSIONER MARGARET GOMEZ
PRECINCT FOUR

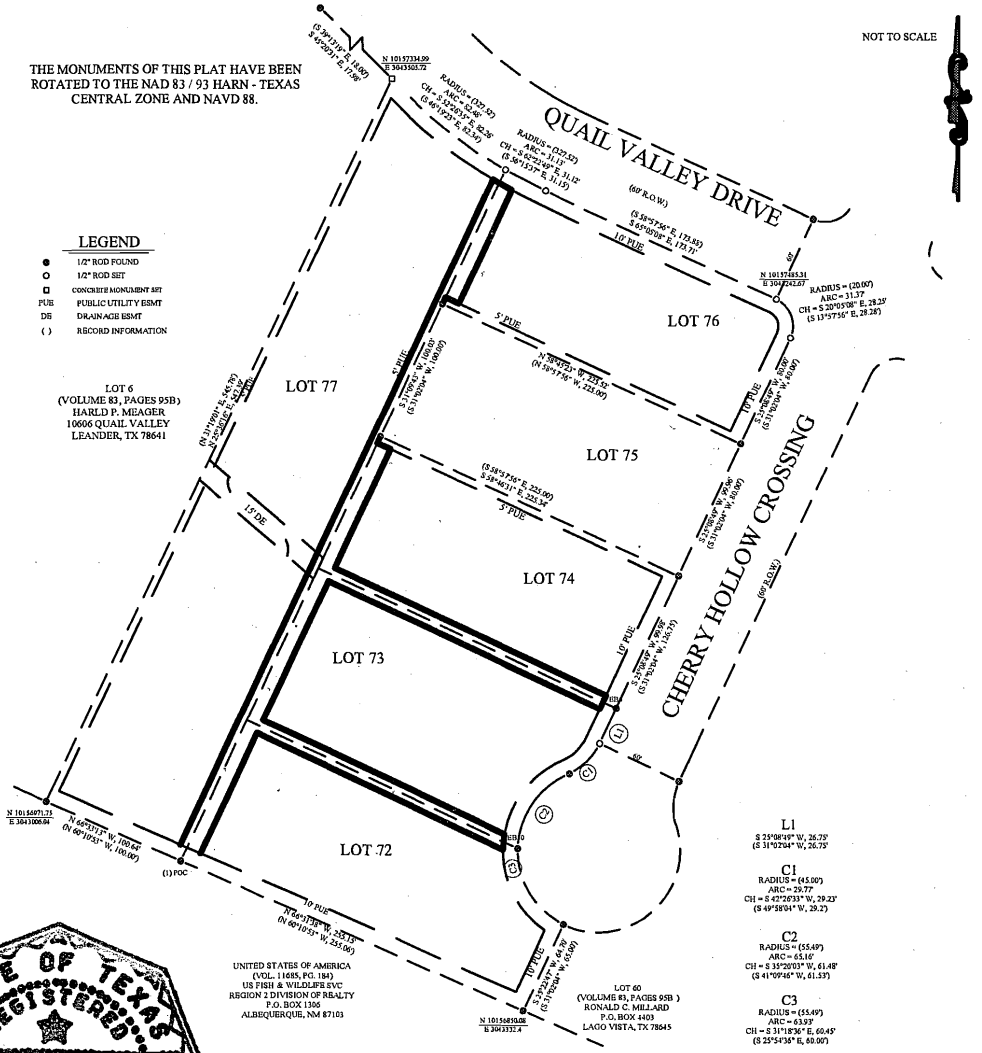
Updated 5/26/ 2011, 3:45 p.m.

10500, 10502, 10504, 10508
CHERRY HOLLOW CROSSING
& 10604 QUAIL VALLEY DRIVE
LEANDER, TRAVIS
COUNTY, TEXAS

PUBLIC UTILITY EASEMENT VACATION

LEGAL DESCRIPTION:
THE FIVE FOOT PUBLIC UTILITY EASEMENTS, WHICH RUNS ALONG THE NORTHERLY LOT LINE OF LOT 72, THE SOUTHERLY AND NORTHERLY LOT LINE OF LOT 73 AND THE EASTERLY LOT LINE OF LOT 77, ALSO THE 10 FOOT PUBLIC UTILITY EASEMENTS WHICH RUNS ALONG THE WESTERLY LOT LINES OF LOTS 72, 73, 74 AND 76, SAID LOTS 72, 73, 74, 76 AND 77 ARE ALL OF SOUTH CHERRY HOLLOW, A SUBDIVISION RECORDED IN VOLUME 83, PAGES 95B-96D, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEY DATE	09.14.2010	
JOB NO.	REPLAT A0604210	
CALC. BY	JEREMY WARREN	09.14.2010
DRAWN BY	JEREMY WARREN	09.14.2010
RPLS CHECK	EDWARD RUMSEY	09.14.2010



ALLSTAR Land Surveying
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WWW.ALLSTARLANDSURVEYING.COM

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

EDWARD C. RUMSEY, TX RPLS # 5729
ALL STAR LAND SURVEYING

ALLSTAR Land Surveying

March 22, 2011

To Whom It May Concern:

Please accept this letter as request to vacate the easements (as attached) for the properties located at: 10502 Cherry Hollow Crossing, 78641 (Lot 73, South Cherry Hollow Estates)

10604 Quail Valley Crossing, 78641 (Lot 77, South Cherry Hollow Estates)
10508 Cherry Hollow Crossing, 78641 (Lot 76, South Cherry Hollow Estates)
10504 Cherry Hollow Crossing, 78641 (Lot 74, South Cherry Hollow Estates)
10500 Cherry Hollow Crossing, 78641 (Lot 72, South Cherry Hollow Estates)

*South Cherry Hollow Estates: A subdivision recorded in Volume 83, Pages 95 B – 96 D, plat records of Travis County, Texas

All Star Land Surveying is acting on behalf of Robert and Linetta Copple to prepare a re-plat of their lots to combine into one legal lot.

Please do not hesitate to contact myself or Edward Rumsey with any questions. Our office number is: 512.249.8149

Best regards,

Karen Kelsey

Karen Kelsey
All Star Land Surveying
9020 Anderson Mill Road
Austin, TX 78729

RELEASE OF EASEMENT

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

WHEREAS, Cherry Hollow Estates, Inc. as previous owners of all lots in South Cherry Hollow Estates, a subdivision in Travis County, Texas according to the map or plat thereof, heretofore granted certain easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within South Cherry Hollow Estates, Subdivision, said easement being recorded in Volume 83, Page 95B of the Plat Records of Travis County, Texas, and;

WHEREAS, said dedicated easements referred to herein above include and are comprised in part by strips of land five feet (5') in width along the side and rear lot lines of all lots within South Cherry Hollow Estates, Subdivision, in Travis County, Texas; and,

WHEREAS, Robert Copple and Linetta Copple, as current owners of Lots 72, 73, 74, 76 and 77 in South Cherry Hollow Estates, Subdivision, desire that the said five foot (5') public utility easements along the common boundary lines of (Lots 72, 73, 74, 76 and 77) in South Cherry Hollow Estates, Subdivision, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the said five foot (5') public utility easements along the common boundary lines of (Lots 72, 73, 74, 76 and 77) in South Cherry Hollow Estates, Subdivision, in Travis County, Texas, and referred to hereinabove.

EXECUTED: November 13, 2010

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: DiAnn Hamilton

DiAnn Hamilton
District Engineering Supervisor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared DiAnn Hamilton, District Engineering Supervisor of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE November 13, 2010

NINA K. WALTHER
Notary Public, State of Texas
My Commission Expires
JANUARY 26, 2013

Nina K Walther

Notary Public in and for
The State of Texas

RELEASE OF EASEMENT

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

WHEREAS, Cherry Hollow Estates, Inc. as previous owners of all lots in South Cherry Hollow Estates, a subdivision in Travis County, Texas according to the map or plat thereof, heretofore granted certain easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within South Cherry Hollow Estates, Subdivision, said easement being recorded in Volume 83, Page 95B of the Plat Records of Travis County, Texas, and;

WHEREAS, said dedicated easements referred to herein above include and are comprised in part by strips of land five feet (5') in width along the side and rear lot lines of all lots within South Cherry Hollow Estates, Subdivision, in Travis County, Texas; and,

WHEREAS, Robert Copple and Linetta Copple, as current owners of Lots 72, 73, 74, 76 and 77 in South Cherry Hollow Estates, Subdivision, desire that the said five foot (5') public utility easements along the common boundary lines of (Lots 72, 73, 74, 76 and 77) in South Cherry Hollow Estates, Subdivision, be abandoned and released in full; and

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar ($1.00), does hereby release the said five foot (5') public utility easements along the common boundary lines of (Lots 72, 73, 74, 76 and 77) in South Cherry Hollow Estates, Subdivision, in Travis County, Texas, and referred to hereinabove.

EXECUTED: November 13, 2010

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: DiAnn Hamilton

DiAnn Hamilton
District Engineering Supervisor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared DiAnn Hamilton, District Engineering Supervisor of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE November 13, 2010

NINA K. WALTHER
Notary Public, State of Texas
My Commission Expires
JANUARY 26, 2013

Nina K Walther

Notary Public in and for
The State of Texas

at&t

SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, entered into by *SOUTHWESTERN BELL TELEPHONE COMPANY, a Missouri corporation, GRANTOR, AND Robert and Linetta Copple,* GRANTEE(S), wherein GRANTOR does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEE(S), as is, all or a specific portion of certain easements for telecommunication purposes hereinafter described that affects land owned by GRANTEE(S), situated in Travis *County*, Texas, and described as follows:

Lots 72, 73, 74, 76 and 77, South Cherry Hollow Estates, Deeds of record in Documents 2009127434, 2009061436, 2009050935, 2008072356 and 2008072354, Official Records of Travis County, Texas

Said land of GRANTEES being subject to:

Easements recorded in Volume 83, Pages 95B-96D, Official Records of Travis County, Texas,

The portion of said easements to be hereby released, described as follows:

All of the 5 foot PUE's on the either side of the common side property lines of Lots 72, 73 and 74, and the 10 foot PUE's along the rear property lines of Lots 72, 73, 74 and 76, and the 5 foot PUE along the Southeast side property line of Lot 77, described above,

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEES, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 9 day of November, 2010.

SOUTHWESTERN BELL TELEPHONE COMPANY

Kevin J. Azzarello

Name: KEVIN J AZZARELLO

Title: MGR OP+E DESIGN

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared KEVIN AZZARELLO, known to me to be the person whose name is subscribed to the foregoing instrument as Manager, Engineering-Design of Southwestern Bell Telephone Company, a Missouri corporation, and acknowledged to me that he/she executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 9th day of NOVEMBER, 2010.

REBECCA K. HOGUE
Notary Public, State of Texas
My Commission Expires
January 16, 2013

Rebecca K. Hogue
Notary Public in and for the State of TEXAS
My Commission Expires Jan 16, 2013

TIME WARNER CABLE *Now anything's possible.*

12012 N. Mopac Expressway
512/485-6417 (Laurie Schumpert)

Austin, TX 78758
512/682-8592 (Fax)

EASEMENT RELEASE STATEMENT FOR VACATION OF PROPERTY

A request for release of the P.U.E. easement(s) has been made on the property legally described as:

Subdivision or Section: **SOUTH CHERRY HOLLOW**

Lot and Block Numbers: **LOTS 72, 73, 74, 76 AND 77**

Street Address: **10502, 10508, 10504 AND 10500 CHERRY HOLLOW CROSSING & 10604 QUAIL VALLEY**

Property Owner: **ROBERT & LINETTA COPPLE**

STATEMENT

X Time Warner Cable **does not** have a need for an easement on the property as described in the accompanying document.

____ Time Warner Cable **does** have a need for an easement on the property as described in the accompanying document.

Time Warner Cable

Laurie Schumpert
Signature

Sr. Designer
Title

State of Texas
County of Travis

This instrument was acknowledged before me on October 7th, 2012 by

Laurie Schumpert.

Renee Gallegos
Notary Public

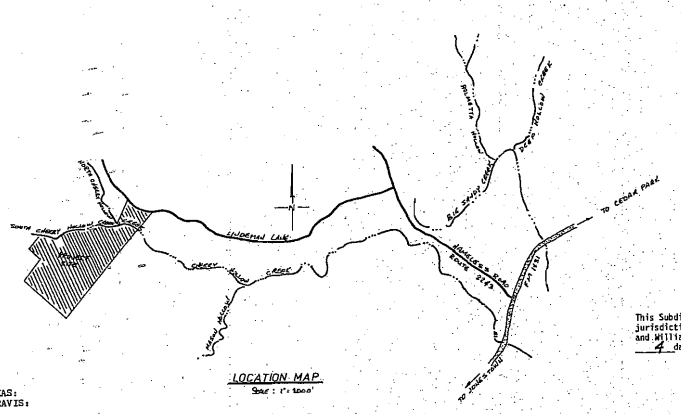
RENEE GALLEGOS
MY COMMISSION EXPIRES
March 17, 2012

Updated 5/26/ 2011, 3:45 p.m.

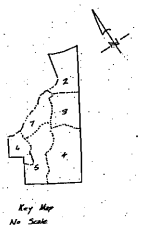
Restrictions Vol 8065 Pg 687

Vol. 83 Page 95B
PLAT RECORDS, TRAVIS COUNTY, TEXAS

Apr. 4-83 RCCA 4202 & 14LOD



LOCATION MAP
Scale: 1" = 1000'



Key Map
No Scale

This Subdivision is outside the Subdivision jurisdiction of the City of Austin, Travis and Williamson County, Texas, as of the 4 day of April, 1982 A.D.

Richard Lillie
Director of Planning
City of Austin

STATE OF TEXAS:
COUNTY OF TRAVIS:

Know all men that by these presents, that Cherry Hollow Estates, Inc., Owner of that 249.09 acres of land out of and a part of the D. & W. Railroad Co. Surveys No. 91 and No. 96, in Travis County, Texas, and being that tract of land described in Volume 7997, Page 251, of the Deed Records of Travis County, Texas, said corporation acting herein by and through it's President, Layne Poteet, does hereby subdivide the said 249.09 acres of land as shown hereon and does adopt this plat as it's subdivision to be known as "SOUTH CHERRY HOLLOW ESTATES", and does hereby dedicate to the public the use of all streets and easements as shown hereon.

Witness my hand this the 11 day of February, 1983, A.D.

Layne Poteet, President
Cherry Hollow Estates, Inc.
P.O. Box 1664
Austin, Texas 78767
512/267-1128

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Layne Poteet, known to me to be the person and officer whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same as the act and deed of said corporation for the purposes and considerations therein expressed and in the capacity stated therein.

Witness my hand and seal of office, this the 11 day of February, 1983, A.D.

Delores V. Spurlock
Signature
Notary Public in and for Travis County, Texas

Delores V. Spurlock
Print Name

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropshire, Clerk of the County Court, within and for the county and state aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4th day of April, 1983, A.D. at 1:10 o'clock P.M. and duly recorded on the 4th day of April, 1983, A.D. at 1:15 o'clock P.M. in the Plat Records of said county in Book 83, Page 95A, 95B, 96A, 96B, 96C, 96D

Witness my hand and seal of the County Court of said county, this the 4th day of April, 1983, A.D.

L. Jones
Deputy

Doris Shropshire
Doris Shropshire, Clerk, County Court, Travis County, Texas

Filed for record this the 4th day of April, 1983, A.D. at 1:10 o'clock P.M. by Doris Shropshire, Clerk, County Court, Travis County, Texas.

By: L. Jones
Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 4th day of APRIL, 1983, A.D., the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 444.

Witness my hand and seal of the County Court of said county, this the 4th day of April, 1983, A.D.

Maryanne Tickey
Deputy

DORIS SHROPSHIRE
Doris Shropshire, Clerk, County Court, Travis County, Texas

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, or other public throughfares or any bridges or culverts necessary to be placed on such roads, streets, or other public throughfares shall be the responsibility of the Owners and/or Developers of the tract of land covered by this plat and in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said court assumes no obligation to build any of the streets, roads, or other throughfares or any bridges or culverts in connection therewith.
The acceptance for maintaining by Travis County, Texas, of the roads or streets in real estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developers construction but that erecting signs for traffic control such as for speed limits and stop and yeild signs, shall remain the responsibility of the county.

Notes:

1. Public Utility Easements are reserved along the lot lines as shown. Easements shall be typically 5-ft. wide lot lines and 10-ft. front & rear Lot lines.
2. All dwellings built on these lots must be served by a septic tank meeting the requirements of the Austin-Travis County Health Department and the Texas Department of Health. Prior to the start of any build-construction or any site clearing or grading the Lot Owner will be responsible for obtaining a septic tank permit from the Austin-Travis County Health Department. All lots requiring an evapotranspiration type of disposal facility will have to have such system designed by a Registered Professional Engineer.
3. No structure in this subdivsion shall be occupied until connected to an individual wastewater disposal system which has been approved by the Austin-Travis County Health Department, and until the structure has been connected to a potable water supply from an approved public water supply with adequate quantity of water at adequate pressure for family use and opuration of an approved septic tank system. These restrictions are enforceable by the Austin-Travis County Health Department, the lot owner and/or the developer.
4. Prior to construction of any building on any lot or any site clearing or site preparation, a development permit shall be obtained from the Travis County Engineering Department.
5. The 100-year flood plain is contained within the drainage easements as shown hereon.

Charles D. Primeaux 2-11-83
Charles D. Primeaux, P.E. No. 38015

6. I, Charles D. Primeaux, am authorized under the laws of the State of Texas, to practice the profession of surveying, and hereby certify that this plat complies with Order No. 8596, Travis County Standards for Construction of Streets and Drainage in Subdivisions, is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground.

Charles D. Primeaux 2-11-83
Charles D. Primeaux, R.P.S. No. 3763

7. A sanitary easement for the purpose of measuring the quality of the water steady for this is reserved over portions of Lots 59, 60, 61, 62, 71, 73, 74, 75, & 76 as shown on Sheet 4 of 7 of this plat and as described in an easement recorded in Volume _____, Page _____ of the Travis County Deed Records.
8. All construction, building & development within this Subdivision shall be subject to restrictive covenants as detailed in Volume _____ Page _____ of the Travis County Deed Records.
9. No Lot(s) within this subdivision may be re-subdivided without first obtaining approval of the Travis County, Texas, Commissioners Court prior to partitioning the land.

C. Darryl Primeaux, P.E.
Engineer - Consultant - Surveyor
310 Bullock Lane Austin, Texas 78746
512/327-6729

SOUTH CHERRY HOLLOW ESTATES

Sheet 1 of 7

83 5480

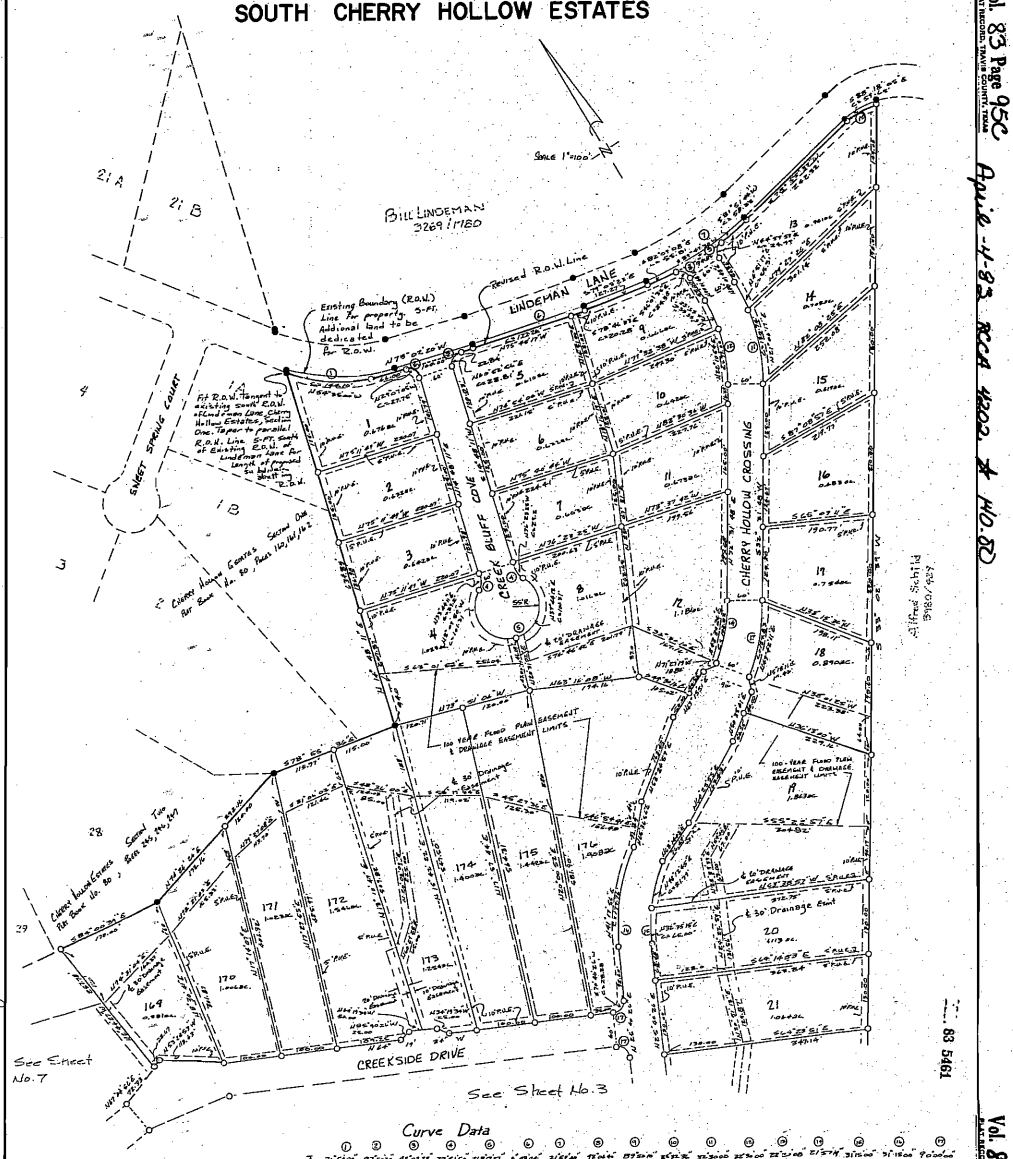
Vol. 83 Page 95B
PLAT RECORDS, TRAVIS COUNTY, TEXAS

Updated 5/26/ 2011, 3:45 p.m.

Imersion Technologies INCORPORATED

pg. 450

SOUTH CHERRY HOLLOW ESTATES



Curve Data

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
I	36°00'00"	87°50'00"	46°12'28"	37°16'00"	218°17'00"	4°19'00"	31°00'00"	75°00'00"	137°50'00"	55°32'00"	33°30'00"	22°00'00"	22°00'00"	51°57'19"	31°00'00"	31°00'00"	90°00'00"				
R	227.00'	20.00'	28.00'	46.00'	25.00'	1895.00'	644.00'	14.75'	17.25'	136.11'	350.00'	270.00'	330.00'	270.00'	270.00'	330.00'	20.00'				
T	76.96'	19.25'	24.77'	15.44'	—	99.16'	106.03'	11.57'	12.91'	30.55'	96.19'	78.87'	65.15'	52.37'	75.51'	76.39'	20.00'				
A	144.62'	30.67'	32.11'	29.94'	2.03.54'	198.10'	249.04'	27.25'	27.20'	60.16'	187.19'	103.14'	128.64'	103.46'	167.06'	179.78'	31.42'				
C	140.10'	27.75'	28.01'	27.2'	78.72'	198.01'	247.78'	24.78'	26.09'	59.65'	184.03'	151.11'	122.57'	102.57'	145.44'	177.76'	28.28'				

LEGEND
- ● Iron Rod Pipe Found
- ○ Iron Pin Pipe Set
- —PUE— Public Utility Easement
- — — Drainage Easement

Sheet 2 of 7

Vol. 83 Page 95C
PLAT RECORDS, TRAVIS COUNTY, TEXAS

April-4-83 RCA 4200 # 140.80

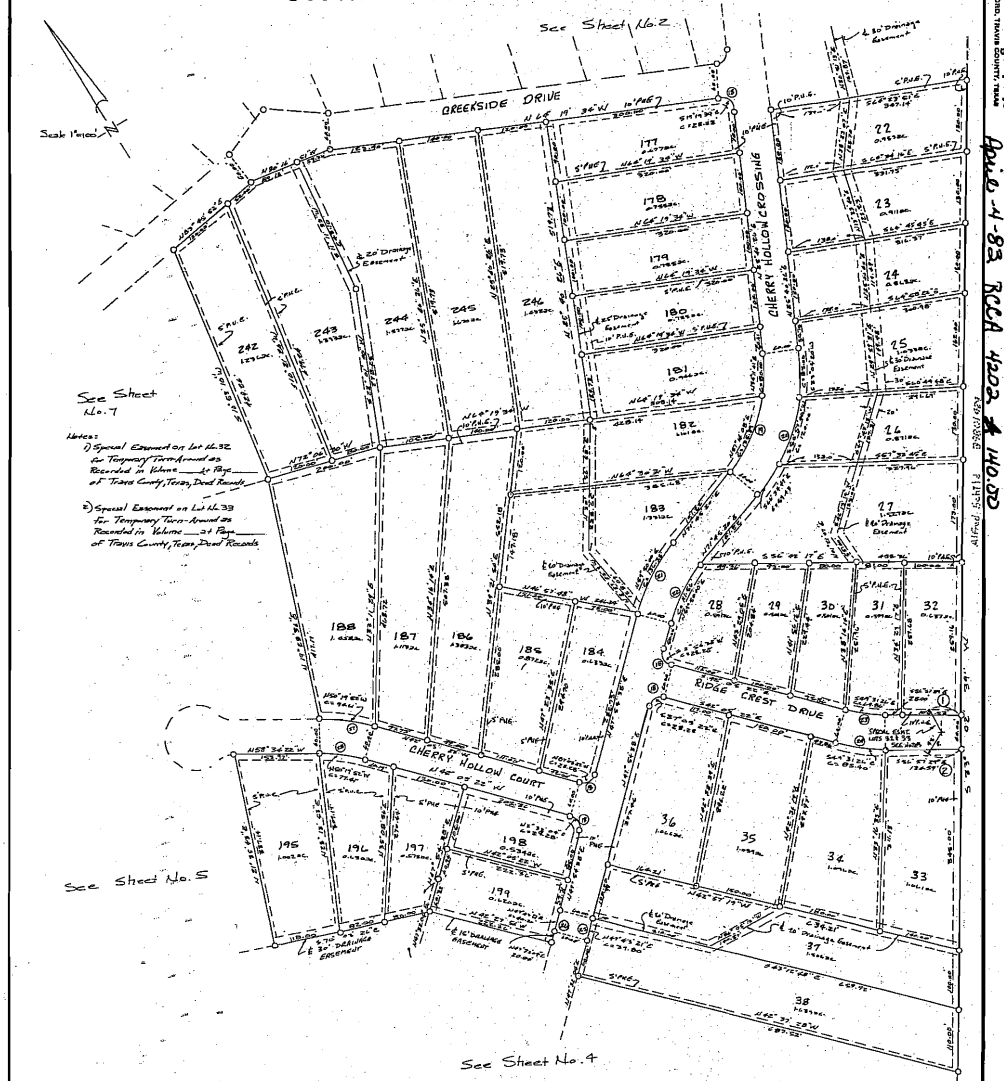
83 5461

Vol. 83 Page 95C
PLAT RECORDS, TRAVIS COUNTY, TEXAS

Restrictions V. 8065 P. 697

SOUTH CHERRY HOLLOW ESTATES

Restrictions V. 8065, P.687



Curve Data

I	16°00'00"	42°16'38"	46°08'00"	67°50'00"	67°50'00"	18°52'17"	18°52'17"	8°28'34"	0°22'34"	18°27'00"	16°21'00"
R	20.00'	270.00'	370.00'	330.00'	270.00'	270.00'	330.00'	2403.67'	6129.47'	330.00'	270.00'
T	20.00'	114.06'	160.36'	69.68'	67.01'	44.93'	43.00'	178.90'	20.16'	27.00'	39.11'
A	31.41'	276.16'	298.66'	137.38'	112.37'	70.07'	85.14'	35.00'	40.20'	94.34'	77.60'
C	28.33'	211.35'	290.38'	136.95'	111.61'	69.81'	82.40'	39.06'	40.20'	94.41'	77.41'

LEGEND

- ● Iron Pin/Pipe Found
- ○ Iron Pin/Pipe Set
- —P.U.E.— Public Utility Easement
- — — — Drainage Easement

Sheet 3 of 7

Vol. 83 Page 958 PLAT RECORDS, TRAVIS COUNTY, TEXAS

April 4-83 RCCA 4203 & 140.00

Alfred Schultz

Vol. 83 Page 958 PLAT RECORDS, TRAVIS COUNTY, TEXAS

83 5462

Updated 5/26/ 2011, 3:45 p.m.

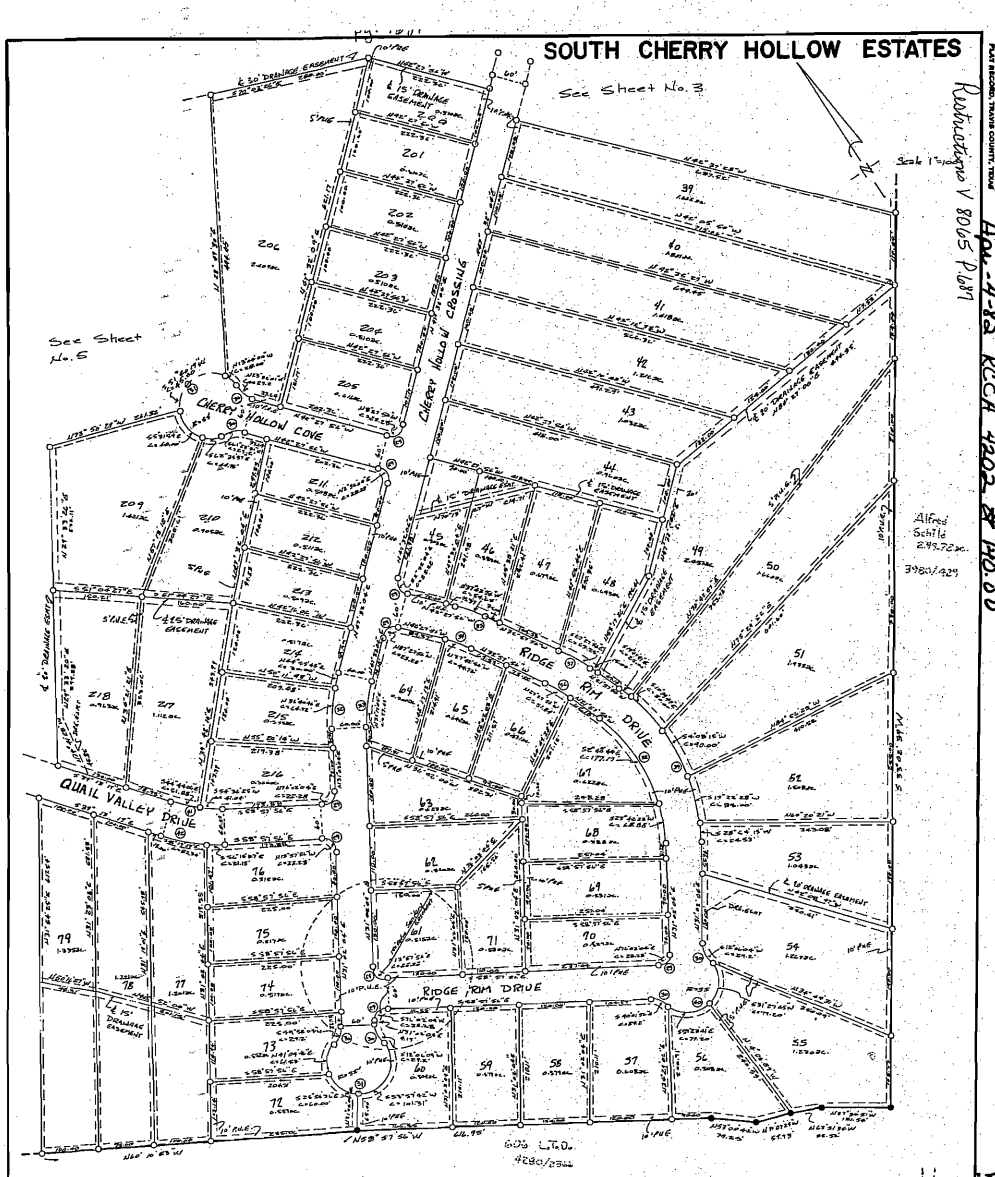
Imersion Technologies INCORPORATED

Vol. 83 Page 964 PLAT RECORDS, TRAVIS COUNTY, TEXAS

Apr-4-83 RCCA 4202 & MD. 57

Restrictions V 8065 P 687

SOUTH CHERRY HOLLOW ESTATES



Curve Data

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
I	40°00'00"	37°41'51"	268°17'21"	16°30'00"	15°30'00"	8°50'00"	9°55'00"	11°00'00"	11°00'00"	83°00'00"	55°00'00"	172°11'51"	15°45'55"	19°00'00"
R	20.00'	45.00'	60.00'	330.00'	270.00'	570.00'	330.00'	570.00'	330.00'	270.00'	330.00'	45.00'	270.00'	250.00'
T	20.00'	15.44'	—	47.85'	39.16'	22.42'	27.02'	27.49'	31.28'	134.62'	164.53'	—	46.78'	57.62'
A	31.41'	29.74'	251.54'	95.03'	72.79'	50.71'	54.70'	41.94'	63.94'	244.76'	305.26'	137.14'	73.00'	117.74'
C	28.28'	27.42'	78.43'	94.71'	72.49'	49.45'	54.25'	51.74'	63.24'	240.96'	294.49'	105.77'	72.58'	113.16'

LEGEND

- ● Iron Rod/Pipe Found
- O Iron Rod/Pipe Set
- —P.U.E.— Public Utility Easement
- — — Drainage Easement

Sheet 4 of 7

Vol. 83 Page 964 PLAT RECORDS, TRAVIS COUNTY, TEXAS

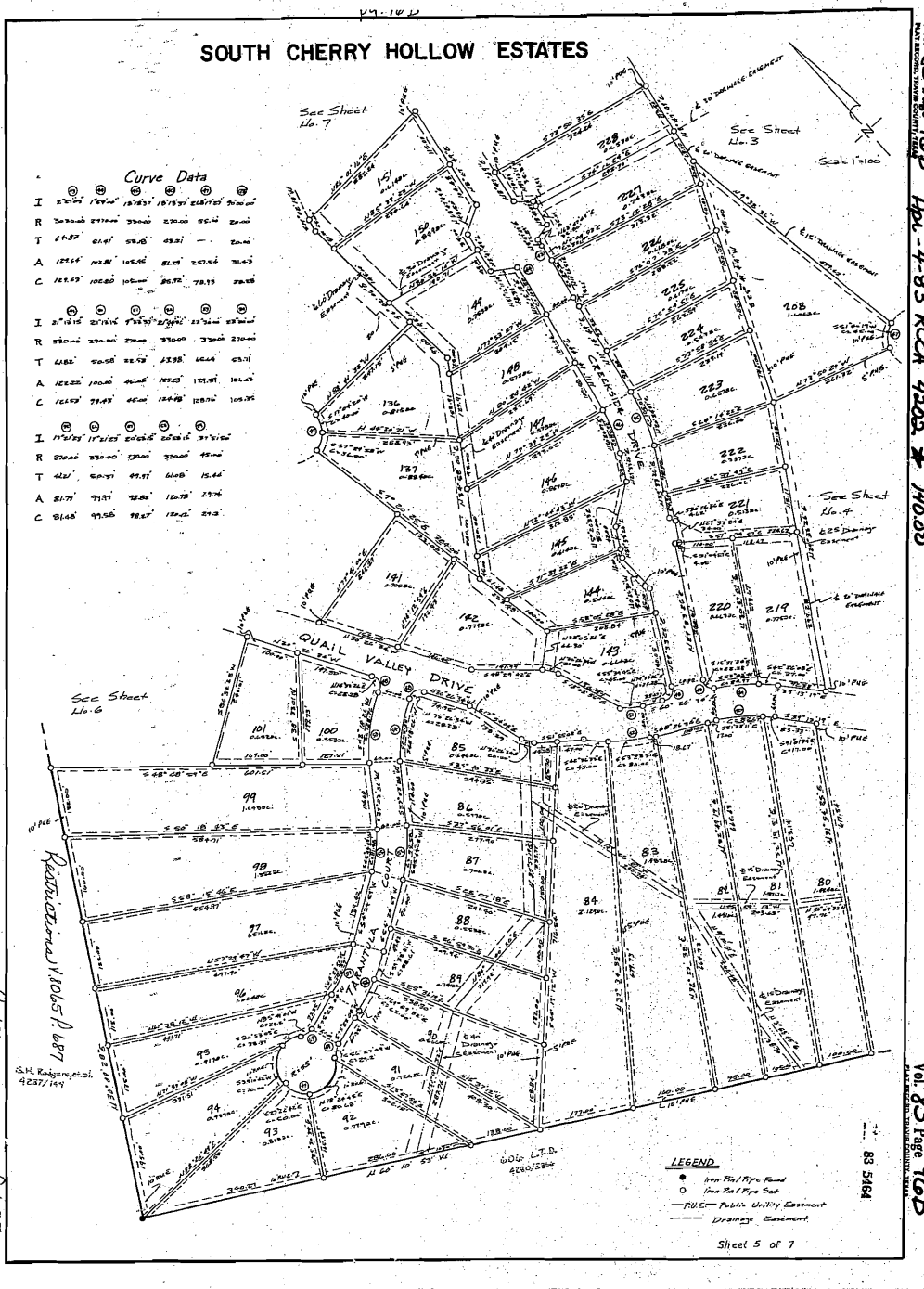
83 5463

Updated 5/26/ 2011, 3:45 p.m.

Imersion Technologies INCORPORATED

Vol. 83 Page 96B Apr-4-83 RCCA 4202 # 140.00

SOUTH CHERRY HOLLOW ESTATES



Restrictions V. 2065 P. 687

Restrictions V. 2065 P. 687

Vol. 83 Page 96B

83 5464

Updated 5/26/ 2011, 3:45 p.m.

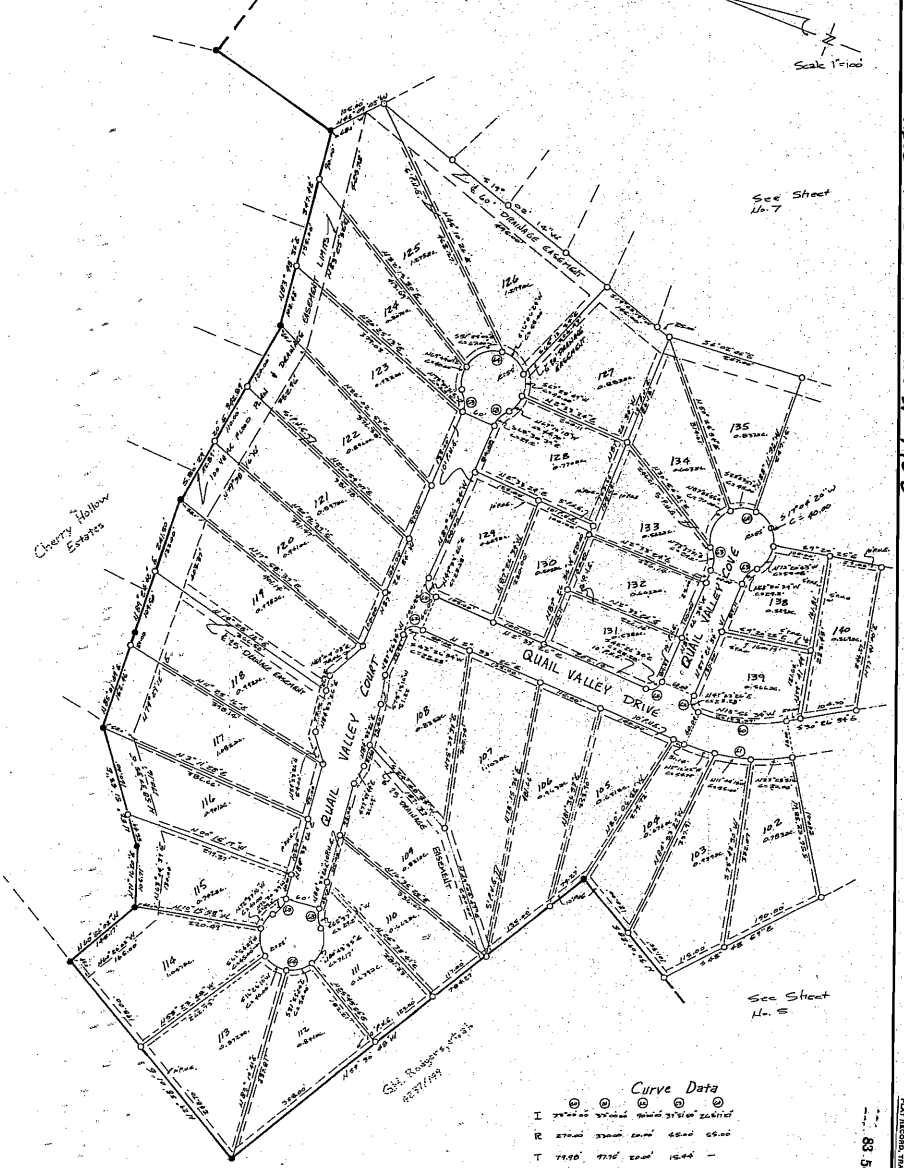
Imersion Technologies INCORPORATED

pg. 96 C

Restrictions V 8065 P. 687

SOUTH CHERRY HOLLOW ESTATES

Scale 1"=100



Curve Data

I	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
R	270.00	330.00	220.00	65.00	65.00
T	79.90'	97.76'	80.00'	15.44'	—
A	165.31'	179.07'	51.49'	29.76'	251.34'
C	163.71'	187.46'	48.28'	29.2'	78.85'

LEGEND

- ○ Iron Pin/Pipe Set
- ● Iron Pin/Pipe Found
- —P.U.E.— Public Utility Easement
- — — Drainage Easement

Sheet 6 of 7

Vol. 83 Page 96C
PLAT RECORD, TRAVIS COUNTY, TEXAS

Apvd 4-83 RCCA 4202 & 1410-DD

83 5465

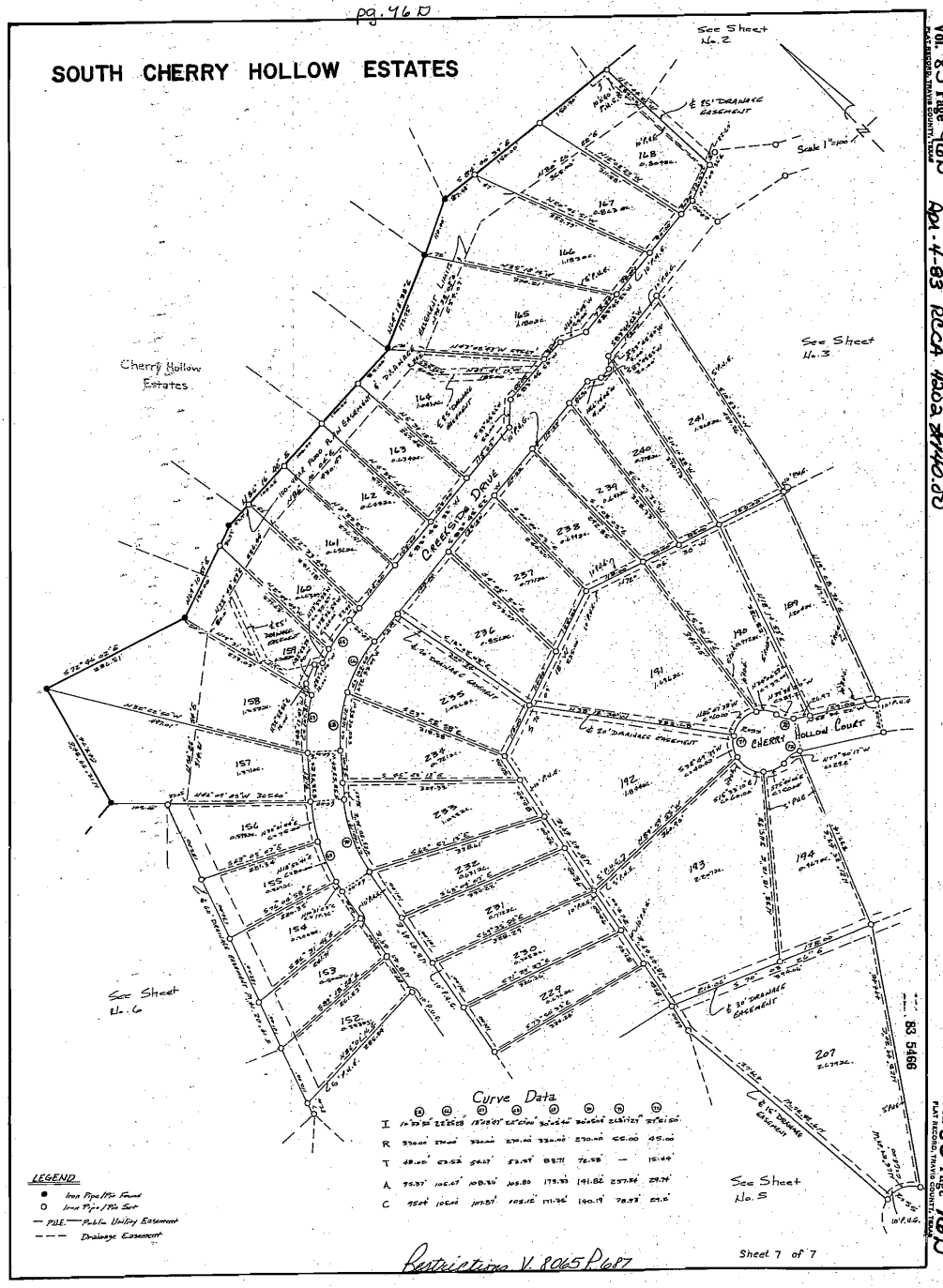
Vol. 83 Page 96C
PLAT RECORD, TRAVIS COUNTY, TEXAS

Updated 5/26/ 2011, 3:45 p.m.

Immersion Technologies INCORPORATED

pg. 96D

SOUTH CHERRY HOLLOW ESTATES



Restrictions V. 8065 P. 687

Sheet 7 of 7

Vol. 83 Page 96D

PLAT RECORDS, TRAVIS COUNTY, TEXAS

RPL-4-83 RCCA 1800a 2440.DD

83 5466

Vol. 83 Page 96D

PLAT RECORDS, TRAVIS COUNTY, TEXAS

Updated 5/26/ 2011, 3:45 p.m.

LOTS 72, 73, 74, 76 AND 77, SOUTH CHERRY HOLLOW ESTATES AMENDED INTO LOT 72A

LEANDER, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT AND LINETTA COPPLE, BEING THE OWNER OF LOTS 72, 73, 74, 76, AND 77, SOUTH CHERRY HOLLOW ESTATES, A SUBDIVISION RECORDED IN VOLUME 83, PAGES 95B, 95C, 95D, 96A, 96B, 96C, 96D, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED TO US BY DEED OF RECORD IN DOCUMENTS 2009127434, 2009050935, 2008072354, 2008072356, 2009061436, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY AMEND SAID LOTS AND 0.046 OF AN ACRE OF LAND AS SHOWN HEREON, AND DO ADOPT THIS PLAT AS OUR AMENDED PLAT TO BE KNOWN AS "AMENDED PLAT OF LOTS 72, 73, 74, 76 AND 77, SOUTH CHERRY HOLLOW ESTATES INTO LOT 72A" AND DO DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND, THIS THE ___ DAY OF _____, 20___, A.D

WITNESS HEREON MY HANDS THIS THE _____ DAY OF _____, 20___, A.D.

_____
ROBERT COPPLE
10508 CHERRY HOLLOW CROSSING
LEANDER, TX 78641-8126

_____
LINETTA COPPLE
10508 CHERRY HOLLOW CROSSING
LEANDER, TX 78641-8126

STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT & LINETTA COPPLE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES & CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20___, A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:_____

MY COMMISSION EXPIRES:_____

THE STATE OF TEXAS
COUNTY OF TRAVIS: KNOWN ALL MEN OF THESE PRESENTS

I , EDWARD C. RUMSEY , AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER , TEXAS, AND TRAVIS COUNTY , TEXAS AND THAT ALL EXISITING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HERON.

LOTS 72, 73, 74, 76 AND 77 ARE SHOWN TO BE IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AND DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0090H, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY , TEXAS AND INCORPORATED AREAS.

ALLSTAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN , TEXAS 78729
512-249-8149
FAX 512-331-5217
REF.# A0604210

_____
EDWARD C. RUMSEY DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5729

THIS SUBDIVISION PLAT IS LOCATED WITH IN THE ETJ OF THE CITY OF LAGO VISTA, TEXAS ON THIS THE _____ DAY OF _____, 20_____, A.D.

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY OF LAGO VISTA, TEXAS DATED THIS ___ DAY OF _____, 2010.

ATTEST:

BY:_____ DATE:_____
CITY SECRETARY, CITY OF LAGO VISTA, TEXAS

BY:_____ DATE:_____
CITY MANAGER, CITY OF LAGO VISTA, TEXAS

O.S.S.F. NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM, WHICH HAS BEEN APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.

3. NO ON-SITE DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100' OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150' OF A PUBLIC WATER WELL.

4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48.

6. THESE RESTRICTIONS ARE ENFORCED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

_____ _____
STACEY SCHEFFEL, D.R. DATE
PRGRAM MANAGER
ON-SITE WASTEWATER PROGRAM
INR-TRAVIS

STATE OF TEXAS
COUNTY OF TRAVIS

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR THERE PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILLING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED ON ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ___ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20____ AT ____O'CLOCK ___.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF _____, 20___, A.D.

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NOTES:

1. PROPERTY IS SUBJECT TO RESTRICTIONS AS PER SUBDIVISION PLAT SOUTH CHERRY HOLLOW ESTATES, A SUBDIVISION RECORDED IN VOLUME 83, PAGES 95B, 95C, 95D, 96A, 96B, 96C, 96D.

2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF LAGO VISTA.

3. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

4. NO OCCUPANCY OF ANY LOT UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

5. NO OCCUPANCY OF ANY LOT UNITL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THE PROPOSED DEVELOPMENT.

6. PROPOSED WATER SUPPIER: ON-SITE WELL
PROPSED WASTEWATER PROVIDER: ON-SITE SEWAGE FACITLITY

7. EXISTING EASEMENT ARE HEREBY VACATED BY RECORDING OF THIS PLAT.

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

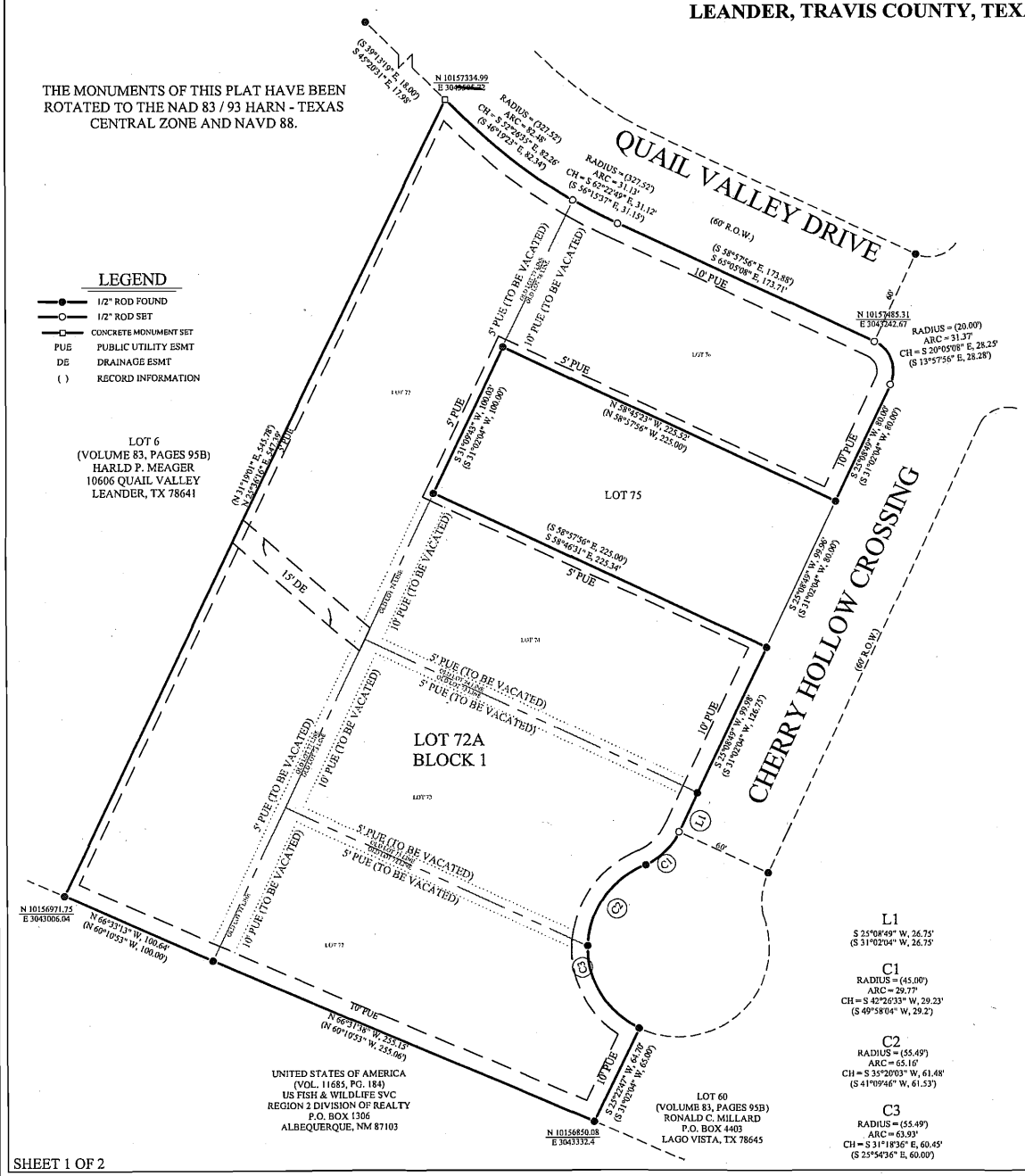
CASE #

Updated 5/26/ 2011, 3:45 p.m.

LOTS 72, 73, 74, 76 AND 77, SOUTH CHERRY HOLLOW ESTATES AMENDED INTO LOT 72A

LEANDER, TRAVIS COUNTY, TEXAS

THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 / 93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.



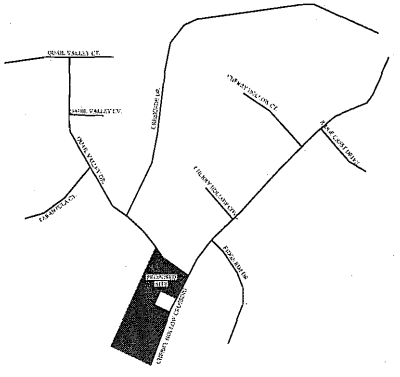
LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- CONCRETE MONUMENT SET
- PUE — PUBLIC UTILITY ESMT
- DE — DRAINAGE ESMT
- ( ) — RECORD INFORMATION

SCALE
1" = 50'

GRAPHIC SCALE
50 0 50 100 150

LOTS: 1
ACREAGE: 3.88 ACRES
USEAGE: SINGLE FAMILY RESIDENTIAL



VICINITY MAP

(NOT TO SCALE)

L1
S 25°08'49" W, 26.75'
(S 31°02'04" W, 26.75')

C1
RADIUS = (45.00')
ARC = 29.77'
CH = S 42°26'33" W, 29.23'
(S 49°58'04" W, 29.2')

C2
RADIUS = (55.49')
ARC = 65.16'
CH = S 35°20'03" W, 61.48'
(S 41°09'46" W, 61.53')

C3
RADIUS = (55.49')
ARC = 63.93'
CH = S 31°18'36" E, 60.45'
(S 25°54'36" E, 60.00')

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

CASE #

RECEIVED
MAY 13 2011
TNR

TRANSPORTATION AND NATURAL RESOURCES
JOSEPH P. GIESELMAN, EXECUTIVE MANAGER
411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

TO: County Judge
County Commissioners
Travis County, Texas

A Public Notice of Vacation of a several public utility easements sign was posted on May 10, 2011, on the westerly side of Cherry Hollow Crossing along the front lot line of Lot 73 of South Cherry Hollow Estates at a point as near as practical to the area being vacated, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 11 DAY OF May, 2011.

SIGNATURE: Jaime García

NAME (PRINT): Jaime García

TITLE: TNR/R&B Supervisor

cc: Garcia (sign shop)

M:\PERMITS\Vacate\11PUE\03-CherryHollowCrossing\SignRequest.doc

Updated 5/26/ 2011, 3:45 p.m.

NOTICE OF PUBLIC HEARING

MAY 31, 2011 AT 9:00 AM

PUBLIC UTILITY EASEMENT VACATION

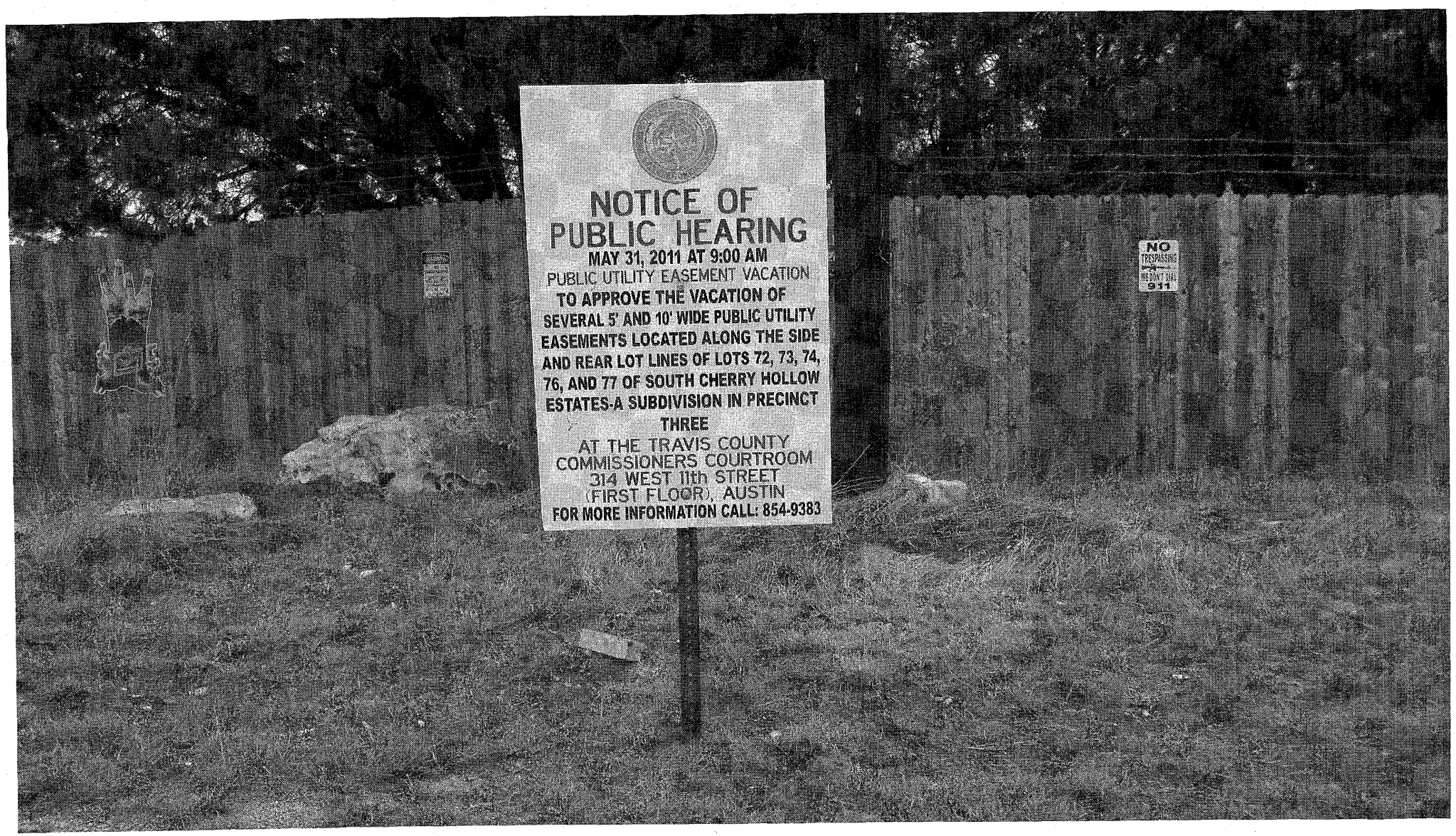
TO APPROVE THE VACATION OF SEVERAL 5' AND 10' WIDE PUBLIC UTILITY EASEMENTS LOCATED ALONG THE SIDE AND REAR LOT LINES OF LOTS 72, 73, 74, 76, AND 77 OF SOUTH CHERRY HOLLOW ESTATES-A SUBDIVISION IN PRECINCT THREE

AT THE TRAVIS COUNTY COMMISSIONERS COURTROOM
314 WEST 11th STREET
(FIRST FLOOR), AUSTIN

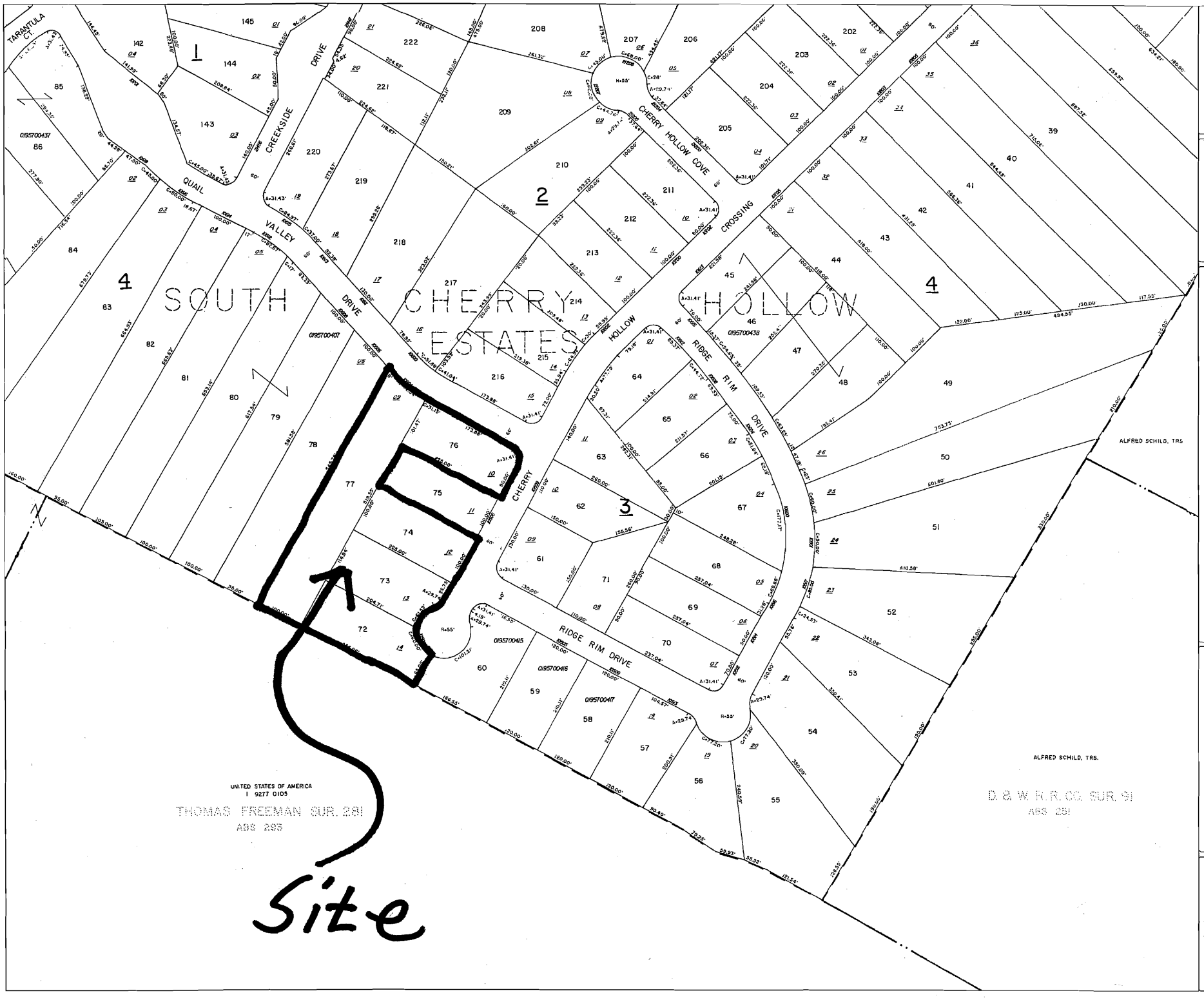
FOR MORE INFORMATION CALL: 854-9383

Updated 5/26/ 2011, 3:45 p.m.

Updated 5/26/ 2011, 3:45 p.m.



Updated 5/26/ 2011, 3:45 p.m.



REVISIONS
07/23/2003 GMR

JURISDICTIONS
AUSTIN COMMUNITY COLLEGE
LEANDER ISD
TCESO NO.7
TRAVIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT
P.O. Box 149012
Austin, Tx 78714
8314 Cross Park Drive
Austin, Tx 78754
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371
Appraisal Information (512)834-9138
TDD (512)836-3328

0' 100'
SCALE

MAP NO.
19570

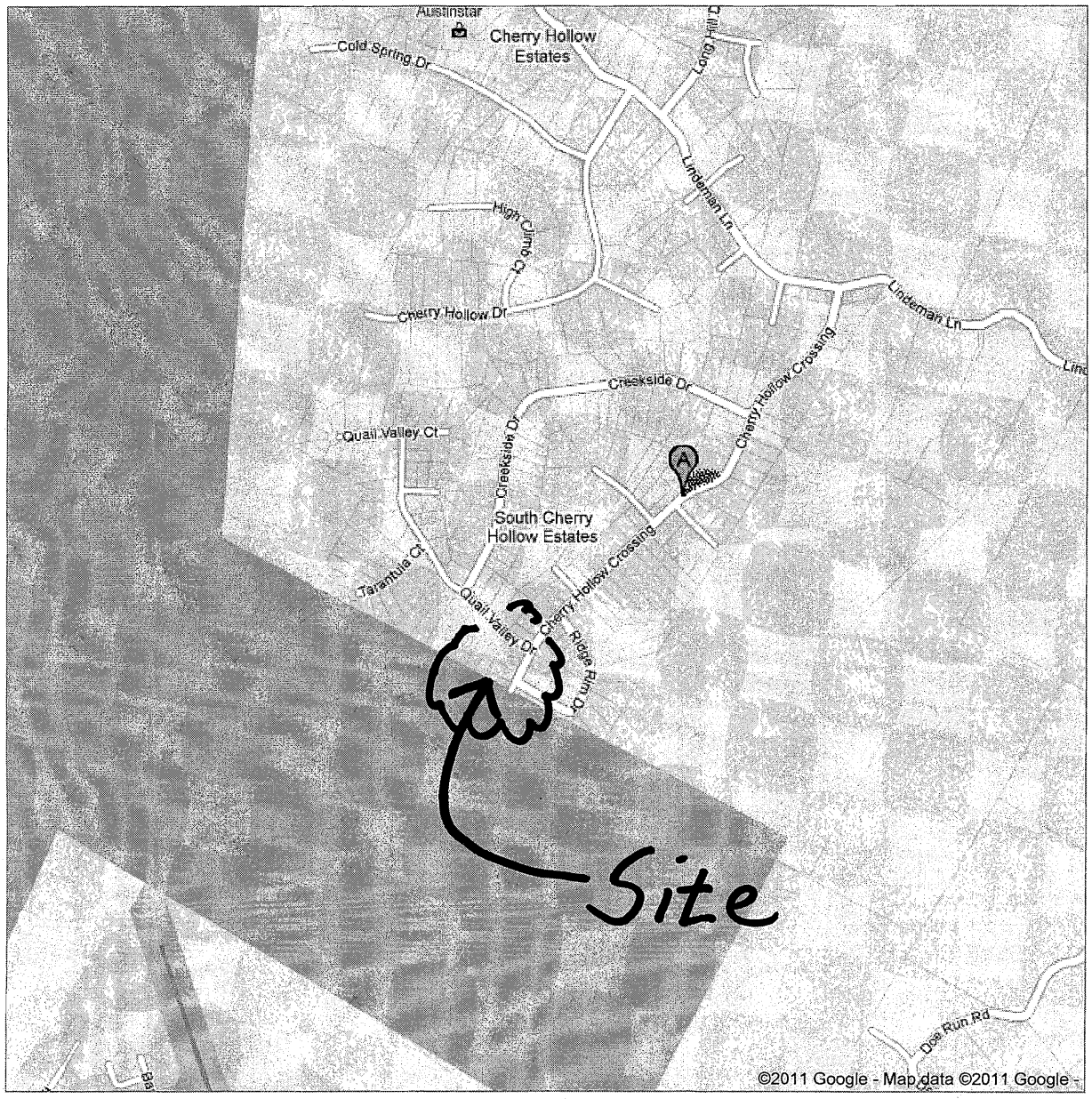
19773	19770	19768
19573		19568

1" = 400' MAP
REFERENCE
19277

Google maps

Address **Cherry Hollow Crossing**
Leander, TX 78641

Notes Request to vacate several PUEs located along the side and rear lot lines of Lots 72, 73, 74, 76, and 77 of South Cherry Hollow Estates - a subdivision in Precinct Three, Commissioner Karen Huber.



Item 8

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011, 9:00 AM, Voting Session
Prepared By: Tim Pautsch, Transportation and Natural Resources, 854-7689
Elected/Appointed Official/Dept. Head: Steven Manilla, County Executive
Sponsors: Commissioner Eckhardt

AGENDA LANGUAGE:

Consider and take appropriate action on a Cash Security Agreement with Highland Homes, Austin for sidewalk fiscal for Commons at Rowe Lane IIIA Lot 36 Block M in Precinct Two. (Commissioner Eckhardt)

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

The form of the Cash Security Agreement is from the Standards for Construction of Streets and Drainage in Subdivisions that were in place before August 28, 1997.

STAFF RECOMMENDATIONS:

Highland Homes, Ltd., proposes to use this Cash Security Agreement, as follows: Phase IIIA Lot 36 Block M $780.00 Permit #11-0768, to post sidewalk fiscal where the sidewalks have not been completed in this subdivision.

ISSUES AND OPPORTUNITIES:

Enter Issues and Opportunities here.

FISCAL IMPACT AND SOURCE OF FUNDING:

There are no budgetary and/or fiscal impacts as this is fiscal posted for a development.

REQUIRED AUTHORIZATIONS:

Commissioner Precinct 2 Office	Sarah Eckhardt	Pending
Transportation and Natural Resources	Stacey Scheffel	Pending
Transportation and Natural Resources	Anna Bowlin	Pending
Transportation and Natural Resources	Cynthia McDonald	Pending
Transportation and Natural Resources	Carolyn Barrett	Pending
Transportation and Natural Resources	Steven Manilla	Pending
Transportation and Natural Resources	Carolyn Barrett	Pending
County Judge's Office	Cheryl Aker	Pending
Commissioners Court	Cheryl Aker	Pending

§ 82,1006. EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER/BUILDER: Highland Homes, Ltd.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: 780.00

SUBDIVISION: Commons at Rowe Lane IIA or 3A

Address: 2813 Sixpence Lot: 36 Block: M

DATE OF POSTING: 4-28-11

EXPIRATION DATE: Three Years, or more from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this Agreement. Travis County may draw on the account of the DEVELOPER/BUILDER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The county considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Sidewalks. No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER/ BUILDER to provide for the construction and completion of the Sidewalk Improvements in the SUBDIVISION to current Travis County Standards for Construction of Streets and Drainage in Subdivisions (the "Standards"), so that the Sidewalk Improvements are performing to the Standards upon the approval of the construction of the Sidewalk Improvements, and the acceptance of the Sidewalk Improvements by the Executive Manager of TNR or his designated representative. The DEVELOPER/ BUILDER shall prove that the sidewalk is built to Texas Accessibility Standards by submitting an approved inspection letter from a Registered Accessibility Specialist.

If this document needs to be renewed, it will be renewed at the then current rate for Sidewalks required by Travis County. In no case shall the amount of Security be less that the amount it would cost the County to complete the work if it becomes necessary.

Partial drafts and reductions in the amount of Security are permitted. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of

constructing the Improvements. This Agreement may be revoked only by written consent of the DEVELOPER/ BUILDER and the County.

If the street right of way covered by this Cash Security Agreement is annexed, for full purposes by a City, then the ESCROW AGENT shall be construed to mean "the City" and the funds, plus interest, can be transferred to the annexing City.

All escrowed funds will be invested and interest paid at the rate Travis County receives for its 90-day accounts. Additionally, a $25.00 investment fee will be charged, for every 90 days, Travis County holds the funds.

DEVELOPER/ BUILDER

Signature: Cynthia Hicock

Name: Cynthia Hicock

Title: Assistant Secretary

Date: 4-28-11

ADDRESS OF DEVELOPER

Highland Homes, Ltd.

4201 W. Parmer Ln, Bldg. B, Ste 180

Austin, TX 78727

Phone: 512-834-8429 ext. 108

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS
Date

Updated 5/26/ 2011, 3:45 p.m.

PHOTOGRAPHIC MYLAR $65.00 1-28-2011 2011000032

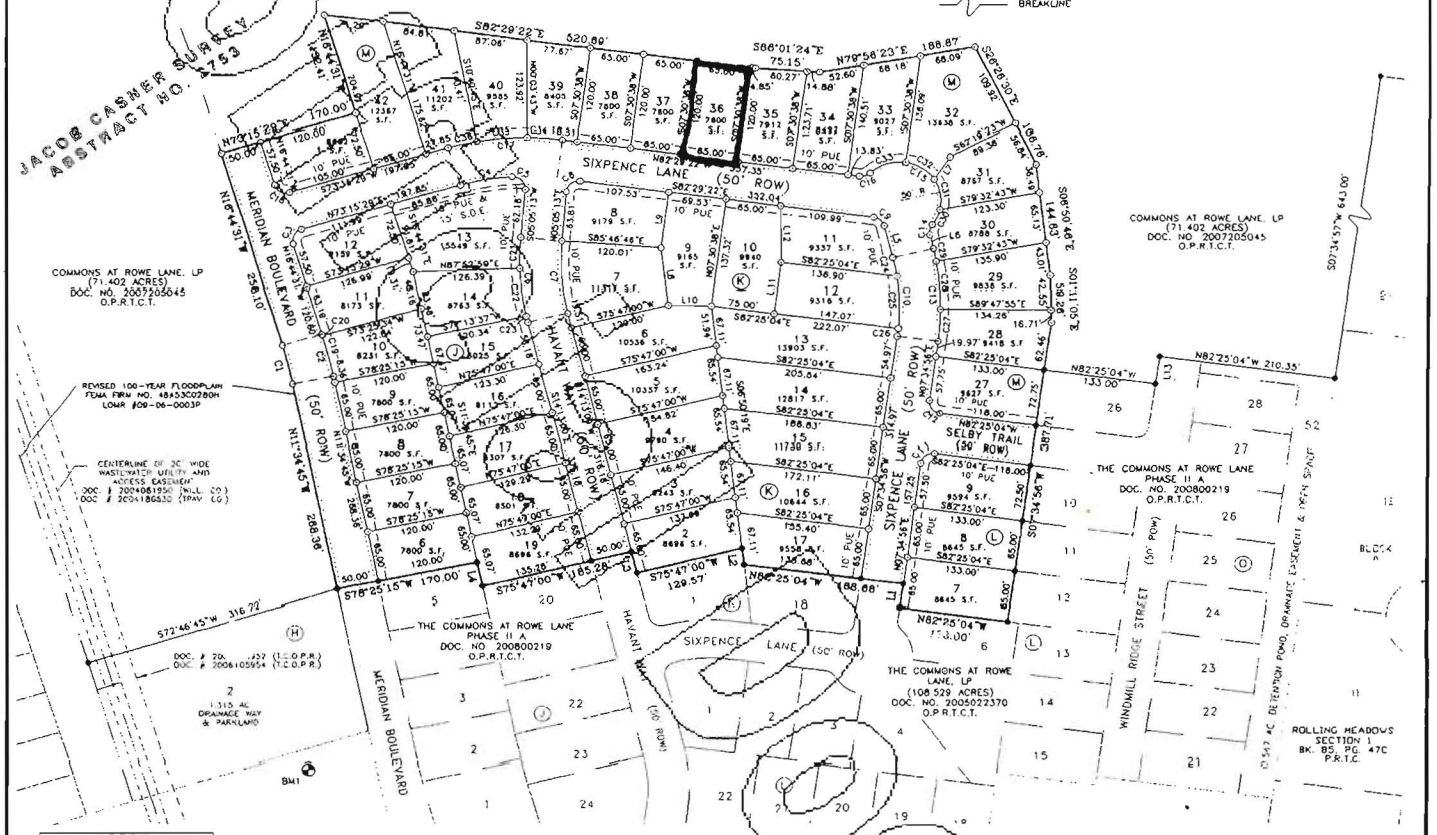
FINAL PLAT
THE COMMONS AT ROWE LANE
PHASE III-A

High Land Homes
Sidewalk Fiscal

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP SET
- CONCRETE MONUMENT SET
- BENCHMARK
- ROW — RIGHT-OF-WAY
- BL — BUILDING SETBACK LINE
- PUE — PUBLIC UTILITY EASEMENT
- SDE — SIGHT DISTANCE EASEMENT
- S.F. — SQUARE FEET
- (A) — BLOCK LETTER
- R.P.R.T.C.T. — REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. — OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. — PLAT RECORDS TRAVIS COUNTY, TEXAS
- 4 FOOT SIDEWALK
- BREAKLINE

SCALE: 1" = 100'
AUGUST 2010
TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°34'56"E	30.25
L2	N06°50'18"W	21.48
L3	N14°13'00"W	28.33
L4	N11°34'45"W	31.80
L5	S13°27'28"E	47.03
L6	N13°27'28"W	18.30
L7	N34°15'58"E	34.89
L8	N06°50'33"W	73.06
L9	N07°30'38"E	72.50
L10	N88°05'18"W	51.70
L11	N07°30'38"E	65.00
L12	N07°21'07"W	73.10
L13	S07°34'56"W	35.07

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.81	575.00	5°09'46"	N14°09'38"W	51.79
C2	56.32	625.00	5°09'46"	N14°09'38"W	56.30
C3	23.56	15.00	90°00'00"	S28°15'28"W	21.21
C4	82.29	275.00	12°56'44"	S79°44'51"W	82.16
C5	25.86	15.00	98°51'00"	N44°20'17"W	22.79
C6	109.50	325.00	19°18'13"	S04°33'54"E	108.98
C7	92.85	275.00	19°18'13"	S04°33'54"E	92.21
C8	24.20	15.00	92°26'26"	S51°17'55"W	21.66
C9	18.07	15.00	69°01'54"	N47°58'25"W	17.00
C10	100.98	275.00	21°02'24"	N02°56'18"W	100.42
C11	23.56	15.00	90°00'00"	S62°34'56"W	21.21
C12	23.56	15.00	90°00'00"	S37°25'04"E	21.21
C13	119.35	325.00	21°02'24"	N02°56'18"W	118.66
C14	13.82	15.00	52°01'12"	S12°33'09"W	13.16
C15	151.03	50.00	173°04'19"	N47°58'25"W	99.62
C16	13.82	15.00	52°01'12"	N71°30'03"E	13.16
C17	137.57	325.00	24°15'09"	S85°23'04"W	136.54
C18	23.56	15.00	90°00'00"	S61°44'32"E	21.21
C19	54.49	625.00	4°59'41"	N14°04'35"W	54.47
C20	1.83	625.00	0°10'05"	N16°39'28"W	1.83
C21	40.86	325.00	7°12'14"	S01°28'06"W	40.84
C22	60.44	325.00	10°39'22"	S07°26'42"E	60.36
C23	8.19	325.00	1°26'37"	S13°29'41"E	8.19
C24	24.98	275.00	5°12'25"	N13°51'15"W	24.98
C25	65.96	275.00	13°44'35"	N01°22'48"W	65.80
C26	10.03	275.00	2°05'25"	N06°32'14"E	10.03
C27	41.87	325.00	7°22'51"	N03°53'31"E	41.84
C28	60.44	325.00	10°39'22"	N05°07'36"W	60.36
C29	17.93	325.00	3°00'31"	N11°57'22"W	17.93
C30	22.03	50.00	25°14'43"	N25°56'26"E	21.85
C31	41.09	50.00	47°05'13"	N10°13'34"W	39.94
C32	42.58	50.00	48°47'42"	N58°10'02"W	41.31
C33	45.33	50.00	51°58'42"	S71°27'47"W	43.79
C34	42.95	325.00	7°34'21"	N65°16'32"W	42.92
C35	60.22	325.00	10°37'02"	S84°37'46"W	60.14
C36	34.39	325.00	6°03'46"	S76°17'22"W	34.37

ACREAGE	
BLOCK J	2.817 AC.
BLOCK K	3.800 AC.
BLOCK L	0.617 AC.
BLOCK M	3.650 AC.
RIGHT-OF-WAY	2.887 AC.
TOTAL ACREAGE	13.771 AC.

LINEAR FEET OF NEW STREETS		
SIXPENCE LANE	50' ROW	1216 L.F.
HAVANT WAY	50' ROW	498 L.F.
SELBY TRAIL	50' ROW	133 L.F.
MERIDIAN BOULEVARD	50' ROW	581 L.F.
TOTAL		2440 L.F.

LAND USE

SINGLE FAMILY LOTS= 50

CUMULATIVE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL UNITS: 50

TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 13.771 AC

BENCHMARK LIST

BM#1: COTTON SPINDLE SET IN THE SOUTHWEST BASE OF A 13" LIVE OAK APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE & COMMONS PARKWAY.
NORTHING= 10,152,756.13
EASTING= 3,167,197.81
ELEV.= 687.87

BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTEWATER MANHOLE UP.
NORTHING= 10,154,130.49
EASTING= 3,166,557.76
ELEV.= 695.10

THE COMMONS AT ROWE LANE, PHASE III-A

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP
2929 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
PHONE: (817)332-9600 FAX: (817)332-1400

ACREAGE: 13.771 AC.
SURVEY: JACOB CASNER SURVEY A-2753
NUMBER OF BLOCKS: 4
NUMBER OF LOTS: 50
LINEAR FEET OF NEW STREETS: 2440 L.F.
DATE: AUGUST, 2010
SURVEYOR: ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512)295-8201 FAX: (512)295-6091

ENGINEER: GRAY + JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7592
PHONE: (512)452-0371 FAX: (512)454-9933

DATE	BY	REVISIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4, P.O. Box 1006, Buda, Texas 78610
Tel (512) 295-8201 Fax (512) 295-6091

GRAY · JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933
TBPE FIRM # 2946

TECH: GLF	SURV: CRZ
DATE: AUGUST, 2010	SCALE: 1" = 100'
DRAWING FILE: 10-1001-13 PHASE 3A.DWG	
PROJECT: COMMONS @ ROWE LANE	
JOB NO: 10-1001-13 (06-015-14)	

SHEET 1 OF 2

Item 9

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011, 9:00 AM, Voting Session
Prepared By: Tim Pautsch, Transportation and Natural Resources, 854-7689
Elected/Appointed Official/Dept. Head: Steven Manilla, County Executive
Sponsors: Commissioner Huber

AGENDA LANGUAGE:

Consider and take appropriate action on a Cash Security Agreement with Russell Eppright Custom Homes for sidewalk fiscal for River Place Section 16 Lot 33 Block M in Precinct Three (Commissioner Huber)

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

The form of the Cash Security Agreement is from the Standards for Construction of Streets and Drainage in Subdivisions that were in place before August 28, 1997.

STAFF RECOMMENDATIONS:

Russell Eppright Custom Homes., proposes to use this Cash Security Agreement, as follows: River Place Section 16 Lot 33 Block M $1,764.84 Permit #11-0696, to post sidewalk fiscal where the sidewalks have not been completed in this subdivision.

ISSUES AND OPPORTUNITIES:

Enter Issues and Opportunities here.

FISCAL IMPACT AND SOURCE OF FUNDING:

There are no budgetary and/or fiscal impacts as this is fiscal posted for a development.

REQUIRED AUTHORIZATIONS:

Transportation and Natural Resources	Stacey Scheffel	Pending
Transportation and Natural Resources	Anna Bowlin	Pending
Transportation and Natural Resources	Cynthia McDonald	Pending
Transportation and Natural Resources	Carolyn Barrett	Pending
Transportation and Natural Resources	Steven Manilla	Pending
Transportation and Natural Resources	Carolyn Barrett	Pending
Commissioner Precinct 3 Office	Karen L. Huber	Pending
County Judge's Office	Cheryl Aker	Pending
Commissioners Court	Cheryl Aker	Pending

§ 82,1006. EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER/BUILDER: RUSSELL EPPRIGHT CUSTOM HOMES

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: ~~$1,t~~ $1,764.84

SUBDIVISION: RIVER PLACE SECTION 16

Address: 8308 BIG VIEW Lot: 33 Block: M

DATE OF POSTING: MAY 4, 2011

EXPIRATION DATE: Three Years, or more from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this Agreement. Travis County may draw on the account of the DEVELOPER/BUILDER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

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constructing the Improvements. This Agreement may be revoked only by written consent of the DEVELOPER/ BUILDER and the County.

If the street right of way covered by this Cash Security Agreement is annexed, for full purposes by a City, then the ESCROW AGENT shall be construed to mean "the City" and the funds, plus interest, can be transferred to the annexing City.

All escrowed funds will be invested and interest paid at the rate Travis County receives for its 90-day accounts. Additionally, a $25.00 investment fee will be charged, for every 90 days, Travis County holds the funds.

DEVELOPER / BUILDER	**ADDRESS OF DEVELOPER**
Signature: Kent Stromberg	6836 BEE CAVES RD.
Name: KENT STROMBERG	SUITE 400
Title: PURCHASING MANAGER	AUSTIN, TX 78746
Date: MAY 4, 2011	Phone: 512 · 347 · 9960

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS
Date

Updated 5/26/ 2011, 3:45 p.m.

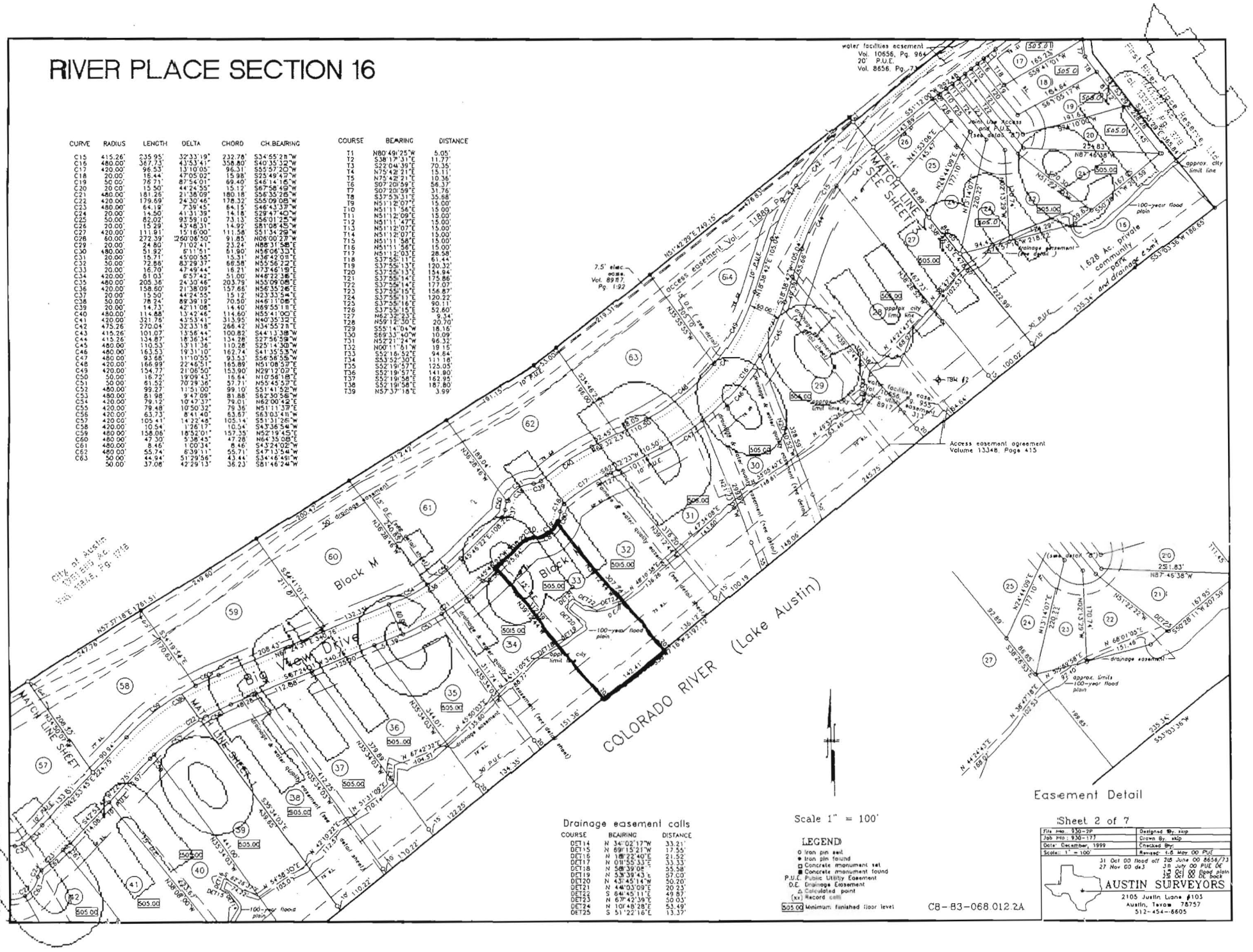
Doc #2001000017

1-17-2001

RIVER PLACE SECTION 16

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C15	415.26'	235.95'	32°33'19"	232.78'	S34°55'21"W
C16	480.00'	367.73'	43°53'41"	358.80'	S40°35'32"W
C17	420.00'	96.53'	13°10'05"	96.31'	S55°57'20"W
C18	20.00'	16.44'	47°05'02"	15.98'	S25°49'47"W
C19	50.00'	76.71'	87°54'01"	69.40'	S46°14'16"W
C20	20.00'	15.50'	44°24'55"	15.12'	S67°58'49"W
C21	480.00'	181.26'	21°38'09"	180.18'	S56°35'28"W
C22	420.00'	179.69'	24°30'46"	178.32'	S55°09'08"W
C23	480.00'	64.19'	7°39'45"	64.15'	S46°43'37"W
C24	20.00'	14.50'	41°31'39"	14.18'	S29°47'40"W
C25	50.00'	82.02'	93°59'10"	73.13'	S56°01'25"W
C26	20.00'	15.29'	43°48'31"	14.92'	S81°08'45"W
C27	420.00'	111.91'	15°16'00"	111.58'	S51°34'29"W
C28	60.00'	272.39'	260°08'50"	91.85'	N06°00'27"W
C29	20.00'	24.80'	71°02'41"	23.24'	N88°31'58"E
C30	480.00'	51.92'	6°11'51"	51.90'	N56°06'33"E
C31	20.00'	15.71'	45°00'55"	15.31'	N36°42'01"E
C32	50.00'	72.88'	83°29'37"	66.58'	N55°56'22"E
C33	20.00'	16.70'	47°49'44"	16.21'	N73°46'19"E
C34	420.00'	61.03'	8°57'42"	51.00'	N46°22'36"E
C35	480.00'	205.36'	24°30'46"	203.79'	N55°09'08"E
C36	420.00'	158.60'	21°38'09"	157.66'	N56°35'26"E
C37	20.00'	15.50'	44°24'55"	15.12'	N23°33'54"E
C38	50.00'	78.74'	89°39'19"	70.50'	N46°11'08"E
C39	20.00'	14.73'	42°11'08"	14.40'	N69°55'11"E
C40	480.00'	114.88'	13°42'46"	114.60'	N55°41'00"E
C41	420.00'	321.76'	43°53'41"	313.95'	N40°35'22"E
C42	475.26'	270.04'	32°33'18"	266.42'	N34°55'21"E
C43	415.26'	101.07'	13°56'44"	100.82'	S44°13'38"W
C44	415.26'	134.87'	18°36'34"	134.28'	S27°56'59"W
C45	480.00'	110.53'	13°11'36"	110.28'	S25°14'09"W
C46	480.00'	163.53'	19°31'10"	162.74'	S41°35'53"W
C47	480.00'	93.68'	11°10'55"	93.53'	S56°56'55"W
C48	420.00'	166.99'	22°46'51"	165.89'	N51°08'57"E
C49	420.00'	154.77'	21°06'50"	153.90'	N29°12'07"E
C50	50.00'	16.72'	19°09'43"	16.64'	N10°58'18"E
C51	50.00'	61.52'	70°29'36"	57.71'	N55°45'57"E
C52	480.00'	99.27'	11°51'00"	99.10'	S51°41'52"W
C53	480.00'	81.98'	9°47'09"	81.88'	S62°30'56"W
C54	420.00'	79.12'	10°47'37"	79.01'	N62°00'42"E
C55	420.00'	79.48'	10°50'32"	79.36'	N51°11'37"E
C56	420.00'	63.73'	8°41'40"	63.67'	S63°03'41"W
C57	420.00'	105.41'	14°22'49"	105.14'	S51°31'26"W
C58	420.00'	10.54'	1°26'17"	10.54'	S43°36'54"W
C59	480.00'	158.06'	18°52'01"	157.35'	N52°19'45"E
C60	480.00'	47.30'	5°38'45"	47.28'	N64°35'08"E
C61	480.00'	8.46'	1°00'34"	8.46'	S43°24'02"W
C62	480.00'	55.74'	6°39'11"	55.71'	S47°13'54"W
C63	50.00'	44.94'	51°29'56"	43.44'	S34°46'49"W
	50.00'	37.08'	42°29'13"	36.23'	S81°46'24"W

COURSE	BEARING	DISTANCE
T1	N80°49'25"W	5.05'
T2	S38°17'31"E	11.77'
T3	S22°04'39"E	70.35'
T4	N75°42'21"E	15.11'
T5	N75°42'21"E	10.36'
T6	S07°20'59"E	56.37'
T7	S07°20'59"E	31.76'
T8	S37°53'31"E	35.88'
T9	N51°12'07"E	15.00'
T10	N51°11'56"E	15.00'
T11	N51°12'09"E	15.00'
T12	N51°11'47"E	15.00'
T13	N51°12'07"E	15.00'
T14	N51°12'07"E	15.00'
T15	N51°11'56"E	15.00'
T16	N51°11'56"E	15.00'
T17	N51°12'03"E	28.58'
T18	S37°55'11"E	61.44'
T19	S37°55'13"E	130.32'
T20	S37°55'13"E	154.94'
T21	S37°55'14"E	175.86'
T22	S37°55'14"E	177.07'
T23	S37°55'15"E	156.87'
T24	S37°55'11"E	120.22'
T25	S37°55'16"E	90.11'
T26	S37°55'15"E	52.60'
T27	N62°32'23"E	9.34'
T28	N59°12'30"E	20.70'
T29	S55°14'04"W	18.16'
T30	S69°33'40"W	10.09'
T31	N52°21'24"W	96.32'
T32	N00°11'61"W	19.15'
T33	S52°16'52"E	94.64'
T34	S53°52'30"E	111.16'
T35	S52°19'57"E	125.05'
T36	S52°19'57"E	141.80'
T37	S52°19'58"E	162.95'
T38	S52°19'58"E	187.80'
T39	N57°37'18"E	3.99'



PHOTOGRAPHIC MYLAR

Travis County Commissioners Court Agenda Request

5/31/2011
Meeting Date: ~~5/24/2011~~, 9:00 AM, Voting Session
Prepared By: Anna Bowlin, Transportation and Natural Resources, 854-7561
Elected/Appointed Official/Dept. Head: Steven Manilla, County Executive
Sponsors: Commissioner Gómez

AGENDA LANGUAGE:

Consider and take appropriate action on the permanent traffic improvements on FM 812 at F1 Speedway in Precinct Four:

A. **Indemnification Agreement with Circuit of the Americas LLC for funding of improvements; and**

B. **Advanced Funding Agreement for Voluntary Transportation Improvement Projects with the State of Texas and Travis County.**

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

The Circuit of the Americas LLC is developing the Formula One Speedway in eastern Travis County. The developer is seeking to enter into an Advanced Funding Agreement (AFA) so they can fund permanent road improvements to FM 812 to help facilitate transportation to and from their site. The improvements include pavement widening and striping for turn lanes on either side of the development's access drive onto FM 812 and are further described in the attached exhibit.

STAFF RECOMMENDATIONS:

Staff recommends this motion.

ISSUES AND OPPORTUNITIES:

The Texas Department of Transportation (TxDOT) has prepared an Advanced Funding Agreement (AFA) for the improvements on FM 812 related to the development of the speedway. TxDOT does not accept fiscal directly from the development community, instead requiring the fiscal to be passed through a local jurisdiction. TxDOT requires the local jurisdiction to sign an Advanced Funding Agreement, making that jurisdiction the responsible party for the project costs. When Travis County is asked to sign an AFA, it requires the developers to sign Indemnification Agreement. The Indemnification Agreement passes the obligations and liabilities that the AFA placed on the County back to the developer. The developer's

estimated construction cost of this project is $375,355.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

REQUIRED AUTHORIZATIONS:

Transportation and Natural Resources	Cynthia McDonald	Completed	04/29/2011 11:35 AM
County Attorney's Office	Christopher Gilmore	Completed	05/02/2011 9:06 AM
Transportation and Natural Resources	Carolyn Barrett	Completed	05/02/2011 9:12 AM
Transportation and Natural Resources	Steven Manilla	Completed	05/02/2011 9:25 AM
Transportation and Natural Resources	Carolyn Barrett	Completed	05/03/2011 4:03 PM
Commissioner Precinct 4 Office	Margaret J. Gómez	Pending	
County Judge's Office	Cheryl Aker	Pending	
Commissioners Court	Cheryl Aker	Pending	

Indemnification Agreement

This Agreement is entered into by and between CIRCUIT OF THE AMERICAS LLC, formerly known as AHSPE LLC ("DEVELOPER") and Travis County, Texas, a political subdivision of the State of Texas ("COUNTY"), hereinafter collectively referred to as the "Parties".

WHEREAS, the DEVELOPER and the Texas Department of Transportation ("TxDOT") have agreed to construct or install the improvements to the state highway system described in the Advanced Funding Agreement ("AFA") between the COUNTY and TxDOT , which is attached hereto as Exhibit A and incorporated herein for all purposes ("The Project"); and

WHEREAS the DEVELOPER has agreed with TxDOT to pay all costs of the Project; and

WHEREAS, because TxDOT's policy is to accept money for projects to improve state highways only from local governments,, the DEVELOPER has requested the COUNTY to accept payment from the DEVELOPER and pass it through to TxDOT pursuant to the AFA; and

WHEREAS, to induce the COUNTY to enter into the AFA and for other consideration, the DEVELOPER has agreed to assume the obligations and liability that TxDOT imposes on the COUNTY pursuant to the AFA;

NOW, THEREFORE, the Parties agree as follows:

The DEVELOPER and the COUNTY anticipate that the COUNTY and TxDOT will enter into the AFA.

Prior to the COUNTY executing the AFA, the DEVELOPER shall:

pay the COUNTY the amount estimated by TxDOT $375,355.00, and any other sums the AFA may specify as the COUNTY's share of the projects total cost ("Estimated Costs"); and

either pay in cash, or post with the COUNTY in a form acceptable to the COUNTY a letter credit or credit for and additional amount equal to 10% of the Estimated Costs ("Fiscal Security"). The COUNTY may draw fully or partially on the Fiscal Security to satisfy any of the DEVELOPER's obligations under this Agreement. The posting of Fiscal Security does not in any way limit the DEVELOPER's liability or obligation under this Agreement to pay any sum in excess of the Fiscal Security.

The DEVELOPER and the COUNTY agree that the COUNTY and TxDOT will execute an AFA on substantially the same terms as that attached here as Exhibit A, and the COUNTY shall pay to TxDOT the Estimated Costs for the Project to TxDOT pursuant to the AFA. The COUNTY agrees to promptly provide to DEVELOPER any notice, report, or request for information received by the COUNTY from TxDOT under the AFA.

The DEVELOPER shall:

perform all work, mitigation, or remediation, and produce and provide to TxDOT all plans, specifications, designs, schedules, estimates, permits, approvals, clearances, maps, property descriptions, or other data, documentation or work products that TxDOT asserts that the AFA obligates the COUNTY to produce, perform or provide; and

within 10 days of a written request from the COUNTY, pay to the COUNTY all monetary sums and indemnify the COUNTY against any and all claims of whatever kind or character for which TxDOT asserts that the COUNTY is liable or obligated to pay under the AFA.

This is an unconditional agreement to indemnify the COUNTY for any liability or obligation that TxDOT asserts or imposes upon the COUNTY under the AFA. If TxDOT asserts that the COUNTY is obligated to perform an act or pay a sum under the AFA, the COUNTY shall not be required to deny, challenge, or litigate that obligation or requirement prior to imposing it upon the DEVELOPER, drawing upon the Fiscal Security, or otherwise enforcing this agreement, and the DEVELOPER may not assert the failure or refusal of the COUNTY to so deny, challenge, or litigate as a defense or condition to meeting the requirements of this Agreement.

Upon TxDOT notifying the COUNTY in writing that the Project is complete and that the COUNTY has no more obligations to TxDOT under the AFA, the COUNTY shall release any remaining Fiscal Security and refund to the DEVELOPER any of the Estimated Costs or other money that TxDOT refunds to the COUNTY under the AFA

Miscellaneous

(a) Any notice given hereunder by any Party to another must be in writing and may by effected by personal delivery or by certified mail, return receipt requested, when mailed to the appropriate addresses specified, with copies, as noted below:

County: Joe Gieselman (or successor)
Executive Manager, TNR
PO BOX 1748
Austin, TX 78767

Copy to: David Escamilla (or successor)
Travis County Attorney
PO BOX 1748
Austin, TX 78767
Attn: File No. 163.1599

Developer: Steve Sexton
CIRCUIT OF THE AMERICAS LLC
301 Congress Ave, Suite 220
Austin, Texas 78701

Copy to:
Armbrust & Brown, PLLC

Attn: Gregg Krumme
100 Congress Avenue, Suite 1300
Austin, Texas 78701

The Parties may change their respective address for purposes of giving notice by giving at least five days written notice of the new address to the other Party. If any date or period provided in the Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period shall be extended to the next business day.

(b) As used in this Agreement, whenever the context so indicates, the masculine, feminine, or neuter gender and the singular or plural number will each be deemed to include the others.

(c) This Agreement contains the complete and entire Agreement between the Parties respecting the Project, and supersedes all prior negotiations, agreement, representations, and understanding, if any, between the Parties. This Agreement may not be modified, discharged, or changed except by a further written agreement, duly executed by the Parties. However, any consent, waiver, approval, or any other authorization will be effective if signed by the Party granting or making such consent, waiver, approval, or authorization.

(d) No official, representative, agent, or employee of the County has any authority to modify this Agreement, except pursuant to such express authority as may be granted by the commissioners' court of the County.

(e) The Parties agree to execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the purposes of this Agreement.

(f) If performance by any Party of any obligation under this Agreement is interrupted or delayed by reason of unforeseeable event beyond its control, whether such event is an act of God or the common enemy, or the result of war, riot, civil commotion, sovereign conduct other than acts of the County under this Agreement, or the act or conduct of any person or persons not a party or privy hereto, then such Party will be excused from such performance for such period of time as may be necessary after such occurrence to remedy the effects thereof.

(g) To the extent allowed by law, each Party will be responsible for, and will indemnify and hold harmless the other Parties, their officers, agents, and employees, from any and all claims, losses, damages, causes of action, lawsuits, or liability resulting from, the indemnifying Party's acts or omissions of negligence or misconduct or in breach of this Agreement, including but not limited to claims for liquidated damages, delay damages, demobilization or remobilization costs, or claims arising from inadequacies, insufficiencies, or mistakes in the plans and specification s and other work products or any other materials or services a Party provides under this Agreement. Each Party will promptly notify the others of any claim asserted by or against it for damages or other relief in connection with this Agreement.

(h) The Parties acknowledge that in the event of default or any obligation under this Agreement, remedies at law will be inadequate and that, in addition to any other remedy at law or in equity, each Party will be entitled to seek specific performance of this Agreement. The DEVELOPER agrees to

pay and the COUNTY shall be entitled to recover reasonable attorney's fee and other collection costs if the COUNTY refers collection of a sum owed under or enforcement of this Agreement to an attorney.

(i) This Agreement will be construed under the laws of the State of Texas and all obligations of the Parties hereunder are performable in Travis County, Texas. Any suit pursued relating to this Agreement will be filed in a court of Travis County, Texas.

(j) Any clause, sentence, provision, paragraph, or article of this Agreement held by a court of competent jurisdiction to be invalid, illegal, or ineffective will not impair, invalidate, or nullify the remainder of this Agreement, but the effect thereof will be confined to the clause, sentence, provision, paragraph, or article so held to be invalid, illegal, or ineffective.

(k) This Agreement will be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors, and assigns. No Party may assign its rights or obligations under this Agreement without the written consent of the other Party.

(l) Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties hereto, any benefits, right, or remedies under, or by reason of this agreement.

(m) This Agreement is effective upon execution by all Parties. This Agreement may be executed simultaneously in one or several counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. The terms of this Agreement will become binding upon each Party from and after the time that it executes a copy hereof. In like manner, from and after the time it executes a consent or other document authorized or required by the terms of this Agreement, such consent or other document will be binding on each party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in, multiple copies, each of equal dignity, on this ___ day of _____, 2011.

TRAVIS COUNTY, TEXAS

By:_____
Samuel T. Biscoe, County Judge

Date:_____

CIRCUIT OF THE AMERICAS LLC, a Texas limited liability company

By: _____
Steve Sexton, President

Date: April 11, 2011

CSJ # 1149-01-025
District # 14 - Austin
Code Chart 64 # 50227
Project: STP 2011(687)
FM 812 @ F1 Raceway
Federal Highway Administration
CFDA#: 20.205

THE STATE OF TEXAS §

THE COUNTY OF TRAVIS §

ORIGINAL

ADVANCE FUNDING AGREEMENT FOR VOLUNTARY LOCAL GOVERNMENT CONTRIBUTIONS TO TRANSPORTATION IMPROVEMENT PROJECTS WITH NO REQUIRED MATCH ON-SYSTEM

THIS AGREEMENT IS MADE BY AND BETWEEN the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the County of Travis, acting by and through its duly authorized officials, hereinafter called the "Local Government."

WITNESSETH

WHEREAS, Transportation Code, Chapters 201, 221, 227, and 361, authorize the State to lay out, construct, maintain, and operate a system of streets, roads, and highways that comprise the State Highway System; and,

WHEREAS, Government Code, Chapter 791, and Transportation Code, §201.209 and Chapter 221, authorize the State to contract with municipalities and political subdivisions; and,

WHEREAS, Commission Minute Order Number 112237 authorizes the State to undertake and complete a highway improvement generally described as the design and construction of a speed change lane and left turn lane on FM 812 in Travis County; and,

WHEREAS, the Local Government has requested that the State allow the Local Government to participate in said improvement by funding that portion of the improvement described as preparing environmental documentation and obtaining environmental clearance, preparing construction plans, specifications and estimate, utility adjustments, right of way acquisition and funding construction of a speed change lane and left turn lane on FM 812, at the proposed F1 racetrack, in Travis County, hereinafter called the "Project"; and,

WHEREAS, the State has determined that such participation is in the best interest of the citizens of the State;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, the State and the Local Government do agree as follows:

AGREEMENT

Article 1. Time Period Covered
This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed, and the State and the Local Government will consider it to be in full force and effect until the Project described herein has been completed and accepted by all parties or unless terminated, as hereinafter provided.

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Article 2. Project Funding and Work Responsibilities
The State will authorize the performance of only those Project items of work which the Local Government has requested and has agreed to pay for as described in Attachment A, Payment Provision and Work Responsibilities which is attached to and made a part of this contract.

In addition to identifying those items of work paid for by payments to the State, Attachment A, Payment Provision and Work Responsibilities, also specifies those Project items of work that are the responsibility of the Local Government and will be carried out and completed by the Local Government, at no cost to the State.

At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction costs.

In the event that the State determines that additional funding by the Local Government is required at any time during the Project, the State will notify the Local Government in writing. The Local Government shall make payment to the State within thirty (30) days from receipt of the State's written notification.

Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation Trust Fund." The check or warrant shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied by the State to the Project. If, after final Project accounting, excess funds remain in the escrow account, those funds shall be returned to the local government.

Article 3. Right of Access
If the Local Government is the owner of any part of the Project site, the Local Government shall permit the State or its authorized representative access to the site to perform any activities required to execute the work.

Article 4. Adjustments Outside the Project Site
The Local Government will provide for all necessary right-of-way and utility adjustments needed for performance of the work on sites not owned or to be acquired by the State.

Article 5. Responsibilities of the Parties
The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 6. Document and Information Exchange
The Local Government agrees to electronically deliver to the State all general notes, specifications, contract provision requirements and related documentation in a Microsoft® Word or similar document. If requested by the State, the Local Government will use the State's document template. The Local Government shall also provide a detailed construction time estimate including types of activities and month in the format required by the State. This requirement applies whether the local government creates the documents with its own forces or by hiring a consultant or professional provider. At the

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request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 7. Interest
The State will not pay interest on funds provided by the Local Government. Funds provided by the Local Government will be deposited into, and retained in, the State Treasury.

Article 8. Inspection and Conduct of Work
The work for this project will be added as a change order to an existing Federal project, CSJ: 1149-01-025. Unless otherwise specifically stated in Attachment A, Payment Provision and Work Responsibilities, to this contract, the State will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Project is accomplished in accordance with the approved plans and specifications. All correspondence and instructions to the contractor performing the work will be the sole responsibility of the State. Unless otherwise specifically stated in Attachment A to this contract, all work will be performed in accordance with the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* adopted by the State and incorporated herein by reference, or special specifications approved by the State.

Article 9. Increased Costs
In the event it is determined that the funding provided by the Local Government will be insufficient to cover the State's cost for performance of the Local Government's requested work, the Local Government will pay to the State the additional funds necessary to cover the anticipated additional cost. The State shall send the Local Government a written notification stating the amount of additional funding needed and stating the reasons for the needed additional funds. The Local Government shall pay the funds to the State within 30 days of the written notification, unless otherwise agreed to by all parties to this agreement. If the Local Government cannot pay the additional funds, this contract shall be mutually terminated in accord with Article 11 - Termination. If this is a fixed price agreement as specified in Attachment A, Payment Provision and Work Responsibilities, this provision shall only apply in the event changed site conditions are discovered or as mutually agreed upon by the State and the Local Government.

If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased costs, then any increased costs associated with the ordinances or changes will be paid by the local government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.

Article 10. Maintenance
Upon completion of the Project, the State will assume responsibility for the maintenance of the completed Project unless otherwise specified in Attachment A to this agreement.

Article 11. Termination
This agreement may be terminated in the following manner:

- by mutual written agreement and consent of both parties;

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- by either party upon the failure of the other party to fulfill the obligations set forth herein;
- by the State if it determines that the performance of the Project is not in the best interest of the State.

If the agreement is terminated in accordance with the above provisions, the Local Government will be responsible for the payment of Project costs incurred by the State on behalf of the Local Government up to the time of termination.

- Upon completion of the Project, the State will perform an audit of the Project costs. Any funds due to the Local Government, the State, or the Federal Government will be promptly paid by the owing party.

Article 12. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid or sent by electronic mail, (electronic notice being permitted to the extent permitted by law but only after a separate written consent of the parties), addressed to such party at the following addresses:

Local Government:	State:
County of Travis Attn: Executive Manager – Transportation and Natural Resources 411 W. 13th Street Austin, Texas 78701	Director of Contract Services Texas Department of Transportation 125 E. 11th Street Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

Article 13. Sole Agreement

In the event the terms of the agreement are in conflict with the provisions of any other existing agreements between the Local Government and the State, the latest agreement shall take precedence over the other agreements in matters related to the Project.

Article 14. Successors and Assigns

The State and the Local Government each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

Article 15. Amendments

By mutual written consent of the parties, this contract may be amended prior to its expiration.

Article 16. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of

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funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

Article 17. Insurance
If this agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

Article 18. Signatory Warranty
The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party they represent.

IN WITNESS WHEREOF, THE STATE AND THE LOCAL GOVERNMENT have executed duplicate counterparts to effectuate this agreement.

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
Cathy T. Floyd
South Regional Service Center Director

THE LOCAL GOVERNMENT

Name of the Local Government_____

By_____ Date_____

Typed or Printed Name and Title _____

_____

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ATTACHMENT A

Payment Provision and Work Responsibilities

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Preliminary Engineering & Environmental (by LG)	$30,028	0%	$0	0%	$0	100%	$30,028
Construction (by State)	$375,355	0%	$0	0%	$0	100%	$375,355
Subtotal	$405,383		$0		$0		$405,383
Engineering Phase Direct State Costs 5%	$1,501	0%	$0	100%	$1,501	0%	$0
Construction Phase Direct State Costs 14.5%	$54,246	0%	$0	100%	$54,246	0%	$0
State Direct Costs 6.2%	$25.134	0%	$0	100%	$25,134	0%	$0
TOTAL	$486,264	0%	$0		$80,881	0%	$405,383

This is an estimate. The final amount of the Local Government's participation will be based on actual costs. A payment of $375,355 for estimated construction costs will be due from the Local Government with 30 days of execution of this Agreement.

Work Responsibilities:

1. **Environmental Assessment and Mitigation**
   Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects.
   a. The Local Government is responsible for the identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
   b. The Local Government is responsible for the cost of any environmental problem's mitigation and remediation.
   c. The Local Government is responsible for providing any public meetings or public hearings required for development of the environmental assessment. Public hearings will not be held prior to the approval of project schematic.
   d. The Local Government is responsible for the preparation of the NEPA documents required for the environmental clearance of this project. Coordination shall be through the TxDOT Austin District Environmental Coordinator at (512) 832-7168.

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e. The Local Government shall provide the State with written documentation from appropriate regulatory agency(ies) that identified environmental clearance has been obtained, prior to beginning work.

2. Engineering Services

a. The Local Government shall prepare or cause to be prepared the engineering plans, specifications, and estimates (PS&E) necessary for the development of the Project. The PS&E shall be prepared in accordance with all applicable laws, policies and regulations, deemed necessary by the State.

b. The engineering plans shall be developed in accordance with the Texas Department of Transportation *Roadway Design Manual*, the current edition of the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* and the Texas Accessibility Standards. A project development schedule of design activities shall be supplied to the TxDOT North Travis Area Engineer office upon initiation of the Project.

c. The Local Government shall submit a copy of the redlined plans provided by the State with all applicable plan submittals to indicate that QC/QA was undertaken.

d. The Local Government shall submit the completed PS&E to the State for review and approval a minimum of six weeks prior to the beginning of construction work.

3. Utilities

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable State laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or state funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is completed.

4. Right of Way and Real Property Acquisition

Right-of-way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property. The Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.

All parties to this agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government, and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support compliance must be maintained and made available to the State and its representatives for review and inspection.

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ORIGINAL

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THIS AGREEMENT IS MADE BY AND BETWEEN the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the County of Travis, acting by and through its duly authorized officials, hereinafter called the "Local Government."

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WHEREAS, Transportation Code, Chapters 201, 221, 227, and 361, authorize the State to lay out, construct, maintain, and operate a system of streets, roads, and highways that comprise the State Highway System; and,

WHEREAS, Government Code, Chapter 791, and Transportation Code, §201.209 and Chapter 221, authorize the State to contract with municipalities and political subdivisions; and,

WHEREAS, Commission Minute Order Number 112237 authorizes the State to undertake and complete a highway improvement generally described as the design and construction of a speed change lane and left turn lane on FM 812 in Travis County; and,

WHEREAS, the Local Government has requested that the State allow the Local Government to participate in said improvement by funding that portion of the improvement described as preparing environmental documentation and obtaining environmental clearance, preparing construction plans, specifications and estimate, utility adjustments, right of way acquisition and funding construction of a speed change lane and left turn lane on FM 812, at the proposed F1 racetrack, in Travis County, hereinafter called the "Project"; and,

WHEREAS, the State has determined that such participation is in the best interest of the citizens of the State;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, the State and the Local Government do agree as follows:

AGREEMENT

Article 1. Time Period Covered

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Article 2. Project Funding and Work Responsibilities
The State will authorize the performance of only those Project items of work which the Local Government has requested and has agreed to pay for as described in Attachment A, Payment Provision and Work Responsibilities which is attached to and made a part of this contract.

In addition to identifying those items of work paid for by payments to the State, Attachment A, Payment Provision and Work Responsibilities, also specifies those Project items of work that are the responsibility of the Local Government and will be carried out and completed by the Local Government, at no cost to the State.

At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction costs.

In the event that the State determines that additional funding by the Local Government is required at any time during the Project, the State will notify the Local Government in writing. The Local Government shall make payment to the State within thirty (30) days from receipt of the State's written notification.

Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation Trust Fund." The check or warrant shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied by the State to the Project. If, after final Project accounting, excess funds remain in the escrow account, those funds shall be returned to the local government.

Article 3. Right of Access
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Article 4. Adjustments Outside the Project Site
The Local Government will provide for all necessary right-of-way and utility adjustments needed for performance of the work on sites not owned or to be acquired by the State.

Article 5. Responsibilities of the Parties
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Article 6. Document and Information Exchange
The Local Government agrees to electronically deliver to the State all general notes, specifications, contract provision requirements and related documentation in a Microsoft® Word or similar document. If requested by the State, the Local Government will use the State's document template. The Local Government shall also provide a detailed construction time estimate including types of activities and month in the format required by the State. This requirement applies whether the local government creates the documents with its own forces or by hiring a consultant or professional provider. At the

request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 7. Interest
The State will not pay interest on funds provided by the Local Government. Funds provided by the Local Government will be deposited into, and retained in, the State Treasury.

Article 8. Inspection and Conduct of Work
The work for this project will be added as a change order to an existing Federal project, CSJ: 1149-01-025. Unless otherwise specifically stated in Attachment A, Payment Provision and Work Responsibilities, to this contract, the State will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Project is accomplished in accordance with the approved plans and specifications. All correspondence and instructions to the contractor performing the work will be the sole responsibility of the State. Unless otherwise specifically stated in Attachment A to this contract, all work will be performed in accordance with the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* adopted by the State and incorporated herein by reference, or special specifications approved by the State.

Article 9. Increased Costs
In the event it is determined that the funding provided by the Local Government will be insufficient to cover the State's cost for performance of the Local Government's requested work, the Local Government will pay to the State the additional funds necessary to cover the anticipated additional cost. The State shall send the Local Government a written notification stating the amount of additional funding needed and stating the reasons for the needed additional funds. The Local Government shall pay the funds to the State within 30 days of the written notification, unless otherwise agreed to by all parties to this agreement. If the Local Government cannot pay the additional funds, this contract shall be mutually terminated in accord with Article 11 - Termination. If this is a fixed price agreement as specified in Attachment A, Payment Provision and Work Responsibilities, this provision shall only apply in the event changed site conditions are discovered or as mutually agreed upon by the State and the Local Government.

If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased costs, then any increased costs associated with the ordinances or changes will be paid by the local government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.

Article 10. Maintenance
Upon completion of the Project, the State will assume responsibility for the maintenance of the completed Project unless otherwise specified in Attachment A to this agreement.

Article 11. Termination
This agreement may be terminated in the following manner:

- by mutual written agreement and consent of both parties;

CSJ # 1149-01-025
District # 14 - Austin
Code Chart 64 # 50227
Project: STP 2011(687)
FM 812 @ F1 Raceway
Federal Highway Administration
CFDA#: 20.205

- by either party upon the failure of the other party to fulfill the obligations set forth herein;
- by the State if it determines that the performance of the Project is not in the best interest of the State.

If the agreement is terminated in accordance with the above provisions, the Local Government will be responsible for the payment of Project costs incurred by the State on behalf of the Local Government up to the time of termination.

- Upon completion of the Project, the State will perform an audit of the Project costs. Any funds due to the Local Government, the State, or the Federal Government will be promptly paid by the owing party.

Article 12. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid or sent by electronic mail, (electronic notice being permitted to the extent permitted by law but only after a separate written consent of the parties), addressed to such party at the following addresses:

Local Government:	State:
County of Travis Attn: Executive Manager – Transportation and Natural Resources 411 W. 13th Street Austin, Texas 78701	Director of Contract Services Texas Department of Transportation 125 E. 11th Street Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

Article 13. Sole Agreement

In the event the terms of the agreement are in conflict with the provisions of any other existing agreements between the Local Government and the State, the latest agreement shall take precedence over the other agreements in matters related to the Project.

Article 14. Successors and Assigns

The State and the Local Government each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

Article 15. Amendments

By mutual written consent of the parties, this contract may be amended prior to its expiration.

Article 16. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of

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funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

Article 17. Insurance
If this agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

Article 18. Signatory Warranty
The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party they represent.

IN WITNESS WHEREOF, THE STATE AND THE LOCAL GOVERNMENT have executed duplicate counterparts to effectuate this agreement.

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
Cathy T. Floyd
South Regional Service Center Director

THE LOCAL GOVERNMENT

Name of the Local Government_____

By_____ Date_____

Typed or Printed Name and Title _____

_____

CSJ # 1149-01-025
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Federal Highway Administration
CFDA#: 20.205

ATTACHMENT A

Payment Provision and Work Responsibilities

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Preliminary Engineering & Environmental (by LG)	$30,028	0%	$0	0%	$0	100%	$30,028
Construction (by State)	$375,355	0%	$0	0%	$0	100%	$375,355
Subtotal	$405,383		$0		$0		$405,383
Engineering Phase Direct State Costs 5%	$1,501	0%	$0	100%	$1,501	0%	$0
Construction Phase Direct State Costs 14.5%	$54,246	0%	$0	100%	$54,246	0%	$0
State Direct Costs 6.2%	$25.134	0%	$0	100%	$25,134	0%	$0
TOTAL	$486,264	0%	$0		$80,881	0%	$405,383

This is an estimate. The final amount of the Local Government's participation will be based on actual costs. A payment of $375,355 for estimated construction costs will be due from the Local Government with 30 days of execution of this Agreement.

Work Responsibilities:

1. **Environmental Assessment and Mitigation**
   Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects.
   a. The Local Government is responsible for the identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
   b. The Local Government is responsible for the cost of any environmental problem's mitigation and remediation.
   c. The Local Government is responsible for providing any public meetings or public hearings required for development of the environmental assessment. Public hearings will not be held prior to the approval of project schematic.
   d. The Local Government is responsible for the preparation of the NEPA documents required for the environmental clearance of this project. Coordination shall be through the TxDOT Austin District Environmental Coordinator at (512) 832-7168.

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FM 812 @ F1 Raceway
Federal Highway Administration
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e. The Local Government shall provide the State with written documentation from appropriate regulatory agency(ies) that identified environmental clearance has been obtained, prior to beginning work.

2. Engineering Services

a. The Local Government shall prepare or cause to be prepared the engineering plans, specifications, and estimates (PS&E) necessary for the development of the Project. The PS&E shall be prepared in accordance with all applicable laws, policies and regulations, deemed necessary by the State.

b. The engineering plans shall be developed in accordance with the Texas Department of Transportation *Roadway Design Manual*, the current edition of the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* and the Texas Accessibility Standards. A project development schedule of design activities shall be supplied to the TxDOT North Travis Area Engineer office upon initiation of the Project.

c. The Local Government shall submit a copy of the redlined plans provided by the State with all applicable plan submittals to indicate that QC/QA was undertaken.

d. The Local Government shall submit the completed PS&E to the State for review and approval a minimum of six weeks prior to the beginning of construction work.

3. Utilities

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable State laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with federal or state funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is completed.

4. Right of Way and Real Property Acquisition

Right-of-way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property. The Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.

All parties to this agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government, and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support compliance must be maintained and made available to the State and its representatives for review and inspection.

Carlson, Brigance & Doering, Inc.
5501 W. William Cannon Blvd.
Austin, Texas 78749

Circuit of the Americas
(Formula 1 United States)
Main Driveway Intersection with FM 812

The following is a brief narrative of the planned facilities to create the driveway intersection from the main driveway for the Formula 1 United States site onto FM 812.

EAST BOUND APPROACH:

The East Bound approach will include pavement widening and a 300' approach taper on the south side of FM 812 to increase pavement width to allow for a dedicated 12' left turn lane with 250' of storage into the Site while still maintaining a through lane for traffic heading east on FM 812. The new pavement, approximately 7 ft wide, will be added to the existing pavement, overlaid with new asphalt, and re-striped per the plans approved by TxDOT.

EAST BOUND EXITING:

The East Bound exiting will include a 300 foot taper beginning east of the new driveway and transitioning back to existing pavement, with associated lane striping.

WEST BOUND APPROACH:

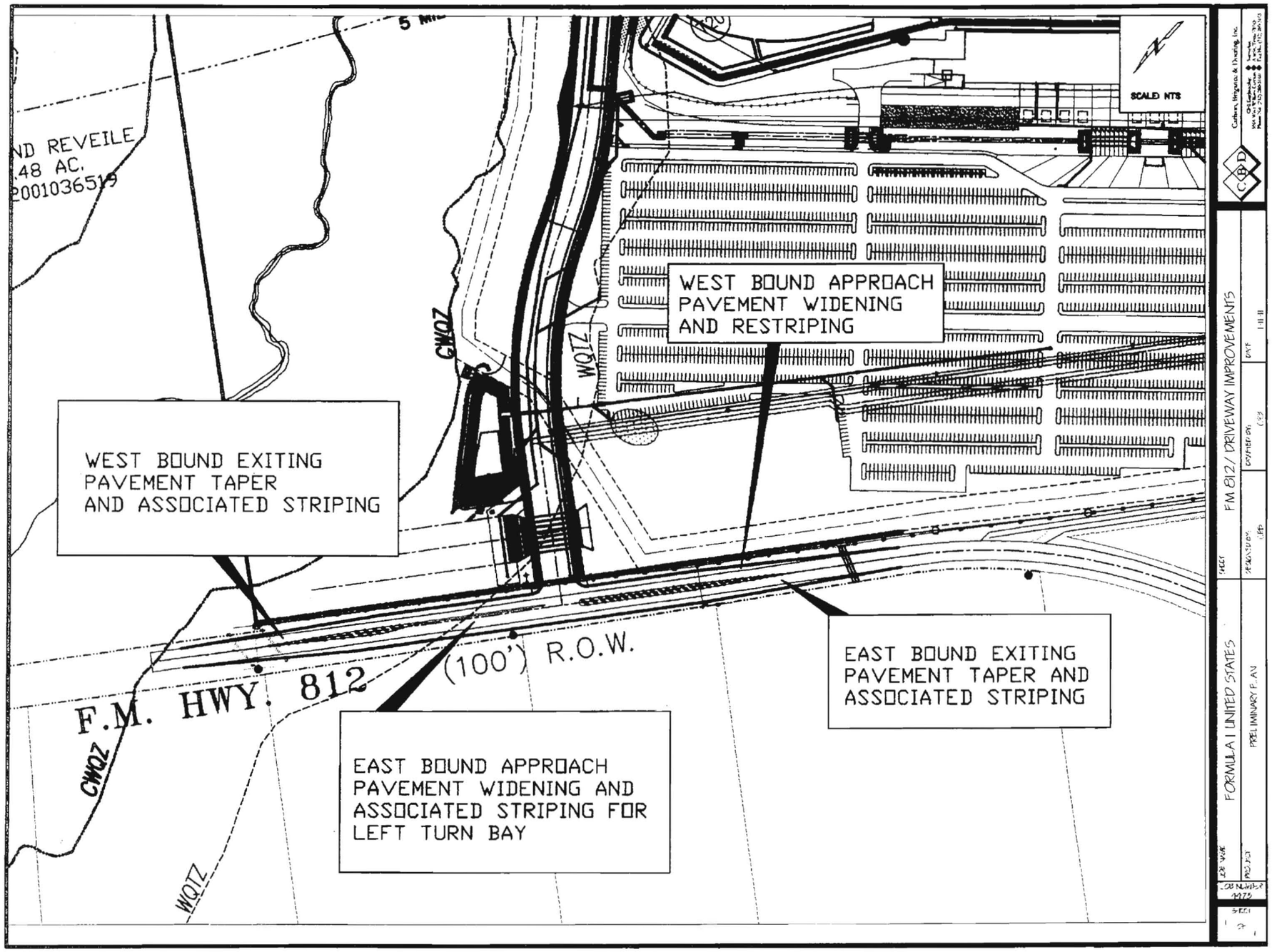
The West Bound approach will include approximately 13.5 feet pavement widening with a 450 foot taper on the north side of FM 812 to increase pavement width to allow for intersection channeling so that the east bound left turn lane is secure from west bound traffic. This widening also allows for a dedicated right turn/deceleration lane to enter the Site. The new pavement will be added to the existing pavement, overlaid with new asphalt, and re-striped per the plans approved by TxDOT.

WEST BOUND EXITING:

The West Bound exiting will include a 300 foot, 10 foot wide taper beginning west of the new driveway and transitioning back to existing pavement, with associated lane striping.

The plans for the widening, turn lanes and necessary tapers also include required traffic controls and signage per current TxDOT requirements.

Updated 5/26/ 2011, 3:45 p.m.



FORMULA 1 UNITED STATES

PRELIMINARY PLAN

F.M. 812 / DRIVEWAY IMPROVEMENTS

Carlson, Wagonseller & Dowling, Inc.

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Christy Moffett, LMSW 854-3460
Elected/Appointed Official/Dept. Head:
Sherri E. Fleming, County Executive of Travis County Health and Human Services & Veterans Service

Commissioners Court Sponsor: Judge Samuel T. Biscoe

AGENDA LANGUAGE:

Consider and take appropriate action on a request to set the public comment period and public hearings to receive comment on the proposed 2011-2013 Consolidated Plan and proposed projects for Program Year 2011 related to the Community Development Block Grant funds available through HUD:

A. Approve public comment period to commence on June 30, 2011 at 8:00 am and end of July 29, 2011 at 5:00 pm;
B. The following public hearing dates for the public to provide input on the proposed Consolidated Plan and projects:
    1. Travis County Commissioners Courtroom at 9 AM on July 12, 2011;
    2. Travis County Commissioners Courtroom at 9 AM on July 19, 2011; and
C. Approve the advertisements announcing the public hearing dates in newspapers of general circulation: Manor Messenger, Pflugerville Pflag, Hill Country News, Lake Travis View, North Lake Travis Log, Oak Hill Gazette, West Lake Picayune, Austin Chronicle, Ahora Si and El Mundo.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
Please see the attached memorandum for a summary of the background and attachments.

STAFF RECOMMENDATIONS: Staff recommends approval. See memorandum for more detailed information.

ISSUES AND OPPORTUNITIES:
Please see the attached memorandum for a summary of the issues and opportunities.

FISCAL IMPACT AND SOURCE OF FUNDING:
None. Grant funds will pay for the cost of advertising.

REQUIRED AUTHORIZATIONS:

None.

TRAVIS COUNTY HEALTH and HUMAN SERVICES
And VETERANS SERVICE
100 North I.H. 35
P. O. Box 1748
Austin, Texas 78767

Sherri E. Fleming
County Executive
(512) 854-4100
Fax (512) 854-4115

MEMORANDUM

Date: May 24, 2011

To: Members of the Commissioners Court

Sherri E. Fleming

From: Sherri E. Fleming, County Executive
Travis County Health and Human Services and Veterans Service

Subject: Community Development Block Grant : Setting of 30 day comment period and public hearing dates for the PY 2011-2013 Consolidated Plan and PY 2011 Proposed Projects, and related advertising.

Proposed Motion:

Consider and take appropriate action on a request to set the public comment period and public hearings to receive comment on the proposed 2011-2013 Consolidated Plan and proposed projects for Program Year 2011 related to the Community Development Block Grant funds available through HUD:

A. Approve public comment period to commence on June 30, 2011 at 8:00 am and end of July 29, 2011 at 5:00 pm;

B. The following public hearing dates for the public to provide input on the proposed Consolidated Plan and projects:

   1. Travis County Commissioners Courtroom at 9 AM on July 12, 2011;

   2. Travis County Commissioners Courtroom at 9 AM on July 19, 2011; and

C. Approve the advertisements announcing the public hearing dates in newspapers of general circulation: Manor Messenger, Pflugerville Pflag, Hill Country News, Lake Travis View, North Lake Travis Log, Oak Hill Gazette, West Lake Picayune, Austin Chronicle, Ahora Si and El Mundo.

Summary and Staff Recommendations:

A. Travis County anticipates receiving an estimated $790,119 for Program Year 2011, and is required to turn in an Action Plan which details how the County intends to use the funds. Additionally, this year, the County is completing a new three year Consolidated Plan which updates the needs and sets the strategic direction of the program. The Consolidated Plan is also required to undergo public comment.

   For Travis County to be in compliance with its Citizen Participation Plan (CPP) and 24 Code of Federal Regulations (CFR) Part 91, a 30-day public comment period must be held to allow the public to comment on the proposed uses for CDBG funds for the 2011 program year and the 2011-2013 Consolidated Plan. Staff recommends June 30, 2011 – July 29, 2011, for the comment period. During this time, residents, community organizations, agencies and any other stakeholders will have an opportunity to send CDBG staff comments in writing via postal mail, or e-mail or by attending a public hearing.

B. For Travis County to be in compliance with its CPP and 24 CFR Part 91, two public hearings must be held during the Commissioners Court's approved 30-day comment period. Staff recommends these dates:

Travis County Granger Building **Commissioners Courtroom** 314 W. 11th St. Austin, TX 78701	Tuesday, July 12, 2011 @ 9:00 am
Travis County Granger Building **Commissioners Courtroom** 314 W. 11th St. Austin, TX 78701	Tuesday, July 19, 2011 @ 9:00 am

   Those that are not able to attend the public hearings will have an opportunity to provide their input in writing by email or postal mail.

C. Staff recommends approval of the attached advertisement to notify the public of the public hearings and public comment period to provide input on the PY 2011-2013 Consolidated Plan and PY 2011 Action Plan. Notification to the public must occur 14 days prior to the public hearings in newspapers of general circulation and must target the areas the grant serves: the unincorporated areas of the county.

   To meet these criteria, the following papers will be targeted for advertising in English.

Manor Messenger	Pflugerville Pflag
Hill Country News	Lake Travis View
North Lake Travis Log	Oak Hill Gazette
West Lake Picayune	Austin Chronicle

To reach the Spanish speaking population the ad will be advertised in the Spanish language newspapers *Ahora Sí* and *El Mundo*. A copy of the ad is in currently being translated into Spanish.

Budgetary and Fiscal Impacts:

A. N/A
B. N/A
C. Costs for the public notice will be paid for with the CDBG budget resources.

Issues and Opportunities:

Moving forward with the public comment period allows the County to be in compliance with CDBG requirements and Travis County's CDBG Citizen Participation Plan.

Background:

Under the provisions of Title 1 of the Housing and Community Development Act of 1974 (42 USC 5301), the Federal government through the U.S Department of Housing sponsors a program that provides Community Development Block Grants (CDBG) to cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities for low and moderate income persons. Since 2006, Travis County has received CDBG funds from HUD on an annual basis.

Consolidated Plans are completed every 3, 5 or 6 years based on the County's interest and include data on community needs and strategic goals. The County is currently working under a five year Consolidated Plan spanning from program years 2006-2010. The next Consolidated Plan will take effect on October 1, 2011.

Community engagement and participation is an essential goal of this program.

cc: Rodney Rhoades, PBO
Diana Ramirez, PBO
Cyd Grimes, Purchasing Office
Jason Walker, Purchasing Office
Elizabeth Corely, Purchasing Office
Mary Etta Gerhardt, County Attorney's Office
Christopher Gilmore, County Attorney's Office
Susan Spataro, County Auditor's Office
DeDe Bell, County Auditor's Office
Janice Cohoon, County Auditor's Office
Christy Moffett, LMSW, HHS/VS – CDBG
Steven Manilla, TNR
Lee Turner, TNR

Attachment "A"

Invitation to Comment on the PY 2011-2013 Consolidated Plan & Proposed CDBG Projects for Program Year 2011

Travis County is eligible to receive an estimated $790,119 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to benefit Travis County low- to moderate-income residents who live in the unincorporated areas of the county. The funds are for the program year 20111 which goes from October 1, 2011 to September 30, 2012.

Additionally, Travis County is requesting comment on the draft of the program year 2011-2013 Consolidated Plan which identifies needs and sets the strategic direction for funding for the next three years.

CDBG activities are aimed at revitalizing neighborhoods, improving affordable housing options and providing improved community facilities and services. You can comment on the proposed CDBG projects for program year 2011 or on the Consolidated Plan by attending one of two public hearings or by sending your comments in writing via postal mail or e-mail.

Comment Period and Draft Document

Comments will be accepted for 30 days beginning June 30, 2011 at 8:00 a.m. and ending July 29, 2011 at 5:00 p.m. Beginning June 30, 2011, a draft and a summary of the CDBG Consolidated Plan and Action Plan with the list of projects will be available for download on the Travis County CDBG page www.co.travis.tx.us/CDBG or available for review at any of the seven Travis County Community Centers:

South Rural Community Center	3518 FM 973, Del Valle
Travis County Community Center	15822 Foothills Farm Loop, Bldg D, Pflugerville
West Rural Community Center	8656-A Hwy 71 W., Suite A, Oak Hill
Northwest Rural Community Center	18649 FM 1431, Jonestown
East Rural Community Center	600 W. Carrie Manor, Manor
Palm Square Community Center	100 N. IH-35, Suite 1000, Austin
Post Road Community Center	2201 Post Road, Suite 101, Austin

Public Hearings

You can provide your comment by attending any of two Public Hearings scheduled for Tuesday, July 12, 2011 at 9:00 AM or Tuesday, July 19, 2011 at 9:00 AM at Travis County Granger Building, Commissioners Courtroom, 314 W. 11th St, Austin, TX.

Mailing your Comments

You can mail your comments to**:** CDBG Program, Travis County, HHSVS P.O. Box 1748, Austin, TX 78767 or e-mail them to: cdbg@co.travis.tx.us

Travis County is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 854-3460 for assistance.

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Yolanda Reyes, (512)854-9106
Elected/Appointed Official/Dept. Head: Rodney Rhoades, County Executive, Planning and Budget
Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE: Consider and take appropriate action on budget amendments, transfers and discussion items.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: Please see attached documentation.

STAFF RECOMMENDATIONS: PBO recommends approval

ISSUES AND OPPORTUNITIES: Please see attached documentation

FISCAL IMPACT AND SOURCE OF FUNDING: Please see attached documentation.

REQUIRED AUTHORIZATIONS:

Rodney Rhoades - Planning and Budget Office, (512) 854-9106
Leroy Nellis – Planning and Budget Office, (512) 854-9106
Jessica Rio – Planning and Budget Office, (512) 854-9106
Cheryl Aker – County Judge's Office, (512) 854-9555

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

BUDGET AMENDMENTS AND TRANSFERS
FY 2011

5/31/2011

AMENDMENTS

BA#	Project Code	FUND	DEPT/DIV	ACT	ELM/ OBI	Dept.	Line Item	Increase	Decrease	Pg #
A1		001	9800	981	9821	Reserves	Planning Reserves		$ 72,678	1
		001	0900	519	4007	PBO	Consulting	$ 72,678		

PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

TO: Commissioners Court

FROM: Jessica Rio, Assistant Budget Director

DATE: May 26, 2011

SUBJECT: Budget Adjustment Related to 308 Guadalupe

The attached Budget Adjustment from the Planning Reserve in the amount of $72,678 is related to a modification to the Broaddus and Associates contract to complete Civil and Family Courthouse Analysis, Program and Concept Plan as described in the attached backup (Task 7). The actual contract modification totals $81,039; however, the department currently has $8,361 that it can use. Please see attached memos for additional information.

The Planning Reserve was approved as part of the FY 11 Budget and originally totaled $2,100,000. This reserve was established to begin the Civil and Family Justice Center design phase and the addition of 2 FTE in the Civil Court department to support the design, development, implementation and ongoing maintenance of the court technology requirements. On March 1, 2011, a total of $120,000 was transferred from this reserve to General Administration for a portion of a contract modification with Vinson & Elkins for work related to a possible Public Private Partnership on this site. The current reserve totals $1,980,000 and would be reduced to $1,909,334 with approval of this request. PBO concurs.

cc: The Honorable John K. Dietz
Peg Liedtke (Civil Courts)
The Honorable Lora Livingston
Leroy Nellis (PBO)
Belinda Powell (PBO)
Diana Ramirez (PBO)
Rodney Rhoades (PBO)

PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

700 Lavaca Street suite 1560
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

To: Jessica Rio, Assistant Budget Director, Planning & Budget

From: Belinda Powell, Strategic Planning Manager, Planning & Budget Office
Leslie Stricklan, AIA, Sr. Project Manager Facilities Management Department

Date: May 26, 2011

Subject: **Budget Adjustment request to fund requested modification No. 9 to the contract with Broaddus and Associates for Consulting Services for Travis County Central Campus Study for a Strategic Needs Analysis and Facilities Master Plan, contract No. PS090041RV. Modification No. 9 is for a proposed scope of work related to the acquisition of 308 Guadalupe as a site for the Civil and Family Courthouse.**

Broaddus and Associates has provided the Travis County Central Campus Master Plan project management team and the Purchasing Agent with a proposed contract modification to address the impact on their contract for the acquisition of a site for a new Civil and Family Courthouse. The proposed modification totals $81,039 and is for increased hours on several specific tasks addressed in the original contract as well as for new work identified as task 7 in the modification. The work outlined in the modification to complete tasks 4 and 5 of Phase II related to the new site is net $10,373. There are not sufficient remaining funds in the project budget to fund task 7 which totals $70,666. The Purchasing Agent and the Project Management Team are in agreement with the proposed increase in fee. The attached summary of the work outlines the increases to tasks 4 and 5 as well as task 7. The remaining project funds of $8,361 will cover a portion of the work with the remaining balance requested from the Civil Courthouse planning reserve.

Therefore, we are requesting that $72,678 be transferred from the Civil Courthouse Reserve into account 001-0900-821-4007 to fund the reaming portion of the modification once approved by the Commissioners Court.

Please contact us if you have any questions.

cc: Rodney Rhoades, Cyd Grimes, Richard Villareal Marvin Brice, Kapp Schwebke, Tenley Aldredge, Roger El Khoury, File

BROADDUS PLANNING

April 6, 2011

Mr. Rodney Rhoades
Executive Director of the Planning & Budget Office
Travis County
314 W. 11th Street
Austin, TX 78701

RE: Proposed Modification to the Contract for Consulting Services for Travis County Central Campus Study for a Strategic Needs Analysis and Facilities Master Plan, Contract No. PS090041RV Herein Referred to as the "Agreement"

Dear Mr. Rhoades:

Based on our working scope negotiations meeting of October 15, 2010 and our follow up meeting on November 15, 2010 with representatives from the Purchasing Department and the Central Campus Project Management Team, and in response to Travis County's March 11, 2011 response to that proposal and the negotiations meeting on April 4, 2011, Broaddus & Associates, Inc., is submitting this revised request for a modification to the above referenced contract to acknowledge additional time and expenses related to the following three items:

1. Schedule: Extension of the overall contract duration.
2. Additional project activity: Addition of various activity milestones, including meetings and site visits, necessary to accomplish the work, as well as inclusion of the 308 Guadalupe Street site for a new Civil and Family Courthouse.
3. Key Personnel Changes: Administrative modification to accommodate personnel changes, necessary to support the project.

We believe that these activities exceed the current scope of work described in the original agreement and respectfully request a contract modification based on the information that follows.

Schedule: Extension of the Contract Duration

The original contract schedule depicts and overall project duration of 18 months, including overlapping Tasks accommodating project workload efficiencies.

The published schedule for the Phase 1 Needs Assessment kick-off meeting on June 5, 2009, depicted a duration of 8 months (June 2009-January 2010), but extended by one month into February. The Phase 2 kick-off meeting projected an extended Phase 2 schedule from 8 months to 13 months (February 24, 2010-March 2011). It is anticipated that Phase 2 of the Master Plan and final completion of the project will extend beyond March due to the purchase of a site for the New Civil and Family Courthouse and the desire of the County to incorporate certain information about that site into Task 4 and subsequent tasks of Phase 2. These tasks are addressed and incorporated into the tasks under Item 3 below. All work moving forward from this date will incorporate the New Civil and Family Courthouse site at 4th and Guadalupe. In order to complete the work and incorporate additional key milestone meetings, a revised schedule anticipates project completion by the end of October, 2011, a revised outline schedule of which is attached.

1301 S. Capital of Texas Highway, Suite A-302 ◊ Austin, Texas 78746 ◊ Phone: (512) 329-8822 ◊ Fax: (512) 329-8242

Additional Project Activity

In order to accomplish the work with the insertion of the new Civil and Family Courthouse site, the timing of the remaining Phase 2 Tasks must be adjusted. This accommodation, along with a more thorough level of stakeholder interaction, results in an overall project schedule extension. Additional work associated with meetings, travel and product preparation not anticipated in the original agreement for this site reflected in the existing task descriptions to the extent possible and other tasks reduced to accommodate this additional work. It is also anticipated that certain Tasks may be further separated so as to better reflect the sequencing of the project.

The existing contract includes up to 14 people-trips for Ricci Greene Associates. The Additional Project Activity Tasks scope for Phase 2 assumes up to 9 additional people-trips for Ricci Greene Associates.

Task 3: Conceptual Planning Alternatives

This proposed modification will remove item "§ 3.2.4 Data Center Infrastructure Issues" from the scope in its entirety. It is intended that this scope be deleted and the cost associated with this work be reallocated to support work related to addressing the New Civil and Family Courthouse site under the outlined scope for Tasks 4 and 7. For the purpose of separating the work and associated fees, the following Task is deleted in its entirety:

	Contract Existing or Deletion	Broaddus Proposal
~~*3b5 Conceptual Planning Alternatives-Infrastructure Issues (Data Center 3.2.4 per contract)*~~	~~*$2071*~~	$0

Task 4: Master Plan Development

This proposed modification will remove items "§ 3.2.5 Data Center Virtualization" and "§ 3.4.4 Data Centers - Long Term Strategy" in their entirety.

Note: The County will provide a copy of its written analysis of current Data Center options for information purposes, and a reference to said report shall be included in the final master plan document. Any such cost associated with buildings otherwise anticipated as a Data Center location will be cost estimated base on "office building" costs.

It is intended that this scope be deleted and the cost associated with this work and other data center and information technology infrastructure planning work presently associated with Task 4b be deleted and the cost reallocated to support work related to additional Tasks 4 and 7 activities. We propose the following revised task item fees:

Task 4a	*Contract Existing or Deletion*	Broaddus Proposal
4a1 Concept Plan Development		
Meetings & Preparation	$12.466	$12,466
Milestone Deliverable	$113,216	$113,216
4a1.1 Lavaca Concept Plan Development	$6.967	$6,967 -6937
~~*4a2 Master Plan Development-Data Center (Data Center 3.2.5 per contract)*~~	~~*$2071*~~	$0

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TOTAL Task 4a Fees	**$134,690**	**$132,649**

Task 4b

This proposed modification will remove the following items in their entirety:

- "§ 3.2.5 Data Center Virtualization"
- "§ 3.4.4 Data Centers - Long Term Strategy"
- "§ 3.4.2.1 Parking Phasing"
- "§ 3.4.2.2 Parking Financial Feasibility"

For the purpose of separating various elements of the scope of work and associated fees from others included in Task 4b, as well as to accommodate additional time and cost to prepare an conduct additional meetings necessary to complete the work currently included in the agreement, we propose the following revised task items. Task 4b4 CFC-Development Plan is included to accommodate the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse.

	Contract Existing or Deletion	Broaddus Proposal
4b1: Lavaca-Phasing Scenario *Deliverables* - *Phasing plan & cost estimate* - *Commissioners Court meeting and preparation* *Note:* *Cost estimating is deleted for the Lavaca phasing plan.*	~~$3,350~~	$6,716
4b2: Master Plan Development: Preliminary Phasing *Deliverables* - *Preliminary phasing plan* - *Preliminary budget estimate* - *PM Team meeting & preparation* - *Sub-Committee meeting & preparation* *Note:* *Historical consultant work associated with the HMS Courthouse for this task is deleted from the contract.*	~~$105,338~~	$40,041
4b3: Master Plan Development: Phasing Scenario *Deliverables* - *Overall phasing plan* - *Revised budget estimate* - *PM Team meeting & preparation* - *Commissioners Court work session & preparation* *Note:* *Utility and infrastructure recommendations for this task are deleted from the contract. Costs are included only for parking and MEP engineering relating the development planning and budget estimating*		$39,367
4b4: CFC - Development Plan *Deliverables* - *Justice Focus Group meeting & preparation*		$10,326

Total Task 4b Fees ***$96,450***

Task 4c

This proposed modification will remove items "§ 3.4.6 Community Outreach Reporting" in its entirety. For the purpose of separating various elements of the scope of work and associated fees from others included in Task 4c, as well as to accommodate additional travel, meeting and preparation time and cost necessary to complete the work not currently included in the agreement, we propose the following revised task items. Task 4c4 CFC-Refinement Plan is included to accommodate the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse.

	Contract Existing/or Deletion	Broaddus Proposal
4c1: Master Plan Refinement *Deliverables* - *Preliminary refinement plan* - *Sub-Committee meeting & preparation* *Note:* *Historical consultant work associated with the HMS Courthouse for this task is deleted from the contract.*	~~*$27,397*~~	$25,429
4c1.1: Lavaca-Master Plan Refinement *Deliverables* - *Final plan diagrams*	*$3,29*	$3,297
4c2: Master Plan Presentation *Deliverables* - *Final master plan drawings & diagrams* - *Final master plan presentation document* - *Commissioners Court public hearing & preparation* - *County staff presentation & preparation*	~~*$19,988*~~	$35,231
4c3: Master Plan Approval *Deliverables* - *Commissioners Court voting session* - *Commissioners Court second voting session, as necessary*		$4,064
4c4: CFC - Refinement Plan *Deliverables* - *Justice Focus Group meeting & preparation*		$9,414
	Total Task 4c Fees	***$77,435***

Task 7 - Civil and Family Courthouse Analysis, Program, & Concept Plan

Task 7 is included as an addition to the existing scope of work. It includes preparation of a stand-alone space program and accommodates the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse which have already been provided in Phase 2, Task 2 Analysis and Task 3 Concepts, for other sites included in the Central Campus Study.

Task 7a

Civil and Family Courthouse Space Program - Validate the space program from the Travis County Central Campus Study for the components included in the Civil and Family Courthouse, and create a space program with only these components in a stand-alone space program.

		Contract Existing/or Deletion	Broaddus Proposal
7a:	CFC - Space Program *Deliverables* - *Justice Focus Group meeting & preparation*		$20,460

Tasks 7b and 7c
Provide site analysis for the incorporated site at 308 Guadalupe Street for inclusion in the master plan similar to Task 2. Evaluate options and provide a single plausible scenario concept for the site for a new Civil and Family Courthouse.

		Contract Existing/or Deletion	Broaddus Proposal
7b:	CFC - Site Analysis *Deliverables* - *Justice Focus Group meeting & preparation*		$17,350
7c:	CFC - Concept Plan *Deliverables* - *Justice Focus Group meeting & preparation*		$32,856
		Total Task 7 Fees	***$70,666***

Including credits to the contract amount for Tasks 3 and 4 to be eliminated from the scope, this proposal will increase the fee by $10,373 for a total of $306,534 for Task 4. Additionally, work requested as Task 7, which is new scope proposed for the new Civil and Family Courthouse is $70,666. The total amount requested for this modification is $81,039. All remaining Phase 2 tasks remain the same per contract.

Key Personnel Changes to the Project
In addition, we submit the request for an administrative modification to amend "§ 1.5-Project Management; Key Personnel" and the related "Exhibit 1, Organizational Chart" to include additional personnel resources to be utilized in the course of the project.

The following key personnel names should be added:

Broaddus & Associates
Heather Walton, Project Coordinator/Graphic Artist

Ricci Green Associates
Ryan Critchfield, Senior Courts Planner (replaces Jeff Hyman, Senior Courts Planner)
Laura Maiello, Corrections Specialist

Wiginton Hooker Jeffry Architects
Dana Stiernberg, Facilities Planner

In addition, Mr. Ed Lee's name should be removed from the key personnel list of Broaddus & Associates, in order to reflect Mr. Lee's partial retirement.

Please see attached resumes reflecting the credentials of these key personnel.
In addition, due to the fact that the parking consultant, Parking Planners, ceases to be in business, we propose reallocation of the work for all of Phase 2 to Datum Engineers, under which sub-contract the former parking consultant staff members will perform the work.

We hope that this modification meets with your approval as we believe that the additional scope is beneficial to the Central Campus Study. If you have any questions please do not hesitate to call me.

Sincerely,

BROADDUS & ASSOCIATES, INC.

Stephen B. Coulston, AIA
Vice President, Planning

cc: Belinda Powell
Leslie Strickland
Cyd Grimes
Richard Villareal

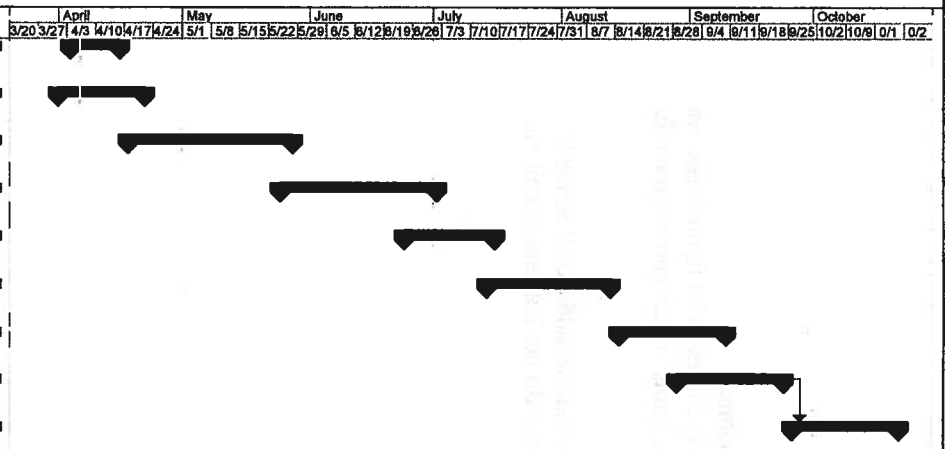
File

Updated 5/26/ 2011, 3:45 p.m.

Travis County Central Campus Study
Remaining Phase 2: Master Plan Process Anticipated Schedule

Wed 4/6/11

ID	Task Name	Duration	Start	Finish
1	Contract Negotiations	10 days	Mon 4/4/11	Fri 4/15/11
3	PHASE ONE REPORTS	15 days	Fri 4/1/11	Thu 4/21/11
5	4b2: Development: Preliminary Phasing & Budget Estimate	30 days	Mon 4/18/11	Fri 5/27/11
12	4b3: Development: Final Phasing, Revised Budget & Utility Infrastructure Rec	28 days	Wed 5/25/11	Fri 7/1/11
20	4c1: Refinement	16 days	Fri 6/24/11	Fri 7/15/11
25	4c2: Master Plan Presentation	22 days	Thu 7/14/11	Fri 8/12/11
32	4c3: Master Plan Approval	20 days	Mon 8/15/11	Fri 9/9/11
38	5a: Draft Reports	20 days	Mon 8/29/11	Fri 9/23/11
40	5b: Final Reports	20 days	Mon 9/26/11	Fri 10/21/11



Project: TravisCounty_Phase2Schedu
Date: Wed 4/6/11

Task | Progress | Summary | External Tasks | Deadline
Split | Milestone | Project Summary | External Milestone

Project Cost Change-4/6/11		Contract	4/6/11 Proposal	4/6/11 Proposal Delta
Task 3b5				
Task 3b5: Infrastructure Issues (Data Center)		$2,071	0	($2,071)
Task 4A				
Task 4a1: Concept Plan Development				
Meetings & Preparation		$12,466	$12,466	$0
Milestone Deliverable		$113,216	$113,216	$0
Task 4a1.1 Lavaca Concept Plan Development		$6,967	$6,967	$0
Task 4a2: Data Center server virtualization		$2,071	$0	($2,071)
	SUM 4A	**$134,720**	**$132,649**	**($2,071)**
Task 4B				
4b: Phasing scenario		$105,338		($105,338)
4b1: Lavaca-Phasing Scenario		$3,350	$6,716	$3,366
4b2: Master Plan Development: Preliminary Phasing			$40,041	$40,041
4b3: Master Plan Development: Phasing Scenario			$39,367	$39,367
4b4: Development Plan - CFC			$10,326	$10,326
	SUM 4B:	**$108,688**	**$96,450**	**($12,238)**
Task 4C				
4c1: Master Plan Refinement		$27,397	$25,429	($1,968)
4c1.1: Lavaca-Master Plan Refinement		$3,297	$3,297	$0
4c2: Master Plan Presentation		$19,988	$35,231	$15,243
4c3: Master Plan Approval			$4,064	$4,064
4c4: Refinement - CFC			$9,414	$9,414
	SUM 4C:	**$50,682**	**$77,435**	**$26,753**
Task 7				
7a: CFC Space Program			$20,460	$20,460
7b: CFC - Site Analysis			$17,350	$17,350
7c: CFC - Concept Plan			$32,856	$32,856
	SUM 7A:	**$0**	**$70,666**	**$70,666**
Total Adjusted		Was	Now	Delta
		$296,161	$377,200	$81,039

Updated 5/26/ 2011, 3:45 p.m.

TRAVIS COUNTY
CENTRAL CAMPUS STUDY

Phase 2: Master Plan Modification
Additional Project Activity & CFC

Hours / Fee Submission

September 27, 2010

November 3, 2010 (Revision)

November 23, 2010 (Revision)

April 6, 2011 (Revision)

Broaddus & Associates, Inc.

//

Updated 5/26/ 2011, 3:45 p.m.

TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

		BROADDUS & ASSOCIATES								
		Jim Broaddus Project Exec	Stephen Coulston Project Director	Chris Rice Lead Planner	Catherine Sckerl Proj. Plnr/Mgr.	Ashley Livingston Facility Analysis	Jacque Judy Cost Estimator	Heather Walton Graphics	SUBTOTAL	Direct Project Costs
	Base Rate	$290	$220	$200	$110	$65	$160	$105		
Task 4: Master Plan Development										
~~4a2 Data Center Input~~	~~Hours Sub-total:~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~Fee Sub-total:~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~
4b1 Lavaca Phasing Input	Hours Sub-total:	0	8	0	14	0	0	0	22	
	Fee Sub-total:	$0	$1,760	$0	$1,540	$0	$0	$0	$3,300	$60
4b2 Phasing Input	Hours Sub-total:	0	10	0	22	0	8	0	40	
	Fee Sub-total:	$0	$2,200	$0	$2,420	$0	$1,280	$0	$5,900	$60
~~4b4 Parking Finance Input~~	~~Hours Sub-total:~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~Fee Sub-total:~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~
4b3 Dev. Plan add'l meetings	Hours Sub-total:									
(RGA travel)	Fee Sub-total:									
4b4 Dev. Plan - CFC	Hours Sub-total:	0	10	0	22	0	6	0	38	
	Fee Sub-total:	$0	$2,200	$0	$2,420	$0	$960	$0	$5,580	$60
4c1 Refinemt add'l meetings	Hours Sub-total:									
(RGA travel)	Fee Sub-total:									
4c2 Refinement Output	Hours Sub-total:	0	16	2	24	2	0	2	46	
	Fee Sub-total:	$0	$3,520	$400	$2,640	$130	$0	$210	$6,900	$400
4c2 Refinement add'l meetings	Hours Sub-total:									
(RGA travel)	Fee Sub-total:									
4c3 Final Approval	Hours Sub-total:	0	6	0	12	0	0	2	20	
	Fee Sub-total:	$0	$1,320	$0	$1,320	$0	$0	$210	$2,850	$40
4c4 Refinement - CFC	Hours Sub-total:	0	8	0	20	8	0	2	38	
	Fee Sub-total:	$0	$1,760	$0	$2,200	$520	$0	$210	$4,690	$40
Task 7: CFC										
7a CFC Space Program	Hours Sub-total:	0	3	0	10	0	0	0	13	
	Fee Sub-total:	$0	$660	$0	$1,100	$0	$0	$0	$1,760	$0
7b Site Analysis - CFC	Hours Sub-total:	0	10	26	40	10	0	0	86	
(re: Task 2)	Fee Sub-total:	$0	$2,200	$5,200	$4,400	$650	$0	$0	$12,450	$200
7c Conceptual Plan - CFC	Hours Sub-total:	0	10	0	32	6	0	48	96	
(re: Task 3)	Fee Sub-total:	$0	$2,200	$0	$3,520	$390	$0	$5,040	$11,150	$60
Total Hours		0	73	28	176	18	14	52	361	
Total Fee		$0	$17,820	$5,600	$21,560	$1,690	$2,240	$5,670	$54,580	$820

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TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

RICCI GREENE ASSOCIATES

	Base Rate	Rob Fisch Principal Plnr $285	Brett Firfer Sr. Court Prog'r $160	Ken Ricci Principal Arch $285	Ryan Critchfield Sr. Courts Arch $160	Arch/Plnr $105	SUBTOTAL	Direct Project Costs	
Task 4: Master Plan Development									
~~4a2 Data Center Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~		
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~		
4b1 Lavaca Phasing Input	*Hours Sub-total:*	0	0	0	0	0	0		
	Fee Sub-total:	$0	$0	$0	$0	$0	$0		
4b2 Phasing Input	*Hours Sub-total:*	24	0	0	32	0	56		
	Fee Sub-total:	$6,360	$0	$0	$5,120	$0	$11,480	$4,239	2PT
~~4b4 Parking Finance Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~		
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~		
4b3 Dev. Plan add'l meetings	*Hours Sub-total:*	40	0	0	24	0	64		
(RGA travel)	*Fee Sub-total:*	$10,600	$0	$0	$3,840	$0	$14,440	$6,359	3PT
4b4 Dev. Plan - CFC	*Hours Sub-total:*	8	0	0	16	0	24		
	Fee Sub-total:	$2,120	$0	$0	$2,560	$0	$4,680		
4c1 Refinemt add'l meetings	*Hours Sub-total:*	24	0	0	24	0	48		
(RGA travel)	*Fee Sub-total:*	$6,360	$0	$0	$3,840	$0	$10,200	$4,239	2PT
4c2 Refinement Output	*Hours Sub-total:*	24	0	0	8	8	40		
	Fee Sub-total:	$6,360	$0	$0	$1,280	$840	$8,480	$2,120	1PT
4c2 Refinement add'l meetings	*Hours Sub-total:*	24	0	0	4	0	28		
(RGA travel)	*Fee Sub-total:*	$6,360	$0	$0	$640	$0	$7,000	$2,120	1PT
4c3 Final Approval	*Hours Sub-total:*	2	0	0	4	0	6		
	Fee Sub-total:	$530	$0	$0	$640	$0	$1,170	$0	
4c4 Refinement - CFC	*Hours Sub-total:*	8	0	0	16	0	24		
	Fee Sub-total:	$2,120	$0	$0	$2,560	$0	$4,680	$0	
Task 7: CFC									
7a CFC Space Program	*Hours Sub-total:*	20	60	0	8	24	112		
	Fee Sub-total:	$5,300	$9,600	$0	$1,280	$2,520	$18,700	$0	
7b Site Analysis - CFC	*Hours Sub-total:*	8	0	0	16	0	24		
(re: Task 2)	*Fee Sub-total:*	$2,120	$0	$0	$2,560	$0	$4,680	$0	
7c Conceptual Plan - CFC	*Hours Sub-total:*	24	0	0	64	48	136		
(re: Task 3)	*Fee Sub-total:*	$6,360	$0	$0	$10,240	$5,040	$21,640	$0	
Total Hours		198	60	0	200	80	538		
Total Fee		$54,590	$9,600	$0	$34,560	$8,400	$107,150	$19,077	

Updated 5/26/ 2011, 3:45 p.m.

TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

		WIGINTON HOOKER JEFFRY				
		Jim Wiginton Principal Plnr	Laurie Greer Sr. Prgrmr	Arch/Plnr	SUBTOTAL	Direct Project Costs
	Base Rate	$225	$120	$90		
Task 4: Master Plan Development						
~~4a2 Data Center Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~*$0*~~	~~*$0*~~	~~*$0*~~	~~*$0*~~	-
4b1 Lavaca Phasing Input	*Hours Sub-total:*				0	
	Fee Sub-total:	*$0*	*$0*	*$0*	*$0*	-
4b2 Phasing Input	*Hours Sub-total:*	0	0	0	0	
	Fee Sub-total:	*$0*	*$0*	*$0*	*$0*	-
~~4b4 Parking Finance Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~*$0*~~	~~*$0*~~	~~*$0*~~	~~*$0*~~	-
4b3 Dev. Plan add'l meetings	*Hours Sub-total:*					
(RGA travel)	*Fee Sub-total:*					
4b4 Dev. Plan - CFC	*Hours Sub-total:*					
	Fee Sub-total:					
4c1 Refinemt add'l meetings	*Hours Sub-total:*					
(RGA travel)	*Fee Sub-total:*					
4c2 Refinement Output	*Hours Sub-total:*	0	4	2	6	
	Fee Sub-total:	*$0*	*$480*	*$180*	*$660*	*$40*
4c2 Refinement add'l meetings	*Hours Sub-total:*					
(RGA travel)	*Fee Sub-total:*					
4c3 Final Approval	*Hours Sub-total:*	0	0	0	0	
	Fee Sub-total:	*$0*	*$0*	*$0*	*$0*	-
4c4 Refinement - CFC	*Hours Sub-total:*	0	0	0	0	
	Fee Sub-total:	*$0*	*$0*	*$0*	*$0*	-
Task 7: CFC						
7a CFC Space Program	*Hours Sub-total:*	0	0	0	0	
	Fee Sub-total:	*$0*	*$0*	*$0*	*$0*	-
7b Site Analysis - CFC	*Hours Sub-total:*					
(re: Task 2)	*Fee Sub-total:*					
7c Conceptual Plan - CFC	*Hours Sub-total:*					
(re: Task 3)	*Fee Sub-total:*					
Total Hours		0	4	2	6	
Total Fee		*$0*	*$480*	*$180*	*$660*	*$40*

Updated 5/26/ 2011, 3:45 p.m.

TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

		DATACOM DESIGN GROUP (HUB)					
		John Lewis Data Center	Craig Gillan IT/Security	Security	Staff	SUBTOTAL	Direct Project Costs
	Base Rate	$142	$130	$130	$56		
Task 4: Master Plan Development							
~~4a2 Data Center Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~
4b1 Lavaca Phasing Input	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4b2 Phasing Input	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
~~4b4 Parking Finance Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	-
4b3 Dev. Plan add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4b4 Dev. Plan - CFC	*Hours Sub-total:*						
	Fee Sub-total:						
4c1 Refinemt add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4c2 Refinement Output	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4c2 Refinement add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4c3 Final Approval	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4c4 Refinement - CFC	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
Task 7: CFC							
7a CFC Space Program	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
7b Site Analysis - CFC	*Hours Sub-total:*						
(re: Task 2)	*Fee Sub-total:*						
7c Conceptual Plan - CFC	*Hours Sub-total:*						
(re: Task 3)	*Fee Sub-total:*						
Total Hours		$0	$0	$0	$0	$0	
Total Fee		$0	$0	$0	$0	$0	$0

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TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

		DATUM ENGINEERS - PARKING PLANNING					
		Kirk Taylor Principal	Troy Jamail Sr. VP	Amy Gunther Design Dir	Kyle Bishop Plan Tech.	SUBTOTAL	Direct Project Costs
	Base Rate	$245	$205	$155	$125		
Task 4: Master Plan Development							
~~4a2 Data Center Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	-
4b1 Lavaca Phasing Input	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4b2 Phasing Input	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	$0
~~4b4 Parking Finance Input~~	~~*Hours Sub-total:*~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~*Fee Sub-total:*~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~	~~$0~~
4b3 Dev. Plan add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4b4 Dev. Plan - CFC	*Hours Sub-total:*						
	Fee Sub-total:						
4c1 Refinemt add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4c2 Refinement Output	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4c2 Refinement add'l meetings	*Hours Sub-total:*						
(RGA travel)	*Fee Sub-total:*						
4c3 Final Approval	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
4c4 Refinement - CFC	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
Task 7: CFC							
7a CFC Space Program	*Hours Sub-total:*	0	0	0	0	0	
	Fee Sub-total:	$0	$0	$0	$0	$0	-
7b Site Analysis - CFC	*Hours Sub-total:*						
(re: Task 2)	*Fee Sub-total:*						
7c Conceptual Plan - CFC	*Hours Sub-total:*						
(re: Task 3)	*Fee Sub-total:*						
Total Hours		$0	$0	$0	$0	0	
Total Fee		$0	$0	$0	$0	$0	$0

16

Updated 5/26/ 2011, 3:45 p.m.

TRAVIS COUNTY
CENTRAL CAMPUS STUDY
Phase 2: Facilities Master Plan Modification
Additional Project Activity

	Base Rate	PHASE 2 HOURS TOTAL	PHASE 2 FEE TOTAL	PHASE 2 DIRECT PROJECT COSTS	PHASE 2 Addition	Task	NEW PHASE 2 TOTAL $
Task 4: Master Plan Development							
						4a1	$12,466
							$113,216
						4a1.1	$6,967
~~4a2 Data Center Input~~	~~*Hours Sub-total:*~~	~~0~~					
	~~*Fee Sub-total:*~~		~~*$0*~~	~~*$0*~~	~~*$0*~~	*4a2*	$0
4b1 Lavaca Phasing Input	*Hours Sub-total:*	22					
	Fee Sub-total:		*$3,300*	*$66*	*$3,366*	*4b1*	$6,716
4b2 Phasing Input	*Hours Sub-total:*	96					
	Fee Sub-total:		*$17,380*	*$4,729*	*$22,109*	*4b2*	*$40,041*
~~4b4 Parking Finance Input~~	~~*Hours Sub-total:*~~	~~0~~					
	~~*Fee Sub-total:*~~		~~*$0*~~	~~*$0*~~	~~*$0*~~		
4b3 Dev. Plan add'l meetings	*Hours Sub-total:*	64					
(RGA travel)	*Fee Sub-total:*		*$14,440*	*$6,995*	*$21,435*	*4b3*	*$39,367*
4b4 Dev. Plan - CFC	*Hours Sub-total:*	62					
	Fee Sub-total:		*$10,260*	*$66*	*$10,326*	*4b4*	*$10,326*
4c1 Refinemt add'l meetings	*Hours Sub-total:*	48					
(RGA travel)	*Fee Sub-total:*		*$10,200*	*$4,663*	*$14,863*	*4c1*	*$25,429*
						4c1.1	*$3,297*
4c2 Refinement Output	*Hours Sub-total:*	92					
	Fee Sub-total:		*$16,040*	*$2,816*	*$18,856*		
4c2 Refinement add'l meetings	*Hours Sub-total:*	28				*4c2*	*$35,231*
(RGA travel)	*Fee Sub-total:*		*$7,000*	*$2,332*	*$9,332*		
4c3 Final Approval	*Hours Sub-total:*	26					
	Fee Sub-total:		*$4,020*	*$44*	*$4,064*	*4c3*	*$4,064*
4c4 Refinement - CFC	*Hours Sub-total:*	62					
	Fee Sub-total:		*$9,370*	*$44*	*$9,414*	*4c3*	*$9,414*
Task 7: CFC							
7a CFC Space Program	*Hours Sub-total:*	125					
	Fee Sub-total:		*$20,460*	*$0*	*$20,460*	*7a*	*$20,460*
7b Site Analysis - CFC	*Hours Sub-total:*	110					
(re: Task 2)	*Fee Sub-total:*		*$17,130*	*$220*	*$17,350*	*7b*	$17,350
7c Conceptual Plan - CFC	*Hours Sub-total:*	232					
(re: Task 3)	*Fee Sub-total:*		*$32,790*	*$66*	*$32,856*	*7c*	$32,856
Total Hours		*967*					
Total Fee			*$162,390*	*$22,041*	*$184,431*		$377,200

Budget Adjustment: 26975

Fyr _ Budget Type: 2011-Reg	Author: 9 - ALEMAN-REYES, YOLANDA	Created: 5/19/2011 8:27:36 AM
PBO Category:	Court Date: None	Dept: RESERVES
Just: CommCodeRq	Broaddus & Associates Courthouse site	

From Account	Acct Desc	Project	Proj Desc	Amount
001-9800-981-9821	PLANNING RESERVE			72,678
				72,678

To Account		Project	Amount
001-0900-519-4007	CONSULTING		72,678
			72,678

Approvals	Dept	Approved By	Date Approved
Originator	9	YOLANDA ALEMAN-REYES	5/26/2011 11:54:29 AM

17

Budget Adjustment: 26975

Fyr _ Budget Type: 2011-Reg	Author: 9 - ALEMAN-REYES, YOLANDA	Created: 5/19/2011 8:27:36 AM
PBO Category: Amendment	Court Date: Tuesday, May 31 2011	Dept: RESERVES
Just: CommCodeRq	Broaddus & Associates Courthouse site	

From Account	Acct Desc	Project	Proj Desc	Amount
001-9800-981-9821	PLANNING RESERVE			70,666
				70,666

To Account		Project	Amount
001-0900-821-4007	CONSULTING		70,666
			70,666

Approvals	Dept	Approved By	Date Approved
Originator	9	YOLANDA ALEMAN-REYES	5/19/2011 8:27:58 AM
DepOffice	9	JESSICA RIO	5/19/2011 8:30:11 AM
DepOfficeTo	9	JESSICA RIO	5/19/2011 8:30:12 AM
PBOAnalyst	9	DIANA RAMIREZ	5/19/2011 9:32:19 AM

18

Updated 5/26/ 2011, 3:45 p.m.

Allocated Reserve Status (001-9800-981-9892)

Amount	Dept Transferred Into	Date	Explanation
$8,953,199			Beginning Balance
($18,768)	District Attorney	10/19/10	Part of Ctr for Child Protection contract not covered by Family Protection Fund
$4,443	Various	10/15/10	Canceled Purchase Orders
$4,051	Various	10/25/10	Canceled Purchase Orders
($102,500)	Medical Examiner	10/26/10	Financial Feasibility Study
($599,970)	TNR	10/26/10	Hamilton Pool Cleanup Project
($3,975)	CJP	10/26/10	ACC Internship Program
($5,178)	Civil Courts	10/26/10	ACC Internship Program
$11,039	Various	11/1/10	Canceled Purchase Orders
($230,498)	TNR	11/9/10	McKinney Falls Grant Match
($3,500)	Historical Commission	11/9/10	Historical Commission Grant match
$9,790	Various	11/10/10	Canceled Purchase Orders
($168,117)	Facilities	11/23/10	Grant Reimbursement related to HVAC at EOB
$3,123	Various	11/23/10	Canceled Purchase Orders
($170,000)	Facilities	12/7/10	BEFIT - Data Center
($25,100)	Facilities	12/14/10	Due Diligence for block at 3rd & Guadalupe
$161,390	Various	12/13/10	Canceled Purchase Orders
($15,987)	County Attorney	12/14/10	Technical correction of liquidated PO
($25,000)	TNR	12/27/2010	Envision Central Texas
$7,745	Various	1/7/11	Canceled Purchase Orders
($17,821)	TNR	1/13/11	Environmental Monitoring @ TXI permitted
$23,235	Various	1/31/11	Canceled Purchase Orders
$47,174	Various	2/3/11	Canceled Purchase Orders
$1,273	Various	2/14/11	Canceled Purchase Orders
($110,000)	TNR	2/7/11	Lake Travis Eco. & Water Quality Study
$9,068	Various	2/7/2011	Canceled Purchase Orders
($80,000)	Gen. Admin	3/1/2011	Vinson & Elkins
$2,912	Various	3/5/2011	Canceled Purchase Orders
$60	Various	3/15/2011	Canceled Purchase Orders
($81,000)	Facilities	4/12/2011	700 Lavaca parking garage painting
$128,042	Various	4/11/2011	Canceled Purchase Orders
($30,774)	Facilities	4/19/2011	Palm Square Renovations - Bldg. Security
($68,887)	General Admin.	4/19/2011	Redistricting
$23,184	Various	4/18/2011	Canceled Purchase Orders
$28,187	Various	4/21/2011	Canceled Purchase Orders
($51,006)	Facilities	4/26/2011	Renovation-Granger Bldg. 5th floor
($50,000)	Facilities	5/19/2011	Handicap accessibility at CJC
($14,236)	Various Dept	5/24/2011	ACC Summer Internship Program
$7,545,598	**Current Balance**		

Possible Future Expenses Against Allocated Reserve Previously Identified:

Amount	Explanation
($57,465)	Receptionist Position Related Auditor's Office in the 700 Lavaca Building
($200,000)	Transition Planning
($2,496)	ACC Internship Program
($200,000)	Television Cable Service for Travis County

Updated 5/26/ 2011, 3:45 p.m.

Allocated Reserve Status (001-9800-981-9892)

($185,439)	Family Drug Treatment Court
($184,727)	Drug Court Grant Reserves
($21,060)	Cadaver Contract Increase
($57,137)	DWI Court Program
($20,000)	HAZMAT Allocated Reserves
($19,240)	Landfill Leachate Discharge Abatement & Priority 2
($25,000)	Cash Match for MHPD Expansion grant
($51,494)	MHPD FY 11 Continuation funding
($50,000)	Postage and Postage
($200,000)	Managed Print Services
($255,000)	Workforce Development Pilot Programs
($400,000)	Civil Indigent Attorney Fees
($300,000)	Indigent Attorney Fees for Capital Cases
($175,000)	Special Election for Senator Wentworth
($250,000)	Conservation Easement
($2,654,058)	**Total Possible Future Expenses (Earmarks)**
$4,891,540	***Remaining Allocated Reserve Balance After Possible Future Expenditures***

Updated 5/26/ 2011, 3:45 p.m.

Capital Acquisition Resources Account Reserve Status (001-9800-981-9891)

Amount	Dept Transferred Into	Date	Explanation
$496,980			Beginning Balance
($45,000)	Facilities	12/28/10	EOB - Safety Improvements
($135,000)	ITS	4/19/11	Video Surveillance Phase 2 of 3-IT Critical Infrastructure
$316,980	**Current Reserve Balance**		

Possible Future Expenses Against CAR Identified During the FY11 Budget Process:

Amount	Explanation
($95,500)	Failing Vehicles
($90,000)	Guardrails
($90,000)	**Total Possible Future Expenses (Earmarks)**

$226,980 Remaining CAR Balance After Possible Future Expenditures

Emergency Reserve Status (001-9800-981-9814)

Amount	Dept Transferred Into	Date	Explanation
$4,950,000			Beginning Balance
$4,950,000	**Current Reserve Balance**		

Fuel & Utility Reserve Status (001-9800-981-9819)

Amount	Dept Transferred Into	Date	Explanation
$1,000,000			Beginning Balance
$1,000,000	**Current Reserve Balance**		

Planning Reserve Status (001-9800-981-9821)

Amount	Dept Transferred Into	Date	Explanation
$2,100,000			Beginning Balance
($120,000)	General Admin	3/1/11	Vinson & Elkins
$1,980,000	**Current Reserve Balance**		

Juvenile Justice TYC (001-9800-981-9829)

Amount	Dept Transferred Into	Date	Explanation
$250,000			Beginning Balance
$250,000	**Current Reserve Balance**		

Future Grant Requirements Reserve Status (001-9800-981-9837)

Amount	Dept Transferred Into	Date	Explanation
$596,369			Beginning Balance
$596,369	**Current Reserve Balance**		

Smart Bldg. Facility Maintenance Reserve Status (001-9800-981-9838)

Amount	Dept Transferred Into	Date	Explanation
$51,280			Beginning Balance
($38,500)	Facilities	5/5/11	Roof top units at SMART facility
$12,780	**Current Reserve Balance**		

Unallocated Reserve Status (001-9800-981-9898)

Amount	Dept Transferred Into	Date	Explanation
$48,595,756			Beginning Balance
($22,500,000)	Facilities	12/14/10	Reimbursement Resolution-Land in Central Austin for Courthouse
($754,400)	ITS	12/21/10	Reimbursement Resolution- ITS Equipment
($3,948,400)	TNR	12/21/10	Reimbursement Resolution- Vehicles
($1,358,648)	Facilities	3/22/11	Reimbursement Resolution-Improving county-owned buildings
($1,405,000)	TNR	3/22/11	Reimbursement Resolution-Road Projects
$595,000	Facilities	4/22/2011	Return Reimbursement Resolution funds for Collier roof replacement
$19,224,308	**Current Reserve Balance**		

BEFIT Auditor Reserve Status (001-9800-982-9902)

Amount	Dept Transferred Into	Date	Explanation
$1,099,930			Beginning Balance
(111,697)	ITS	11/9/10	BEFIT Personnel
(920,159)	Auditor	12/7/10	BEFIT Personnel
(68,074)	PBO	12/7/10	BEFIT Personnel
$0	**Current Reserve Balance**		

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Yolanda Reyes, (512)854-9106
Elected/Appointed Official/Dept. Head: Rodney Rhoades, County Executive, Planning and Budget
Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE: Discuss and take appropriate action on recommendations made by the Local Tax Policy Working Group, especially regarding exemption for historical structures.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: Please see attached documentation.

STAFF RECOMMENDATIONS: Please see attached documentation.

ISSUES AND OPPORTUNITIES: Please see attached documentation

FISCAL IMPACT AND SOURCE OF FUNDING: Please see attached documentation.

REQUIRED AUTHORIZATIONS:

Rodney Rhoades - Planning and Budget Office, (512) 854-9106
Leroy Nellis – Planning and Budget Office, (512) 854-9106
Jessica Rio – Planning and Budget Office, (512) 854-9106
Cheryl Aker – County Judge's Office, (512) 854-9555

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

TO: **Members of Commissioners Court**

FROM: **Leroy Nellis and Dusty Knight, Co-Chairs, Local Tax Policy Working Group**

DATE: **May 24, 2011**

On Tuesday, May 17, 2011, the Local Tax Policy Working Group presented the Commissioners Court with recommendations on property tax exemptions including historial structures. Attached is a summary of those recommendations and a response from the Heritage Society of Austin. As a result of that presentation, Judge Biscoe submitted the attached list of questions for further research and review. Although there were only five working days to prepare the backup, the attached information was gathered to answer some of the questions raised within the time frame given. Additional answers received during the following week will be presented to Commissioners Court on Tuesday, May 31, 2011.

Xc: Local Tax Policy Working Group
Rodney Rhoades

HISTORICAL EXEMPTION:

The goal of the Travis County Historical Exemption is to provide tax relief to properties designated as Recorded Texas Historical Landmark under Chapter 442, Government Code, or a state archeological landmark under Chapter 191, Natural Resources Code, by the Texas Historical Commission; or designated as a historically or archeologically significant site in need of tax relief to encourage its preservation pursuant to an ordinance or other law adopted by the governing body of the unit.

1. The structure and land must be designated as a historical structure by a recognized organization that will review historical properties within the boundaries of Travis County and meet the qualifications as defined by Property Tax Code Section 11.24.

2. A substantial portion of the structure must be built before 1930. The value of improvements made after 1930 will be not be eligible for the Historical Exemption.

3. A structure and land can receive the Historical Exemption for no more than 10 years, regardless of # of owners.

4. The 10-year limit will start January 01, 2011 for the 2011 tax year.

5. The Historic Exemption for residential properties shall be an amount expressed as the (maximum) amount of tax dollars by which tax liability shall be reduced, and shall be an amount of $0 unless a larger amount is specified by the Commissioners Court. Once authorized, the exemption may be repealed or decreased or increased.

6. Recommend the 2011 Historic Exemption for residential properties be a maximum of $2,500, where the amount of the Historic Exemption is $2,500 less the amount of tax dollars granted the property by the Homestead Exemption.

7. The Historical Exemption for Commercial properties will be 50% of the improvement value and 25% for the land value.

8. Recommend the 2011 Over 65 and Disabled Exemptions be increased if there is any savings as a result of the new Historical Exemption guidelines.

Leroy Nellis - RE: Historic Tax Incentive Agenda Item

From: "August W. Harris III" <harris@cfs-texas.com>
To: "'Leroy Nellis'" <Leroy.Nellis@co.travis.tx.us>
Date: 5/20/2011 5:04 PM
Subject: RE: Historic Tax Incentive Agenda Item
CC: <jthrash@austin.rr.com>, <pbrodgers@austin.rr.com>, <John.Stephens@centr...
Attachments: County Responses 5-19-11.doc

Mr. Nellis:

The Heritage Society of Austin (HSA) is pleased that the Travis County Tax Working Group, at the direction of the Court, has sought our input on its recommended Travis County Landmarks policy. Please find attached our responses to the questions you presented to us on Tuesday, May 17th. While we are amenable to offering you these replies, we do not believe this narrow opportunity to offer our expertise on the preservation program provides the needed balance that will result in carefully crafted Travis County recommendations. As we first expressed in our correspondence to the County in November of 2010, we maintain that this study continues to be a flawed process.

HSA is disappointed that the process to date has ignored consideration of preservation policy and the wealth of data presented to the County demonstrating the economic benefits received by the community from preservation, the incentives' negligible budgetary impact and the absence of an impact on the County's effective ad valorem tax rate. Despite HSA's pleas, the County looked only at 'tax equity' and now some seek to make sweeping changes based solely upon that limited review. Stakeholders and interested parties sought to provide input to the Tax Workgroup, but were informed that preservation policy was not their charge. Stakeholders and interested parties sought to provide input to the Court in the single public hearing dedicated to the issue on April 14th, but were informed that preservation policy and the value of historic preservation to the County was beyond the hearing's limited scope.

HSA reiterates that good public policy rarely results from exercises where government limits itself to consideration of only a single aspect of a broad issue. HSA has demonstrated both the community value and the economic value of historic preservation, and consistently offered to assist if crafting a program to meet the County's objectives. Unfortunately, it appears that the Court embraced an outcome-determinative model to build a case for eliminating historic exemptions, and it did so outside of any context of the value of historic preservation to the County or offering preservation opportunities to its residents.

Let us work together in a holistic and comprehensive manner to craft preservation policies that would strengthen the Travis County program and benefit its citizens. As always, we are here to be of assistance to you and the Commissioners' Court.

Respectfully,

August W. Harris III
Vice President
Heritage Society of Austin

From: Leroy Nellis [mailto:Leroy.Nellis@co.travis.tx.us]
Sent: Tuesday, May 17, 2011 7:37 PM
To: harris@cfs-texas.com
Cc: jthrash@austin.rr.com; pbrodgers@austin.rr.com; John.Stephens@centralhealth.net; Carolyn Damron; Cheryl Aker; Cheryl Brown; Cheryl JANYSEK; Margaret Gomez; Deece Eckstein; Deone Wilhite; DUSTY KNIGHT; Edith Moreida; Elliott Beck; Feli Chavez; Garry Brown; Harvey Davis; Intern-PCT2; Joe Hon; JOHN DAO; Josie Zavala; Karen Huber; Loretta Farb; Lori Duarte; Melissa Velasquez; Michael Nalick; Norma Guerra; Peter Einhorn; Rodney Rhoades; Ron Davis; Sam Biscoe; Sarah Eckhardt; Sue Spears; Susan Spataro; TIEN DAO; lavine@cppp.org; bhamilton07@gmail.com
Subject: Fwd: Historic Tax Incentive Agenda Item

August,
As you are aware, the Travis County Commissioners Court requested its staff to reach out to stakeholders for input on the Travis County Historical Exemption recommendations. I'm sure you are aware that the City of Austin has pending litigation claiming that the current policy does not comply with the legal requirement of requiring a justification of need to qualify for any tax relief.
I have some specific questions I would like for you to answer on behalf of the Heritage Society as a part of our renewed outreach efforts.
1. How would you propose to meet the legal requirement of justifying the need for financial assistance?
2. Would the Heritage Society endorse the Tarrant County procedure of justifying need by having "the owner provide economic justification for the tax exemption by showing that the project cannot be developed without an exemption"?
3. What is the Heritage Society's position on the committee's recommendation to continue the current policy without a cap on the dollar amount of exemption on commercial properties?
4. Does the Heritage Society endorse the revised recommendation from the committee to cap the residential historical exemption at $2,500(I think this is the new recommendation of the Heritage Society to the City of Austin because the current cap is $2,000 or 50% of the property tax bill, whichever generates more revenue) less the amount the property owner receives as the 20% homestead preservation exemption in order to match the dollar contribution made to historic landmark owners made by the City of Austin?
5. Does the Heritage Society believe that Travis County should continue to reward historic land owners with significantly more tax incentives than the City of Austin?
6. Does the Heritage Society believe that a historical property owner should receive more tax incentive from governments than they put into the structure to rehabilitate the structure? Why shouldn't the tax incentive have a limited time to properly compensate the property owner for the expenditures to preserve the historic structure?
7. Would you agree that historic structures properly restored will sell for much more than the original cost of the property plus the costs to restore them? If you agree with that statement, isn't the cost of preserving the historic structure an investment that will be recovered the same as the rehabilitation costs of any other older house?
8. Please describe the process involved to have a historical landmark removed from a structure that has a City of Austin historical designation, a State of Texas historical designation, and/or a federal historical designation. I'm sure you are very aware of all these procedures since you have expressed concern that our recommendations may in fact cause many historic homeowners to exercise these procedures to remove their homes historical designation.
I would like to have your responses by close of business Friday May 20th in order to consolidate your responses with other stakeholders to forward to the court for our agenda item which must be posted by close of business Tuesday May 24.
I appreciate your input into this process and look forward to working with you to revise Travis County Historical Exemption Policy to more economically preserve all the historical structures throughout all Travis County.
Sincerely,

Leroy W. Nellis, CPA
Travis County Budget Director
Co-chair Local Tax Policy Working Group

>>> Peter Einhorn <peter.einhorn@co.travis.tx.us> 5/17/2011 3:40 PM >>>
Gentlemen,

See the attached. I'd like to suggest that the Tax Policy Working Group meeting to try to farm out some of the leg work on addressing the questions that came out of today. In addition, I'd suggest inviting Barry Hutchison from the Travis County Historical Commission. Please let me know how I can contribute, going forward.

Thanks for persevering!
-Peter

Peter Einhorn
Office of Travis County Commissioner Sarah Eckhardt
Mobile: 512.657.8797

Sent from my iPad

Begin forwarded message:

From: "August W. Harris III" <harris@cfs-texas.com>
Date: May 17, 2011 20:10:29 CDT
To: "Sam Biscoe" <Sam.Biscoe@co.travis.tx.us>
Cc: "Cheryl Aker" <Cheryl.Aker@co.travis.tx.us>, "Cheryl Brown" <Cheryl.Brown@co.travis.tx.us>, "Garry Brown" <Garry.Brown@co.travis.tx.us>, "Feli Chavez" <felicitas.chavez@co.travis.tx.us>, "Ron Davis" <Ron.Davis@co.travis.tx.us>, "Lori Duarte" <Lori.Duarte@co.travis.tx.us>, "Sarah Eckhardt" <Sarah.Eckhardt@co.travis.tx.us>, "Peter Einhorn" <Peter.Einhorn@co.travis.tx.us>, "Loretta Farb" <Loretta.Farb@co.travis.tx.us>, "Margaret Gomez" <commissioner.gomez@co.travis.tx.us>, "Norma Guerra" <Norma.Guerra@co.travis.tx.us>, "Joe Hon" <Joe.Hon@co.travis.tx.us>, "Karen Huber" <Karen.Huber@co.travis.tx.us>, "'Intern-PCT2' Intern-PCT2" <'Intern-PCT2'.Intern-PCT2@co.travis.tx.us>, "Edith Moreida" <Edith.Moreida@co.travis.tx.us>, "Michael Nalick" <Michael.Nalick@co.travis.tx.us>, "Sue Spears" <Sue.Spears@co.travis.tx.us>, "Melissa Velasquez" <Melissa.Velasquez@co.travis.tx.us>, "Deone Wilhite" <Deone.Wilhite@co.travis.tx.us>, "Josie Zavala" <Josie.Zavala@co.travis.tx.us>, "John Hille" <John.Hille@co.travis.tx.us>
Subject: RE: Historic Tax Incentive Agenda Item

Judge Biscoe:

We appreciate the thought that you have put into the matter of the County's participation in the Historic Landmark Program. In light of today's Commissioners' Court meeting, might I suggest that you consider the following.

The Tax Policy Working Group has completed its assigned mission of exploring tax equity as directed by the Commissioners' Court. In terms of the County's participation in the Historic Landmark Program incentive structure, it found the following:

1. Travis County's participation in Austin's historic preservation program has no impact on tax rates.
2. Travis County's participation in Austin's historic preservation program has an infinitesimal impact on the County's operating budget.
3. To address the perceived tax equity issue, they recommend a change in the County's incentive structure despite the evidence of economic benefits received by the community and the incentives' negligible budgetary impact.

Beyond these findings as they relate to historic preservation, the Working Group has no expertise to draw on internally, as has become clear. That they should make sweeping policy recommendations to the Commissioners Court without having consulted with your own Travis County Historical Commission is frankly incomprehensible. Much of what you have directed staff to do today, with the addition of friendly amendments by both Commissioners Huber and Eckhart, is really beyond staff's specialization. That is not a criticism of staff, just a fact.

It would be appropriate, on the other hand, to direct the Travis County Historical Commission, within whose purview this subject does lie, to undertake the appointed tasks. I would concur with Mr. Nellis on one point that 5 days is probably inadequate to do what has been asked of them. I would also suggest that AISD, ACC and to some extent the City are all still exploring options and so you may not get a firm answer from any of the jurisdictions. As there is neither a positive nor a negative impact to tax rates in terms of the net investment by Travis County, there is no real cost in delaying action as you work towards consensus. Therefore, I would recommend that the Commissioners reassign the tasks assigned from the Tax Policy Working Group to the Travis County Historical Commission and charge the latter with the responsibility of working with the City as code revisions move forward to ensure a unified approach.

As a footnote, a thought that has been expressed to me is that the City carries all the overhead for the administration of the historic landmarks program. Taxpayers outside the jurisdiction of the City don't pay anything for the administration of the program. Increasing FTE's to staff a parallel program at the County level is an unnecessary expense. The City does have the infrastructure and the policies in place already and that asset could be

leveraged to review applications County-wide should the Commissioners Court expand the program, as we hope they will from the preservation perspective.

As always, we are here to be of assistance to you and the Commissioners' Court.

Respectfully,

August W. Harris III

Vice President

Heritage Society of Austin

PSave a tree. Don't print this e-mail unless it's necessary.

==========

From: Sam Biscoe [mailto:Sam.Biscoe@co.travis.tx.us]
Sent: Friday, May 13, 2011 4:11 PM
To: August W. Harris III
Cc: Cheryl Aker; Cheryl Brown; Margaret Gomez; Deone Wilhite; Edith Moreida; Feli Chavez; Garry Brown; Intern-PCT2; Joe Hon; John Hille; Josie Zavala; Karen Huber; Loretta Farb; Lori Duarte; Melissa Velasquez; Michael Nalick; Norma Guerra; Peter Einhorn; Ron Davis; Sam Biscoe; Sarah Eckhardt; Sue Spears
Subject: Re: Historic Tax Incentive Agenda Item

Mr. Harris, thank you for your input. The most important step at this time is for us to indicate what, if anything, we are inclined to do, as the Appraisal District and residents want to know how to plan. My own view is that we should coordinate our consideration of this matter with the city's. If a majority of the court agrees, we should say so on Tuesday. That decision would mean we will take another year to work on it before landing on it.

In order to facilitate residents's planning, I will call up this item (#15) shortly after 9:30 a.m.

"August W. Harris III" <harris@cfs-texas.com> 5/13/2011 11:51 AM
>>>

Judge Biscoe,

As always, thank you for the thoughtful manner in which you handle your role as County Judge.

I was advised last night that the following has been posted for Tuesday's agenda.

15. DISCUSS AND TAKE APPROPRIATE ACTION ON RECOMMENDATIONS MADE BY THE LOCAL TAX POLICY WORKING GROUP, ESPECIALLY REGARDING TAX EXEMPTION FOR HISTORICAL STRUCTURES.

While it is certainly our hope that another set of recommendations are forthcoming, we would urge you to have this item withdrawn for the time being. There is no immediacy. The City is in the midst of making changes to the Historic Landmark Program and Travis County is an important partner both in terms of the nominal amount it currently invests and the benefits it receives via an enhanced tax base. As a reminder, your staff advised in public session that the County's ongoing participation at existing levels has NO fiscal impact on the County's budget.

I have asked Mayor Leffingwell to reach out to you today. We believe it is

critical that you, Mayor Leffingwell and representatives of the other taxing entities sit down and formulate a uniform program that will continue to preserve the region's irreplaceable historic fabric. We wish this dialogue had taken place last fall but we are where we are.

As a footnote, as we have noted before, we would like to see Travis County extend the incentive and a similar program to the rest of the County to preserve historic fabric beyond Austin's jurisdiction. We are more than happy to serve as a resource to the County.

Thank you for your service.

Respectfully,

August

August W. Harris III

Vice President

Heritage Society of Austin

PSave a tree. Don't print this e-mail unless it's necessary.

==========

DRAFT RESPONSE TO QUESTIONS FROM TRAVIS COUNTY

1. How would you propose to meet the legal requirement of justifying the need for financial assistance?

This question misstates the applicable legal requirement. The legal requirement of Sec. 11.24 of the Tax Code is met by a finding of the governing body of a taxing unit seeking to offer such exemptions that sites are in need of tax relief to encourage their preservation. We believe this question is best directed to your legal counsel, and considered in the context of our response to Question 6, below.

2. Would the Heritage Society endorse the Tarrant County procedure of justifying need by having "the owner provide economic justification for the tax exemption by showing that the project cannot be developed without an exemption"?

The procedure cited in the question is culled from a narrow and unique program tailored by Tarrant County applicable only to an exemption for historic property that is to be rehabilitated or restored for use as a temporary or permanent housing facility. These are limited to historically significant commercial hotel or multi-family residential projects of which at least two-thirds of the total square footage of the property shall be used in the provision of temporary or permanent housing for lease to low income tenants.

We applaud Tarrant County's innovative effort to combine the policy goals of preservation and affordable housing, but we don't believe this provision, specific to the redevelopment of commercial sites, is germane to the County's consideration of a policy relating to the preservation of residential landmarks. Ultimately, questions relating to satisfaction of statutory findings are best directed to your legal counsel.

3. What is the Heritage Society's position on the committee's recommendation to continue the current policy without a cap on the dollar amount of exemption on commercial properties?

The Heritage Society has made policy recommendations that the current incentive structure for commercial historic properties is appropriate. This revised recommendation by the Working Group is now consistent with our recommendation.

4. Does the Heritage Society endorse the revised recommendation from the committee to cap the residential historical exemption at $2,500(I think this is the new recommendation of the Heritage Society to the City of Austin because the current cap is $2,000 or 50% of the property tax bill, whichever generates more revenue) less the amount the property owner receives as the 20% homestead preservation exemption in order to match the dollar contribution made to historic landmark owners made by the City of Austin?

The parenthetical observation is inaccurate. The current cap on those residential properties landmarked after the 2004 code revisions is the greater of $2,000 or 50% of the

City's total ad valorem tax. Further, that a 20% homestead exemption is granted to all owner occupied residences is not germane to the issue at hand.

The Heritage Society endorses the grandfathering of existing owner occupied residential landmarks under current formulas until said properties change ownership at which time they would transfer into a new incentive structure. The new structure we recommend also would apply to newly designated historic owner occupied residences. Further, our recommendation is based upon the participation of all taxing jurisdictions. It establishes a cap for the County at approximately $2,700 for those historic residences with total assessed values in excess of $750,000 and indexed annually based on the average residential landmark.

We believe a cap adopted by the County for continued participation in the preservation program should reflect a proportionate and meaningful level of incentives to promote preservation.

5. Does the Heritage Society believe that Travis County should continue to reward historic land owners with significantly more tax incentives than the City of Austin?

The Heritage Society encourages Travis County to support preservation by offering meaningful incentives to current and future participants in the preservation program.

6. Does the Heritage Society believe that a historical property owner should receive more tax incentive from governments than they put into the structure to rehabilitate the structure? Why shouldn't the tax incentive have a limited time to properly compensate the property owner for the expenditures to preserve the historic structure?

This question fails to recognize that the tax incentive is not a rehabilitation incentive. The tax incentive offered for historic preservation serves two purposes, one of which is to offset a portion of the ongoing preservation of designated landmarks. The second purpose is to compensate for additional and extraordinary encumbrances, restrictions and limitations placed on historic properties. Both purposes are perpetual with designation.

This question also minimizes the purpose and intent of the incentives available under Sec. 11.24 of the Tax Code. Providing incentives to a property owner allows the governing unit to impose restrictions upon the property that exceed those available under traditional zoning. Section 211.003(a) of the Local Government Code describes the limits of municipal zoning powers in Texas. Section 211.003(b) allows for an additional grant of powers specifically to impose heightened restrictions beyond traditional zoning on properties that are designated in the manner described by Section 11.24 of the Tax Code. This is consistent with the holding of *Southern National Bank* -- specifically addressing the City of Austin program -- that the powers imposed upon a historic property owner are a servitude requiring compensation to the affected owner.

7. Would you agree that historic structures properly restored will sell for much more than the original cost of the property plus the costs to restore them? If you agree with

that statement, isn't the cost of preserving the historic structure an investment that will be recovered the same as the rehabilitation costs of any other older house?

No. Historic properties are subject to market forces. Historic properties carry market disincentives reflective of the era in which they were constructed. They are typically smaller in overall size, often without the amenities available to a buyer of a modern commercial or residential property. Since most historic properties are located on high-value urban core property, the market (absent historic protections) would encourage the demolition of the historic improvement and the aggressive build out of the properties to maximize development potential and return on investment for owners.

8. Please describe the process involved to have a historical landmark removed from a structure that has a City of Austin historical designation, a State of Texas historical designation, and/or a federal historical designation. I'm sure you are very aware of all these procedures since you have expressed concern that our recommendations may in fact cause many historic homeowners to exercise these procedures to remove their homes historical designation.

The City of Austin's landmark program is a function of the City's discretionary zoning powers. If an owner of a historic property sought to remove the historic designation, it would require initiation of a zoning case under Sec. 25-2-242. An application would need to be submitted, with applicable fees for the application and notice. If the historic designation is included within a Neighborhood Plan, the owner would be required to file a Neighborhood Plan Amendment under Sec. 25-1-801. Neighborhood Plan Amendments also incur applicable fees for the application and notice, and may only be filed during one specific calendar month per year. Neighborhood Plan Amendments require a pre-submittal conference with City Staff, and must be reviewed and recommended by the Neighborhood Plan Contact Team. The zoning application and the Neighborhood Plan Amendment would be reviewed by City Staff and a recommendation is required by the Director of the Neighborhood Planning and Zoning Department. The zoning application and the Neighborhood Plan Amendment would be submitted to the Historic Preservation Officer for review and recommendation, and then scheduled for public hearing before the Historic Landmark Commission. At the conclusion of the public hearing, the Historic Landmark Commission may issue a recommendation on the zoning application and the Neighborhood Plan Amendment. The zoning application and the Neighborhood Plan Amendment would then be scheduled for public hearing before the appropriate Land Use Commission. At the conclusion of the public hearing, the Land Use Commission may issue a recommendation on the zoning application and the Neighborhood Plan Amendment. The zoning application and the Neighborhood Plan Amendment would then be scheduled for public hearing before the City Council. At the conclusion of the public hearing, the City Council may approve or deny the zoning application and the Neighborhood Plan Amendment. If the Council approves the rezoning to remove the historic designation, the Council must impose an additional tax upon the owner of the rezoned tract that is due and payable immediately. Sec. 11-1-27. This additional tax may

be equal to not less than one- and no more than three-years incentive received by the owner.

State and Federal designations are not rooted in zoning. Questions regarding the removal of the State designation should be directed to the Texas Historic Commission, and regarding the Federal designation to the Department of the Interior, or the National Trust for Historic Preservation.

SAMUEL T. BISCOE
COUNTY JUDGE

TRAVIS COUNTY ADMINISTRATION BUILDING
P.O. BOX 1748 ROOM 520
AUSTIN, TEXAS 78767
(512) 854-9555
(512) 854-9535 FAX

May 18,2011

TO: Commissioners Court Members

FROM: Sam Biscoe, County Judge

RE: Historical Exemptions Item- Points for staff direction

The following are the points I listed in the motion to give staff direction on the historical exemptions item. I have added language to clarify when appropriate.

All references to "the city" mean City of Austin. I have included a "Legal" note next to the legal issues that stand out for me.

1. Travis County Historical Committee.

A. What can they do to help us determine the validity of historical exemption requests.

B. How would they do it.

C. What would it cost Travis County?

D. What skills/qualifications do they already possess that they could use? Or would they have to hire persons with such skills?

See Attachment A.

2. What federal grants or other financial incentives might be available to help us implement a county sponsored initiative?

See Attachment B.

3. City of Austin. What is the status of the city's review of its historical exemptions program?

A. Will the city give us a written status report?

B. What steps does the city need to take to modify its current program?

C. Is there a written resolution that describes in general terms anticipated changes to the city program?

D. Is the city interested in continuing to partner with Travis County to have uniform criteria and standards; what, if anything, does Travis County need to do to improve the partnership? (Legal)

E. In the city's view, what are the major preservation and economic benefits of the historical exemptions program?

F. What timeline does the city anticipate to complete modifications to its program?

G. What is the city's position on allowing current residents to opt out of the program without penalty? (Legal)

See Attachment C.

4. State Program. Obtain a copy of the state's program and share it with court members.

A. How long has the state program existed?

B. What large/urban Texas counties have adopted it?

C. What are its major advantages?

D. What are the major disadvantages (compared to the ones other counties have adopted)?

E. If we adopt the state program, what happens to residents who have participated in the current city/county program - past years, future years? (Legal)

F. Legally - what liability might the county have for residents who can show that they made certain improvements or acquired property in reliance upon the policy at that time, including the promise to honor it forever.

See Attachment D.

5. Opt Out Without Penalty A. What is the city's position; and why? B. What should be the county's position and why? (Legal)

See Attachment E.

6. What Formula would we use if we were to factor in the homestead and over 65/disabled exemptions to make our financial incentive equal the city's? Are we authorized to adopt such a policy? (Legal)

See Attachment F.

7. What legal issues should we ask the County Attorney to brief for us. Some are in this outline; some are not.

Suggest Executive Session Briefing

8. A.I.S.D.

A. What is the status of A.I.S.D.'s historical exemptions program? Is it under review? Is A.I.S.D. considering reinstating it?

B. What impact did terminating the exemption have on taxpayers? Were they allowed to opt out?

Answer: AISD is still considering what to do for FY12. Members of the Board of Trustees are divided on what to do. The Board of Trustees is expected to vote on June 20th. I was asked to share our recommendations with AISD. ACC is also considering what to do with historic exemptions for FY12. Board is also divided with a vote on the historic exemption expected on July 5th. ACC also asked for a copy of our recommendations.

9. Statutorily required "Need."

A. If we follow state law that allows county's to grant historical exemptions, what is our definition of "need"?

B. What criteria would we use to determine it, what parameters do we adopt, and why? (Legal)

See Attachment H.

10. Tax Equity v. Historic Preservation.

A. Are they separate or interconnected?

B. What emphasis should we place on each in a Travis County policy?

C. What is the value of each to our community? Is this value addressed in the current city/county policy?

Answer: Pending

1 1. A County-wide Program. (Legal)

A. Should our policy apply throughout Travis County? If so, how would we implement it? What staffing would be required?

B. What other cities have a program in place? Which ones are interested in starting one?

C. What should be our role in making any county program available?

Answer: Committee's recommendation is for a county wide program administered through the State Historical process. Additional research required.

Please share this with anyone you believe is appropriate

cc: Elliott Beck
Leroy Nellis

Updated 5/26/ 2011, 3:45 p.m.

Dusty Knight
Peter Einhorn

Attachment A.

Leroy Nellis - Fwd: RE: Travis County Historic Preservation Tax Exemption - Request for Information

From: Peter Einhorn
To: Nellis, Leroy
Date: 5/24/2011 10:56 AM
Subject: Fwd: RE: Travis County Historic Preservation Tax Exemption - Request for Information
Attachments: Peter Einhorn.vcf

here is his email...

Peter Einhorn
Policy Director
Office of Commissioner Sarah Eckhardt
Travis County, Precinct 2

Phone: 512-854-9222
Fax: 512-854-6446
e-mail: peter.einhorn@co.travis.tx.us

"To build a better world we need to replace the patchwork of lucky breaks and arbitrary advantages that today determine success ... with a society that provides opportunities for all." - Malcolm Gladwell

On 5/20/2011 at 9:25 PM, "Barry Hutcheson" <bhutch1965@aol.com> wrote:

> Peter,
>
> Your request for information from the County Historical Commission will take a little time for response. Our CLG committee has a meeting previously scheduled for next week. We will discuss the tax exemption policy and the questions raised about it at that time and formulate some preliminary answers. The regular Historical Commission meeting will be held on June 8 and can consider the issue then, if that is not too late.
>
> I can provide some clarification about the prospect of accelerating our county historical resource surveys. As you noted, the estimated budget request for that effort is just that, an estimate. It is based on our experience with previous surveys and an approximation of the number of similar county project areas remaining to be researched. Details of how that would actually work in a single, larger survey have yet to be determined, but the funds would be used to contract with consultant(s) for the work. We would expect the final products to comparable to those from our earlier surveys. It is not clear yet what role the Texas Historical Commission might play in this expanded project format. As I mentioned at our meeting, their federal CLG grant funding has to cover the whole state and is only available on an annual basis.
>
> For information about tax abatement issues, I suggest that you get in touch with Matt Synatschk at the Texas Historical Commission. He is the CLG Coordinator for the agency and also usually questions about incentive programs. He can be reached at 512-463-7812; his email is matt.synatschk@thc.state.tx.us He will be in the office on Tuesdays and Thursdays only until August 1, but can be available by phone on the other days if needed.
>
> That's all I have at the moment. I'll have more information for you by the end of next week. Let me know if you have other questions.
>
> Barry

Barry Hutcheson
Chair, Travis County Historical Commission
5803 Burrough Drive
Austin, TX 78745
512-892-4938
cell: 512-940-2819

From: Peter Einhorn [mailto:Peter.Einhorn@co.travis.tx.us]
Sent: Wednesday, May 18, 2011 4:08 PM
To: bhutch1965@aol.com
Cc: Daniel Bradford; DUSTY KNIGHT; Elliott Beck; Leroy Nellis
Subject: Travis County Historic Preservation Tax Exemption - Request for Information

Chairman Hutcheson,

Yesterday, 5/17/11, the Travis County Commissioners Court again deliberated on the proposals of the Travis County Tax Policy Working Group to amend the County's historic preservation tax exemption policy. I have attached a PDF copy to their recommendations to this email. In addition, a larger document with supporting information can be found at: http://www.traviscountytax.org/pdfs/Historical.pdf In addition, I have attached documents that outline the City of Austin's proposed changes (staff recommendations as well as the resolution drafted by Councilmembers Morrison and Spelman).

The Court had many questions and I have been asked by the working group to elicit input from the Historical Commission on the following points. Because this issue is quite controversial, in an abundance of caution, I have been advised by the County Attorney's office that, in accordance with the Open Meetings Act, I ask that you not forward this to a quorum of the Travis County Historical Commission unless you can do so as part of an official agenda item at a Commission meeting. In addition, please share any perspective that you have with me and the Tax Policy Working Group Co-Chairs, Dusty Knight (from the Tax Office) and Leroy Nellis (from our Planning and Budget Office).

Commissioner Eckhardt made reference to a possible county general revenue budget request of $100,000 to invest in accelerating the TCHC's efforts to survey and map historical features and structures in Travis County outside of the City of Austin. This number came from her conversation with you on Monday in which you gave that very rough and greatly "caveated" estimate of how much it would cost to complete the project for the rest of the County. The Court asked what that money would be spent on. Would it be similar efforts to those undertaken in northeast Travis County (http://www.co.travis.tx.us/historical_commission/pdfs/ne_tc_full_report.pdf)?

Do you have any contacts at the Texas Historical Commission that you would suggest we get in touch with?

The following questions were submitted to the Heritage Society of Austin. I realize that the Travis County Historical Commission may not have an opportunity to meet in time to submit a formal position, but the working group would like your perspective (as well as the full Commission, if possible) so we can share your individual perspective with the Commissioners Court in their backup information. It would be great if the full Commission could address this issue at your next official meeting and submit an official perspective to the Commissioners Court, even if it is after the fact.

Please note that the questions below are verbatim as worded to the Heritage Society.

1. How would you propose to meet the legal requirement of justifying the need for financial assistance?

2. Would the Heritage Society endorse the Tarrant County procedure of justifying need by having "the owner provide economic justification for the tax exemption by showing that the project cannot be developed without an exemption"?

3. What is the Heritage Society's position on the committee's recommendation to continue the current policy without a cap on the dollar amount of exemption on commercial properties?

4. Does the Heritage Society endorse the revised recommendation from the committee to cap the residential historical exemption at $2,500(I think this is the new recommendation of the Heritage Society to the City of Austin because the current cap is $2,000 or 50% of the property tax bill, whichever generates more revenue) less the amount the property owner receives as the 20% homestead preservation exemption in order to match the dollar contribution made to historic landmark owners made by the City of Austin?

5. Does the Heritage Society believe that Travis County should continue to reward historic land owners with significantly more tax incentives than the City of Austin?

6. Does the Heritage Society believe that a historical property owner should receive more tax incentive from governments than they put into the structure to rehabilitate the structure? Why shouldn't the tax incentive have a limited time to properly compensate the property owner for the expenditures to preserve the historic structure?

7. Would you agree that historic structures properly restored will sell for much more than the original cost of the property plus the costs to restore them? If you agree with that statement, isn't the cost of preserving the historic structure an investment that will be recovered the same as the rehabilitation costs of any other older house?
h. Please describe the process involved to have a historical landmark removed from a structure that has a City of Austin historical designation, a State of Texas historical designation, and/or a federal historical designation. I'm sure you are very aware of all these procedures since you have expressed concern that our recommendations may in fact cause many historic homeowners to exercise these procedures to remove their homes historical designation.

Thank you so much for your willingness to serve and your interest on historic preservation in Travis County.

Regards,
Peter

Peter Einhorn
Policy Director
Office of Commissioner Sarah Eckhardt
Travis County, Precinct 2

Phone: 512-854-9222
Fax: 512-854-6446
e-mail: peter.einhorn@co.travis.tx.us

"There is not in all America a more dangerous trait than the deification of mere smartness unaccompanied by any sense of moral responsibility." - President Theodore Roosevelt

Certified Local Government Frequently Asked Questions

Q. Once the application to become a CLG is submitted, how long does it take to become certified?

The Texas Historical Commission (THC) will respond to the request for certification within sixty (60) days of receipt of an adequately documented request for certification. If approved by the THC, the application is then forwarded to the Secretary of the Interior, who has fifteen (15) working days to respond. If no comment is received, the local government will be considered certified.

Q. What must be included in a historic preservation ordinance?

At a minimum, a local ordinance must include:
· A statement of purpose substantially similar to the language in the purpose clause of the state enabling legislation, Chapter 211 of the Texas Local Government Code Sections 211.001, 211.003, 211.005.
· A clear delineation of any designated historic district boundaries
· Definitions of appropriate terms used in the ordinance, i.e., alteration, area of influence, ordinary maintenance, etc.
· Specific membership and duties of the historic district commission
· Mandatory review of exterior alterations and demolitions of designated historic properties
· Adoption of the Secretary of the Interior's Standards for Rehabilitation to be used by the Commission in reviewing applications for Certificates of Appropriateness
· Provision for procedural due process including public hearings and public notification.
· Specific time frames for reviews and consideration of alternatives
· Provisions for noncompliance

Q. Who can be a member of a landmark commission or architectural review board?

Members of the local commission or board must meet certain qualifications. These include:
· Having demonstrated interest, competence or knowledge in historic preservation
· To the extent available in the community, members should be preservation-related professionals.
· Must be residents of the county or municipality for which they serve.

Q. What if my community does not have the requisite number of preservation related professionals?

In this case, the local government must demonstrate that it has made a reasonable effort to fill these positions with a preservation-related professional.

Q. What are the duties of a landmark commission or architectural review board?

At a minimum, duties of a local commission or board must include:
· Conducting a continuing survey of cultural resources in the community according to guidelines established by the THC
· Establishing written guidelines for the preservation of structures designated as historic under local or state legislation. Also judging compatibility of requests for permits of alteration or demolition of designated historic properties. The Secretary of the Interior's Standards for Rehabilitation shall be the basic guidelines for review
· Acting in an advisory role to other officials and departments of local government regarding the protection of local cultural resources
· Acting as liaison on behalf of the local government to individuals and organizations concerned with historic preservation
· Working toward the continuing education of citizens within the CLG's jurisdiction regarding historic preservation issues and concerns
· Reviewing all proposed National Registration nominations for properties within the boundaries of the CLG's jurisdiction.

Q. How often must a landmark commissioner or architectural review board meet?

The THC requires the landmark commission or architectural review board of a CLG community to meet once a month unless no business is at hand.

Q. What can I, an average citizen, do to help establish a historic district in my area?

To begin with, you will need to gain the support of both your elected officials and the citizens of your potential historic district. Take time to speak to the citizens, hold a public meeting, and explain the advantages of historic districts.
Remember, a historic district is established to benefit the public. The public is always welcome at meetings and should be encouraged to attend and participate.

Q. What role does a CLG play in the National Register of Historic Places process?

One of the minimum duties of a landmark commission is to review all proposed National Registration nominations for properties within the boundaries of the CLG's jurisdiction (CLGs can be administered by a city or county).
To which laws must CLGs and landmark commissions or architectural review boards pay specific attention?
Of course, all State and Federal laws are applicable, but specific attention must be paid to Texas Open Meetings laws, the Freedom of Information Act, gift laws and, naturally, the local historic district ordinance.

Q. What does "Section 106 Review" mean?

Section 106 refers to a particular part of the National Historic Preservation Act of 1966 that requires every Federal agency to "take into account" how each of its undertakings could affect historic properties.
Section 106 Review refers to the federal review process designed to ensure that historic properties are

considered during federal project planning. The review process is administered by the Advisory Council on Historic Preservation, an independent agency, in consultation with the State Historic Preservation Officer. The Council must be afforded a reasonable opportunity to comment on such projects. Any project involving federal funds is subject to Section 106 Review.
It is important to note that Section 106 Review extends to properties that possess significance and are determined eligible for listing on the National Register, but have not yet been listed.

Q. What are preservation tax incentives?

Preservation tax incentives are available for any qualified project that the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure. A certified historic structure is any building that is listed individually in the National Register or located in a registered historic district and certified as being of historic significance to the district. A certified rehabilitation is any rehabilitation of a certified historic structure that is certified as being consistent with the historic character of the property and the district in which it is located. Property owners are eligible for a 20 percent tax credit on rehabilitation costs if all criteria are met.
To be eligible for tax incentives for rehabilitation, a project must meet the basic tax requirements of the Internal Revenue Codes as well as the certification requirements.

Q. What is the Purpose of CLG Grants?

The grants are to assist local governments in documenting and promoting the preservation of historic and archaeological sites. Examples of eligible projects include conducting architectural and archaeological surveys, nominating properties to the National Register of Historic Places, printing walking tour booklets, and preparing historic preservation plans.

Q. What can CLG grant money be used for?

These pass-through grants can be used for local historic preservation projects, including surveys of historic properties/districts, preparation of nominations to the National Register of Historic Places.
Other examples of what Texas CLG grant money has been used for include:
· Surveys of historic areas within a community to establish National Register historic districts
· Cemetery surveys
· Educational workshops
· Development of design guidelines for use by landmark commissions in their review of new construction and alterations to properties within historic districts
· Preparation of local preservation ordinances
· Preservation plans for the protection of local historic resources
· Walking tour brochures for historic districts and areas

Q. What other criteria govern whether a local historic preservation project is eligible for funding?

There are two other factors that determine if a project is eligible for funding:
· all CLG grants must result in a completed, tangible product and/or measurable result
· all must be carried out in accordance with the applicable Secretary of the Interior's Standards for Archeology and Historic Preservation (a copy of the Standards may be obtained from the THC)

Q. Who May Apply for the Grants?

Cities and counties which have been "certified" by the THC and the National Park Service are eligible to apply for grants. Certification includes enforcing state or local historic preservation legislation and appointing a historic preservation or landmark commission. The THC assists local governments in meeting certification requirements. There are currently over 40 CLGs in Texas.

Q. What is the Local Government's Responsibility?

Local governments are required to match the grant amount on a 50/50 basis with local funds, donations, and services. They are also required to maintain adequate financial and administrative records. This is often done by volunteer members of the local historic preservation commission, and some local governments assign a paid employee to assist with the grant management.

governments assign a paid employee to assist with the grant management.

Certified Local Government Grants

Certified Local Government (CLG) grants provide funding to participating city and county governments to develop and sustain an effective local preservation program critical to preserving local historic resources. These grants can be used for local historic preservation projects, including surveys of historic properties/districts, preparation of nominations to the National Register of Historic Places and other community-based preservation projects. Other examples of eligible projects for CLG funding may include the following activities:

- Archeological surveys and oral histories
- Research and development of historic context information
- Staff work for historic preservation commissions, including designation of properties under local landmark ordinances
- Writing or amending preservation ordinances
- Preparation of preservation plans
- Development and publication of educational publications and activities, slide shows, videos, web sites, etc.
- Development of walking/driving tours
- Travel/training expenses for commission members and staff
- Development of architectural drawings and specifications
- Preparation of facade studies or condition assessments
- Rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district
- Projects may be prepared by consultants or developed with in-house expertise

All CLG grants require a local cash match budgeted on a one-to-one (dollar for dollar) match equal to a 50-50 ratio for the total cost of the project. Proposed projects utilizing all or partial matches of verifiable in-kind services and/or goods may also qualify as long as the local match equals a 50-50 ratio for the total cost of the project. Only non-federal monies may be used as a match, with the exception of Community Development Block Grants.

Who Can Apply?
Cities and county governments that have been individually "certified" by the National Park Service as CLGs (prior to the time of their grant application) are eligible to apply for CLG grants. County CLGs may apply to assist non-CLG cities within their jurisdiction. CLGs may also partner together to facilitate larger projects such as public workshops or hiring a consultant to perform services for multiple CLGs. The grants may also be sponsored by CLGs by delegating a third-party organization such as another unit of local government, a commercial firm, a non-profit entity or educational institution to administer it. The contributed services of the third party to the CLG may be counted toward the matching share requirements of the grant.

Deadlines:
CLGs may apply for CLG grants in the late summer of each year, and they are usually awarded in the following winter. Applications for the FY 2011 grant cycle are due Friday, November 5, 2010.

Review Process:

Review Process:
Applications are reviewed by an interdisciplinary panel of agency staff based on specific criteria outlined in the application manual and approved by the THC.

Source of Funding:
CLG grants are provided by the Texas Historical Commission (THC), the state agency for historic preservation, annually to assist CLGs through grants from the Historic Preservation Fund of the National Park Service, U.S. Department of the Interior. At least ten percent of this annual allocation is set aside by THC for distribution solely to CLGs.

Funding Amount:
Typically, grants range from $2,000 to $30,000.

For more information, email the grants coordinator or call 512.463.7812.

Federal Tax Credits

Federal Historic Preservation Tax Incentives
A federal tax credit worth 20 percent of the eligible rehabilitation costs is available for buildings listed in the National Register of Historic Places. A building needs to be eligible for listing at the beginning of the rehabilitation project, but need not be officially listed until the tax credit is claimed by the owner.

Eligible Buildings and Costs
The work undertaken as part of the project must meet *The Secretary of the Interior's Standards for Rehabilitation*. The tax credit is available only for income-producing properties. For example, office, retail, hotel and apartments are eligible. Owner-occupied residential properties are NOT eligible for the credit. The credit is also limited to buildings only; structures such as bridges and silos do not qualify.

The tax credit is designed for substantial rehabilitation projects, not small remodeling projects. The eligible project costs generally must exceed the value of the building itself (not including the land) at the beginning of the project. Most rehabilitation costs are eligible for the credit, such as structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work and painting. Some specific costs are NOT eligible for the credit, such as acquisition, new additions, furniture and landscaping.

The Application Process
An application for the tax credits MUST be submitted before the project is completed, although work may begin prior to the application or approval. Ideally the application should be submitted during the planning stages of the work so the owner can receive the necessary guidance to ensure that the project meets the *Standards for Rehabilitation*, and therefore may qualify for the credits. The application consists of three parts.

Part One, the Evaluation of Significance, determines if the building is eligible for the National Register and thus the credits. Part One is not needed if the property is already individually listed in the National Register.

Part Two describes the proposed work, and photographs are required showing the major features of the building prior to work beginning.

Part Three of the application is submitted upon completion of the rehabilitation.

The tax credit requirements, which include both National Park Service and Internal Revenue Service (IRS) regulations, can appear confusing at times. The Texas Historical Commission staff will assist property owners in understanding and applying for the credits. The IRS also allows a separate 10 percent tax credit for income-producing buildings constructed prior to 1936, but not listed in the National Register.

For more information about tax credits, including a downloadable application and FAQs about the IRS requirements, see the National Park Service web site.

more than 50 owners, the general notice specified in § 65.5(d)(3) will be used.

(2) Notice of withdrawal of designation and related National Register listing and determinations of eligibility will be published periodically in the FEDERAL REGISTER.

(h) Upon withdrawal of a National Historic Landmark designation, NPS will reclaim the certificate and plaque, if any, issued for that landmark.

(i) An owner shall not be considered as having exhausted administrative remedies with respect to dedesignation of a National Historic Landmark until after submitting an appeal and receiving a response from NPS in accord with these procedures.

§ 65.10 Appeals for designation.

(a) Any applicant seeking to have a property designated a National Historic Landmark may appeal, stating the grounds for appeal, directly to the Director, National Park Service, Department of the Interior, Washington, DC 20240, under the following circumstances:

Where the applicant—

(1) Disagrees with the initial decision of NPS that the property is not likely to meet the criteria of the National Historic Landmarks Program and will not be submitted to the Advisory Board; or

(2) Disagrees with the decision of the Secretary that the property does not meet the criteria of the National Historic Landmarks Program.

(b) The Director will respond to the appellant within 60 days. After reviewing the appeal the Director may:

(1) Deny the appeal;

(2) Direct that a National Historic Landmark nomination be prepared and processed according to the regulations if this has not yet occurred; or

(3) Resubmit the nomination to the Secretary for reconsideration and final decision.

(c) Any person or organization which supports or opposes the consideration of a property for National Historic Landmark designation may submit an appeal to the Director, NPS, during the designation process either supporting or opposing the designation. Such appeals received by the Director before the study of the property or before its submission to the National Park System Advisory Board will be considered by the Director, the Advisory Board and the Secretary, as appropriate, in the designation process.

(d) No person shall be considered to have exhausted administrative remedies with respect to failure to designate a property a National Historic Landmark until he or she has complied with the procedures set forth in this section.

PART 67—HISTORIC PRESERVATION CERTIFICATIONS PURSUANT TO SEC. 48(g) AND SEC. 170(h) OF THE INTERNAL REVENUE CODE OF 1986

Sec.

AUTHORITY: Sec. 101(a)(1) of the National Historic Preservation Act of 1966, 16 U.S.C. 470a-1(a)(170 ed.), as amended; Sec. 48(g) of the Internal Revenue Code of 1986 (90 Stat. 1519, as amended by 100 Stat. 2085) 26 U.S.C. 48(g); and Sec. 170(h) of the Internal Revenue Code of 1986 (94 Stat. 3204) 26 U.S.C. 170(h).

SOURCE: 54 FR 6771, Feb. 26, 1990, unless otherwise noted.

§ 67.1 Sec. 48(g) and Sec. 170(h) of the Internal Revenue Code of 1986.

(a) Sec. 48(g) of the Internal Revenue Code of 1986, 90 Stat. 1519, as amended by 100 Stat. 2085, and Sec. 170(h) of the Internal Revenue Code of 1986, 94 Stat. 3204, require the Secretary to make certifications of historic district statutes and of State and local districts,

certifications of significance, and certifications of rehabilitation in connection with certain tax incentives involving historic preservation. These certification responsibilities have been delegated to the National Park Service (NPS); the following five regional offices issue certifications for the States listed below them.

Alaska Regional Office, National Park Service, 2525 Gambell Street, Room 107, Anchorage, Alaska 99503:

Alaska

Mid-Atlantic Regional Office, National Park Service, U.S. Customs House, Second Floor, Second and Chestnut Streets, Philadelphia, Pennsylvania 19106:

Connecticut
Delaware
District of Columbia
Indiana
Maine
Maryland
Massachusetts
Michigan
New Hampshire
New Jersey
New York
Ohio
Pennsylvania
Rhode Island
Vermont
Virginia
West Virginia

Rocky Mountain Regional Office, National Park Service, 12795 West Alameda Parkway, P.O. Box 25287, Denver, Colorado 80225:

Colorado
Illinois
Iowa
Kansas
Minnesota
Missouri
Montana
Nebraska
New Mexico
North Dakota
Oklahoma
South Dakota
Texas
Utah
Wisconsin
Wyoming

Southeast Regional Office, National Park Service, 75 Spring Street SW, Atlanta, Georgia 30303:

Alabama
Arkansas
Florida
Georgia
Kentucky
Louisiana
Mississippi
North Carolina
Puerto Rico
South Carolina
Tennessee
Virgin Islands

Western Regional Office, National Park Service, 450 Golden Gate Avenue, P.O. Box 36063, San Francisco, California 94102:

Arizona
California
Hawaii
Idaho
Nevada
Oregon
Washington

(b) The Washington office of the NPS establishes program direction and considers appeals of certification denials. The procedures for obtaining certifications are set forth below. It is the responsibility of owners wishing certifications to provide sufficient documentation to the Secretary to make certification decisions. These procedures, upon their effective date, are applicable to future and pending certification requests, except as otherwise provided herein.

(c) States receiving Historic Preservation Fund grants from the Department participate in the review of requests for certification, through recommendations to the Secretary by the State Historic Preservation Officer (SHPO). The SHPO acts on behalf of the State in this capacity and, therefore, the NPS is not responsible for any actions, errors or omissions of the SHPO.

(1) Requests for certifications and approvals of proposed rehabilitation work are sent by an owner first to the appropriate SHPO for review. State comments are recorded on National Park Service Review Sheets (NPS Forms 10-168 (d) and (e)) and are carefully considered by the Secretary before a certification decision is made. Recommendations of States with approved State programs are generally followed, but by law, all certification decisions are made by the Secretary, based upon professional review of the application and related information. The decision of the Secretary may differ from the recommendation of the SHPO.

(2) A State may choose not to participate in the review of certification

requests. States not wishing to participate in the comment process should notify the Secretary in writing of this fact. Owners from such nonparticipating States may request certifications by sending their applications directly to the appropriate NPS regional office listed above. In all other situations, certification requests are sent first to the appropriate SHPO.

(d) The Internal Revenue Service is responsible for all procedures, legal determinations, and rules and regulations concerning the tax consequences of the historic preservation provisions described in this part. Any certification made by the Secretary pursuant to this part shall not be considered as binding upon the Internal Revenue Service or the Secretary of the Treasury with respect to tax consequences under the Internal Revenue Code. For example, certifications made by the Secretary do not constitute determinations that a structure is of the type subject to the allowance for depreciation under section 167 of the Code.

§ 67.2 Definitions.

As used in these regulations:

Certified Historic Structure means a building (and its structural components) which is of a character subject to the allowance for depreciation provided in section 167 of the Internal Revenue Code of 1986 which is either:

(a) Individually listed in the National Register; or

(b) Located in a registered historic district and certified by the Secretary as being of historic significance to the district.

Portions of larger buildings, such as single condominium apartment units, are no independently considered certified historic structures. Rowhouses, even with abutting or party walls, are considered as separate buildings. For purposes of the certification decisions set forth in this part, a certified historic structure encompasses the historic building and its site, landscape features, and environment, generally referred to herein as a "property" as defined below. The NPS decision on listing a property in the National Register of Historic Places, including boundary determinations, does not limit the scope of review of the rehabilitation project for tax certification purposes. Such review will include the entire historic property as it existed prior to rehabilitation and any related new construction. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify; may be a structure other than a building; and may also be a remnant of a building such as a facade, if that is all that remains. For purposes of the other rehabilitation tax credits under section 48(g) of the Internal Revenue Code, any property located in a registered historic district is considered a certified historic structure so that other rehabilitation tax credits are not available; exemption from this provision can generally occur only if the Secretary has determined, prior to the rehabilitation of the property, that it is not of historic significance to the district.

Certified Rehabilitation means any rehabilitation of a certified historic structure which the Secretary has certified to the Secretary of the Treasury as being consistent with the historic character of the certified historic structure and, where applicable, with the district in which such structure is located.

Duly Authorized Representative means a State or locality's Chief Elected Official or his or her representative who is authorized to apply for certification of State/local statutes and historic districts.

Historic District means a geographically definable area, urban or rural, that possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically during the period of significance but linked by association or function.

Inspection means a visit by an authorized representative of the Secretary or a SHPO to a certified historic structure for the purposes of reviewing and evaluating the significance of the structure and the ongoing or completed rehabilitation work.

National Register of Historic Places means the National Register of districts, sites, buildings, structures, and

objects significant in American history, architecture, archeology, engineering, and culture that the Secretary is authorized to expand and maintain pursuant to section 101(a)(1) of the National Historic Preservation Act of 1966, as amended. The procedures of the National Register appear in 36 CFR part 60 *et seq.*

Owner means a person, partnership, corporation, or public agency holding a fee-simple interest in a property or any other person or entity recognized by the Internal Revenue Code for purposes of the applicable tax benefits.

Property means a building and its site and landscape features.

Registered Historic District means any district listed in the National Register or any district which is:

(a) Designated under a State or local statute which has been certified by the Secretary as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district, and

(b) Certified by the Secretary as meeting substantially all of the requirements for the listing of districts in the National Register.

Rehabilitation means the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values as determined by the Secretary.

Standards for Rehabilitation means the Secretary's Standards for Rehabilitation set forth in section 67.7 hereof.

State Historic Preservation Officer means the official within each State designated by the Governor or a State statute to act as liaison for purposes of administering historic preservation programs within that State.

State or Local Statute means a law of a State or local government designating, or providing a method for the designation of, a historic district or districts.

[54 FR 6771, Feb. 26, 1990, as amended at 62 FR 30235, June 3, 1997]

§67.3 Introduction to certifications of significance and rehabilitation and information collection.

(a) Who may apply:

(1) Ordinarily, only the fee simple owner of the property in question may apply for the certifications described in §§67.4 and 67.6 hereof. If an application for an evaluation of significance or rehabilitation project is made by someone other than the fee simple owner, however, the application must be accompanied by a written statement from the fee simple owner indicating that he or she is aware of the application and has no objection to the request for certification.

(2) Upon request of a SHPO the Secretary may determine whether or not a particular property located within a registered historic district qualifies as a certified historic structure. The Secretary shall do so, however, only after notifying the fee simple owner of record of the request, informing such owner of the possible tax consequences of such a decision, and permitting the property owner a 30-day time period to submit written comments to the Secretary prior to decision. Such time period for comment may be waived by the fee simple owner.

(3) The Secretary may undertake the certifications described in §§67.4 and 67.6 on his own initiative after notifying the fee simple owner and the SHPO and allowing a comment period as specified in §67.3(a)(2).

(4) Owners of properties which appear to meet National Register criteria but are yet listed in the National Register or which are located within potential historic districts may request preliminary determinations from the Secretary as to whether such properties may qualify as certified historic structures when and if the properties or the potential historic districts in which they are located are listed in the National Register. Preliminary determinations may also be requested for properties outside the period or area of significance of registered historic districts as specified in §67.5(c). Procedures for obtaining these determinations shall be the same as those described in §67.4. Such determinations

are preliminary only and are not binding on the Secretary. Preliminary determinations of significance will become final as of the date of the listing of the individual property or district in the National Register. For properties outside the period or area of significance of a registered historic district, preliminary determinations of significance will become final, except as provided below, when the district documentation on file with the NPS is formally amended. If during review of a request for certification of rehabilitation, it is determined that the property does not contribute to the significance of the district because of changes which occurred after the preliminary determination of significance was made, certified historic structure designation will be denied.

(5) Owners of properties not yet designated certified historic structures may obtain determinations from the Secretary on whether or not rehabilitation proposals meet the Secretary's Standards for Rehabilitation. Such determinations will be made only when the owner has requested a preliminary determination of the significance of the property as described in paragraph (a)(4) of this section and such request for determination has been acted upon by the NPS. Final certifications of rehabilitation will be issued only to owners of certified historic structures. Procedures for obtaining these determinations shall be the same as those described in sec. 67.6.

(b) How to apply:

(1) Requests for certifications of historic significance and of rehabilitation shall be made on Historic Preservation Certification Applications (NPS Form No. 10-168). Normally, two copies of the application are required; one to be retained by the SHPO and the other to be forwarded to the NPS. The information collection requirements contained in the application and in this part have been approved by the Office of Management and Budget under 44 U.S.C. 3507 and assigned clearance number 1024-0009. Part 1 of the application shall be used in requesting a certification of historic significance or nonsignificance and preliminary determinations, while part 2 of the application shall be used in requesting an evaluation of a proposed rehabilitation project or, in conjunction with a Request for Certification of Completed Work, a certification of a completed rehabilitation project. Information contained in the application is required to obtain a benefit. Public reporting burden for this form is estimated to average 2.5 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form may be made to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127 and to the Office of Management and Budget, Paperwork Reduction Project Number 1024-0009, Washington, DC 20503.

(2) Application forms are available from NPS regional offices or the SHPOs.

(3) Requests for certifications, preliminary determinations, and approvals of proposed rehabilitation projects shall be sent to the SHPO in participating States. Requests in nonparticipating States shall be sent directly to the appropriate NPS regional office.

(4) Generally reviews of certification requests are concluded within 60 days of receipt of a complete, adequately documented application, as defined §67.4 and §67.6 (30 days at the State level and 30 days at the Federal level). Where a State has chosen not to participate in the review process, review by the NPS generally is concluded within 60 days of receipt of a complete, adequately documented application. Where adequate documentation is not provided, the owner will be notified of the additional information needed to undertake or complete review. The time periods in this part are based on the receipt of a complete application; they will be adhered to as closely as possible and are defined as calendar days. They are not, however, considered to be mandatory, and the failure to complete review within the designated periods does not waive or alter any certification requirement.

(5) Approval of applications and amendments to applications is conveyed only in writing by duly authorized officials of the NPS acting on behalf of the Secretary. Decisions with

respect to certifications are made on the basis of the descriptions contained in the application form and other available information. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, specifications, etc.), the applicant shall be requested to resolve the discrepancy in writing. In the event the discrepancy is not resolved, the description in the application form shall take precedence. Falsification of factual representations in the application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

(6) It is the owner's responsibility to notify the Secretary if application reviews are not completed within the time periods specified above. The Secretary in turn will consult with the appropriate office to ensure that the review is completed in as timely manner as possible in the circumstances.

(7) Although certifications of significance and rehabilitation are discussed separately below, owners must submit part 1 of the Historic Preservation Certification Application prior to, or with, part 2. Part 2 of the application will not be processed until an adequately documented part 1 is on file and acted upon unless the property is already a certified historic structure. Reviews of rehabilitation projects will also not be undertaken if the owner has objected to the listing of the property in the National Register.

§67.4 Certifications of historic significance.

(a) Requests for certifications of historic significance should be made by the owner to determine—

(1) That a property located within a registered historic district is of historic significance to such district; or

(2) That a property located within a registered historic district is not of historic significance to such district; or

(3) That a property not yet on the National Register appears to meet National Register criteria; or

(4) That a property located within a potential historic district appears to contribute to the significance of such district.

(b) To determine whether or not a property is individually listed or is part of a district in the National Register, the owner may consult the listing of National Register properties in the FEDERAL REGISTER (found in most large libraries), or contact the appropriate SHPO for current information.

(c) If a property is located within the boundaries of a registered historic district and the owner wishes the Secretary to certify whether the property contributes or does not contribute to the historic significance of the district or if the owner is requesting a preliminary determination of significance in accordance with §67.3(a)(4), the owner must complete part 1 of the Historic Preservation Certification Application according to instructions accompanying the application. Such documentation includes but is not limited to:

(1) Name and mailing address of owner;

(2) Name and address of property;

(3) Name of historic district;

(4) Current photographs of property; photographs of the building and its site and landscape features prior to alteration if rehabilitation has been completed; photograph(s) showing the property along with adjacent properties and structures on the street; and photographs of interior features and spaces adequate to document significance;

(5) Brief description of appearance including alterations, distinctive features and spaces, and date(s) of construction;

(6) Brief statement of significance summarizing how the property does or does not reflect the values that give the district its distinctive historical and visual character, and explaining any significance attached to the property itself (i.e., unusual building techniques, important event that took place there, etc.).

(7) Sketch map clearly delineating property's location within the district; and

(8) Signature of fee simple owner requesting or concurring in a request for evaluation.

(d) If a property is individually listed in the National Register, it is generally

considered a certified historic structure and no further certification is required. More specific considerations in this regard are as follows:

(1) If the property is individually listed in the National Register and the owner believes it has lost the characteristics which caused it to be nominated and therefore wishes it delisted, the owner should refer to the delisting procedures outlined in 36 CFR part 60.

(2) Some properties individually listed in the National Register include more than one building. In such cases, the owner must submit a single part 1 application, as described in paragraph (c) of this section, which includes descriptions of all the buildings within the listing. The Secretary will utilize the Standards for Evaluating Significance within Registered Historic Districts (§ 67.5) for the purpose of determining which of the buildings included within the listing are of historic significance to the property. The requirements of this paragraph are applicable to certification requests received by the SHPOs (and the NPS regional offices in the case of nonparticipating States only) upon the effective date of these regulations.

(e) Properties containing more than one building where the buildings are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or a residence and carriage house, will be treated as a single certified historic structure, whether the property is individually listed in the National Register or is located within a registered historic district, when rehabilitated as part of an overall project. Buildings that are functionally related historically are those which have functioned together to serve an overall purpose during the property's period of significance. In the case of a property within a registered historic district which contains more than one building where the buildings are judged to be functionally related historically, an evaluation will be made to determine whether the component buildings contribute to the historic significance of the property and whether the property contributes to the significance of the historic district as in § 67.4(i). For questions concerning demolition of separate structures as part of an overall rehabilitation project, see § 67.6.

(f) Applications for preliminary determinations for individual listing must show how the property individually meets the National Register Criteria for Evaluation. An application for a property located in a potential historic district must document how the district meets the criteria and how the property contributes to the significance of that district. An application for a preliminary determination for a property in a registered historic district which is outside the period or area of significance in the district documentation on file with the NPS must document and justify the expanded significance of the district and how the property contributes to the significance of the district or document the individual significance of the property. Applications must contain substantially the same level of documentation as National Register nominations, as specified in 36 CFR part 60 and National Register Bulletin 16, "Guidelines for Completing National Register of Historic Places Forms" (available from SHPOs and NPS regional offices). Applications must also include written assurance from the SHPO that the district nomination is being revised to expand its significance or, for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand its significance, or that the SHPO is planning to nominate the property or the district. Owners should understand that confirmation of intent to nominate by a SHPO does not constitute listing in the National Register, nor does it constitute a certification of significance as required by law for Federal tax incentives. Owners should further understand that they are proceeding at their own risk. If the property or district is not listed in the National Register for procedural, substantive or other reasons; if the district documentation is not formally amended; or if the significance of the property has been lost as a result of alterations or damage, these preliminary determinations of significance will not become final. The SHPO must nominate the property or the district or the SHPO for National Register districts

and the duly authorized representative in the case of certified districts must submit documentation and have it approved by the NPS to amend the National Register nomination or certified district or the property or district must be listed before the preliminary certification of significance can become final.

(g) For purposes of the other rehabilitation tax credits under sec. 48(g) of the Internal Revenue Code, properties within registered historic districts are presumed to contribute to the significance of such districts unless certified as nonsignificant by the Secretary. Owners of nonhistoric properties within registered historic districts, therefore, must obtain a certification of nonsignificance in order to qualify for those investment tax credits. If an owner begins or completes a substantial alteration (within the meaning of sec. 167(n) of the Internal Revenue Code) of a property in a registered historic district without knowledge of requirements for certification of nonsignificance, he or she may request certification that the property was not of historic significance to the district prior to substantial alteration in the same manner as stated in sec. 67.4(c). The owner should be aware, however, of the requirements under sec. 48(g) of the Internal Revenue Code that the taxpayer must certify to the Secretary of the Treasury that, at the beginning of such substantial alteration, he or she in good faith was not aware of the certification requirement by the Secretary of the Interior.

(h) The Secretary discourages the moving of historic buildings from their original sites. However, if a building is to be moved as part of a rehabilitation for which certification is sought, the owner must follow different procedures depending on whether the building is individually listed in the National Register or is within a registered historic district. When a building is moved, every effort should be made to re-establish its historic orientation, immediate setting, and general environment. Moving a building may result in removal of the property from the National Register or, for buildings within a registered historic district, denial or revocation of a certification of significance; consequently, a moved building may, in certain circumstances, be ineligible for rehabilitation certification.

(1) Documentation must be submitted that demonstrates:

(i) The effect of the move on the building's integrity and appearance (any proposed demolition, proposed changes in foundations, etc.);

(ii) Photographs of the site and general environment of the proposed site;

(iii) Evidence that the proposed site does not possess historical significance that would be adversely affected by the moved building;

(iv) The effect of the move on the distinctive historical and visual character of the district, where applicable; and

(v) The method to be used for moving the building.

(2) For buildings individually listed in the National Register, the procedures contained in 36 CFR part 60 must be followed prior to the move, or the building will be removed from the National Register, will not be considered a certified historic structure, and will have to be renominated for listing. The owner may submit a part 1 application in order to receive a preliminary determination from the NPS of whether a move will cause the property to be removed from the National Register. However, preliminary approval of such a part 1 application does not satisfy the requirements of 36 CFR part 60. The SHPO must follow the remaining procedures in that regulation so that the NPS can determine that the moved building will remain listed in the National Register and retain its status as a certified historic structure.

(3) If an owner moves (or proposes to move) a building into a registered historic district or moves (or proposes to move) a building elsewhere within a registered historic district, a part 1 application containing the required information described in paragraph (h)(1) of this section must be submitted. The building to be moved will be evaluated to determine if it contributes to the historic significance of the district both before and after the move as in §67.4(i).

(i) Properties within registered historic districts will be evaluated to determine if they contribute to the historic significance of the district by application of the Secretary's Standards for Evaluating Significance within Registered Historic Districts as set forth in § 67.5.

(j) Once the significance of a property located within a registered historic district or a potential historic district has been determined by the Secretary, written notification will be sent to the owner and the SHPO in the form of a certification of significance or nonsignificance.

(k) Owners shall report to the Secretary through the SHPO any substantial damage, alteration or changes to a property that occurs after issuance of a certification of significance and prior to a final certification of rehabilitation. The Secretary may withdraw a certification of significance, upon thirty days notice to the owner, if a property has been damaged, altered or changed effective as of the date of the occurrence. The property may also be removed from the National Register, in accordance with the procedures in 36 CFR part 60. A revocation of certification of significance pursuant to this part may be appealed under § 67.10. For damage, alteration or changes caused by unacceptable rehabilitation work, see § 67.6(f).

§ 67.5 Standards for Evaluating Significance within Registered Historic Districts.

(a) Properties located within registered historic districts are reviewed by the Secretary to determine if they contribute to the historic significance of the district by applying the following Standards for Evaluating Significance within Registered Historic Districts.

(1) A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

(2) A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

(3) Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

(b) A condemnation order may be presented as evidence of physical deterioration of a building but will not of itself be considered sufficient evidence to warrant certification of nonsignificance for loss of integrity. In certain cases it may be necessary for the owner to submit a structural engineer's report to help substantiate physical deterioration and/or structural damage. Guidance on preparing a structural engineer's report is available from the appropriate SHPO or NPS regional office.

(c) Some properties listed in the National Register, primarily districts, are resources whose concentration or continuity possesses greater historical significance than many of their individual component buildings and structures. These usually are documented as a group rather than individually. Accordingly, this type of National Register documentation is not conclusive for the purposes of this part and must be supplemented with information on the significance of the specific property. Certifications of significance and nonsignificance will be made on the basis of the application documentation, existing National Register documentation, and other available information as needed. The Keeper may amend the National Register documentation by issuing a supplementary record if the application material warrants such an amendment. If a certification request is received for a property which is not yet listed on the National Register or which is outside a district's established period or area of significance, a preliminary determination of significance will be issued only if the request includes adequate documentation and if

there is written assurance from the SHPO that the SHPO plans to nominate the property or district or that the district nomination in question is being revised to expand its significance or for certified districts, written assurance from the duly authorized representative that the district documentation is being revised to expand the significance. Certifications will become final when the property or district is listed or when the district documentation is officially amended unless the significance of the property has been lost as a result of alteration or damage. For procedures on amending listings to the National Register and additional information on the use of National Register documentation and the supplementary record which is contained in National Register Bulletin 19, "Policies and Procedures for Processing National Register Nominations," consult the appropriate SHPO or NPS regional office.

(d) Where rehabilitation credits are sought, certifications of significance will be made on the appearance and condition of the property before rehabilitation was begun.

(e) If a nonhistoric surface material obscures a facade, it may be necessary for the owner to remove a portion of the surface material prior to requesting certification so that a determination of significance or nonsignificance can be made. After the material has been removed, if the obscured facade has retained substantial historic integrity and the property otherwise contributes to the historic district, it will be determined to be a certified historic structure. However, if the obscuring material remains when a determination of nonsignificance is requested under §67.4(a)(2), the property will be presumed to contribute to the historic significance of the district, if otherwise qualified, and, therefore, not eligible for the other tax credits under section 48(g) of the Internal Revenue Code.

(f) Additional guidance on certifications of historic significance is available from SHPOs and NPS regional offices.

§67.6 Certifications of rehabilitation.

(a) Owners who want rehabilitation projects for certified historic structures to be certified by the Secretary as being consistent with the historic character of the structure, and, where applicable, the district in which the structure is located, thus qualifying as a certified rehabilitation, shall comply with the procedures listed below. A fee, as described in §67.11, for reviewing all proposed, ongoing, or completed rehabilitation work is charged by the Secretary. No certification decisions will be issued on any application until the appropriate remittance is received.

(1) To initiate review of a rehabilitation project for certification purposes, an owner must complete part 2 of the Historic Preservation Certification Application according to instructions accompanying the application. These instructions explain in detail the documentation required for certification of a rehabilitation project. The application may describe a proposed rehabilitation project, a project in progress, or a completed project. In all cases, documentation, including photographs adequate to document the appearance of the structure(s), both on the exterior and on the interior, and its site and environment prior to rehabilitation must accompany the application. The social security or taxpayer identification number(s) of all owners must be provided in the application. Other documentation, such as window surveys or cleaning specifications, may be required by reviewing officials to evaluate certain rehabilitation projects. Plans for any attached, adjacent, or related new construction must also accompany the application. Where necessary documentation is not provided, review and evaluation may not be completed and a denial of certification will be issued on the basis of lack of information. Owners are strongly encouraged to submit part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval from the Secretary do so strictly at their own risk. Because the circumstances of each rehabilitation project are unique to the particular certified historic structure involved, certifications that may have been granted to other rehabilitations are not specifically applicable and may not

be relied on by owners as applicable to other projects.

(2) A project does not become a certified rehabilitation until it is completed and so designated by the NPS. A determination that the completed rehabilitation of a property not yet designated a certified historic structure meets the Secretary's Standards for Rehabilitation does not constitute a certification of rehabilitation. When requesting certification of a completed rehabilitation project, the owner shall submit a Request for Certification of Completed Work (NPS Form 10-168c) and provide the project completion date and a signed statement that the completed rehabilitation project meets the Secretary's Standards for Rehabilitation and is consistent with the work described in part 2 of the Historic Preservation Certification Application. Also required in requesting certification of a completed rehabilitation project are costs attributed to the rehabilitation, photographs adequate to document the completed rehabilitation, and the social security or taxpayer identification number(s) of all owners.

(b) A rehabilitation project for certification purposes encompasses all work on the interior and exterior of the certified historic structure(s) and its site and environment, as determined by the Secretary, as well as related demolition, new construction or rehabilitation work which may affect the historic qualities, integrity or site, landscape features, and environment of the certified historic structure(s). More specific considerations in this regard are as follows:

(1) All elements of the rehabilitation project must meet the Secretary's ten Standards for Rehabilitation (§67.7); portions of the rehabilitation project not in conformance with the Standards may not be exempted. In general, an owner undertaking a rehabilitation project will not be held responsible for prior rehabilitation work not part of the current project, or rehabilitation work that was undertaken by previous owners or third parties.

(2) However, if the Secretary considers or has reason to consider that a project submitted for certification does not include the entire rehabilitation project subject to review hereunder, the Secretary may choose to deny a rehabilitation certification or to withhold a decision on such a certification until such time as the Internal Revenue Service, through a private letter ruling, has determined, pursuant to these regulations and applicable provisions of the Internal Revenue Code and income tax regulations, the proper scope of the rehabilitation project to be reviewed by the Secretary. Factors to be taken into account by the Secretary and the Internal Revenue Service in this regard include, but are not limited to, the facts and circumstance of each application and (i) whether previous demolition, construction or rehabilitation work irrespective of ownership or control at the time was in fact undertaken as part of the rehabilitation project for which certification is sought, and (ii) whether property conveyances, reconfigurations, ostensible ownership transfers or other transactions were transactions which purportedly limit the scope of a rehabilitation project for the purpose of review by the Secretary without substantially altering beneficial ownership or control of the property. The fact that a property may still qualify as a certified historic structure after having undergone inappropriate rehabilitation, construction or demolition work does not preclude the Secretary or the Internal Revenue Service from determining that such inappropriate work is part of the rehabilitation project to be reviewed by the Secretary.

(3) Conformance to the Standards will be determined on the basis of the application documentation and other available information by evaluating the property as it existed prior to the commencement of the rehabilitation project, regardless of when the property becomes or became a certified historic structure.

(4) For rehabilitation projects involving more than one certified historic structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or a residence and carriage house, rehabilitation certification will be issued on the merits of the overall project rather than for each structure

or individual component. For rehabilitation projects where there is no historic functional relationship among the structures, the certification decision will be made for each separate certified historic structure regardless of how they are grouped for ownership or development purposes.

(5) Demolition of a building as part of a rehabilitation project involving multiple buildings may result in denial of certification of the rehabilitation. In projects where there is no historic functional relationship among the structures being rehabilitated, related new construction which physically expands one certified historic structure undergoing rehabilitation and, therefore, directly causes the demolition of an adjacent structure will generally result in denial of certification of the rehabilitation unless a determination has been made that the building to be demolished is not a certified historic structure as in §67.4(a). In rehabilitation projects where the structures have been determined to be functionally related historically, demolition of a component may be approved, in limited circumstances, when:

(i) The component is outside the period of significance of the property, or

(ii) The component is so deteriorated or altered that its integrity has been irretrievably lost; or

(iii) The component is a secondary one that generally lacks historic, engineering, or architectural significance or does not occupy a major portion of the site and persuasive evidence is present to show that retention of the component is not technically or economically feasible.

(6) In situations involving rehabilitation of a certified historic structure in a historic district, the Secretary will review the rehabilitation project first as it affects the certified historic structure and second as it affects the district and make a certification decision accordingly.

(7) In the event that an owner of a portion of a certified historic structure requests certification for a rehabilitation project related only to that portion, but there is or was a larger related rehabilitation project(s) occurring with respect to the certified historic structure, the Secretary's decision on the requested certification will be based on review of the overall rehabilitation project(s) for the certified historic structure.

(8) For rehabilitation projects which are to be completed in phases over the alternate 60-month period allowed in section 48(g) of the Internal Revenue Code, the initial part 2 application and supporting architectural plans and specifications should identify the project as a 60-month phased project and describe the number and order of the phases and the general scope of the overall rehabilitation project. If the initial part 2 application clearly identifies the project as a phased rehabilitation, the NPS will consider the project in all its phases as a single rehabilitation. If complete information on the rehabilitation work of the later phases is not described in the initial part 2 application, it may be submitted at a later date but must be clearly identified as a later phase of a 60-month phased project that was previously submitted for review. Owners are cautioned that work undertaken in a later phase of a 60-month phased project that does not meet the Standards for Rehabilitation, whether or not submitted for review, will result in a denial of certification of the entire rehabilitation with the tax consequences of such a denial to be determined by the Secretary of the Treasury. Separate certifications for portions of phased rehabilitation projects will not be issued. Rather the owner will be directed to comply with Internal Revenue Service regulations governing late certifications contained in 26 CFR 1.48-12.

(c) Upon receipt of the complete application describing the rehabilitation project, the Secretary shall determine if the project is consistent with the Standards for Rehabilitation. If the project does not meet the Standards for Rehabilitation, the owner shall be advised of that fact in writing and, where possible, will be advised of necessary revisions to meet such Standards. For additional procedures regarding rehabilitation projects determined not to meet the Standards for Rehabilitation, see §67.6(f).

(d) Once a proposed or ongoing project has been approved, substantive changes in the work as described in the

application must be brought promptly to the attention of the Secretary by written statement through the SHPO to ensure continued conformance to the Standards; such changes should be made using a Historic Preservation Certification Application Continuation/Amendment Sheet (NPS Form 10-168b). The Secretary will notify the owner and the SHPO in writing whether the revised project continues to meet the Standards. Oral approvals of revisions are not authorized or valid.

(e) Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke a certification, after giving the owner 30 days to comment on the matter, if it is determined that the rehabilitation project was not undertaken as represented by the owner in his or her application and supporting documentation, or the owner, upon obtaining certification, undertook further unapproved project work inconsistent with the Secretary's Standards for Rehabilitation. The tax consequences of a revocation of certification will be determined by the Secretary of the Treasury.

(f) If a proposed, ongoing, or completed rehabilitation project does not meet the Standards for Rehabilitation, an explanatory letter will be sent to the owner with a copy to the SHPO. A rehabilitated property not in conformance with the Standards for Rehabilitation and which is determined to have lost those qualities which caused it to be nominated to the National Register, will be removed from the National Register in accord with Department of the Interior regulations 36 CFR part 60. Similarly, if a property has lost those qualities which caused it to be designated a certified historic structure, it will be certified as noncontributing (see § 67.4 and § 67.5). In either case, the delisting or certification of nonsignificance is considered effective as of the date of issue and is not considered to be retroactive. In these situations, the Internal Revenue Service will be notified of the substantial alterations. The tax consequences of a denial of certification will be determined by the Secretary of the Treasury.

§ 67.7 Standards for Rehabilitation.

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

(d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:

(1) The necessity for dismantling is justified in supporting documentation;

(2) Significant architectural features and overall design are retained; and

(3) Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure.

Section 48(g) of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, *i.e.*, external walls that

detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.

(e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.

(f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

§ 67.8 Certifications of statutes.

(a) State or local statutes which will be certified by the Secretary. For the purpose of this regulation, a State or local statute is a law of the State or local government designating, or providing a method for the designation of, a historic district or districts. This includes any by-laws or ordinances that contain information necessary for the certification of the statute. A statute must contain criteria which will substantially achieve the purpose of preserving and rehabilitating properties of historic significance to the district. To be certified by the Secretary, the statute generally must provide for a duly designated review body, such as a review board or commission, with power to review proposed alterations to structures of historic significance within the boundaries of the district or districts designated under the statute except those owned by governmental entities which, by law, are not under the jurisdiction of the review body.

(b) When the certification of State statutes will have an impact on districts in specific localities, the Secretary encourages State governments to notify and consult with appropriate local officials prior to submitting a request for certification of the statute.

(c) State enabling legislation which authorizes local governments to designate, or provides local governments with a method to designate, a historic district or districts will not be certified unless accompanied by local statutes that implement the purposes of the State law. Adequate State statutes which designate specific historic districts and do not require specific implementing local statutes will be certified. If the State enabling legislation contains provisions which do not meet the intent of the law, local statutes designated under the authority of the enabling legislation will not be certified. When State enabling legislation exists, it must be certified before any local statutes enacted under its authority can be certified.

(d) Who may apply. Requests for certification of State or local statutes may be made only by the Chief Elected Official of the government which enacted the statute or his or her authorized representative. The applicant shall certify in writing that he or she is authorized by the appropriate State or local governing body to apply for certification.

(e) Statute certification process. Requests for certification of State or local statutes shall be made as follows:

(1) The request shall be made in writing from the duly authorized representative certifying that he or she is authorized to apply for certification. The request should include the name or title of a person to contact for further information and his or her address and telephone number. The authorized representative is responsible for providing historic district documentation for review and certification prior to the first certification of significance in a district unless another responsible person is indicated including his or her address and telephone number. The request shall also include a copy of the

statute(s) for which certification is requested, including any by-laws or ordinances that contain information necessary for the certification of the statute. Local governments shall also submit a copy of the State enabling legislation, if any, authorizing the designation of historic districts.

(2) Requests shall be sent to the SHPO in participating States and directly to appropriate NPS regional offices in nonparticipating States.

(3) The Secretary shall review the statute(s) and assess whether the statute(s) and any by-laws or ordinances that contain information necessary for the certification of the statute contain criteria which will substantially achieve the purposes of preserving and rehabilitating properties of historic significance to the district(s) based upon the standards set out above in §67.8(a). The SHPO shall be given a 30-day opportunity to comment upon the request. Comments received from the SHPO within this time period will be considered by the Secretary in the review process. If the statute(s) contain such provisions and if this and other provisions in the statute will substantially achieve the purpose of preserving and rehabilitating properties of historic significance to the district, the Secretary will certify the statute(s).

(4) The Secretary generally provides written notification within 30 days of receipt by the NPS to the duly authorized representative and to the SHPO when certification of the statute is given or denied. If certification is denied, the notification will provide an explanation of the reason(s) for such denial.

(f) Amendment or repeal of statute(s). State or local governments, as appropriate, must notify the Secretary in the event that certified statutes are repealed, whereupon the certification of the statute (and any districts designated thereunder) will be withdrawn by the Secretary. If a certified statute is amended, the duly authorized representative shall submit the amendment(s) to the Secretary, with a copy to the SHPO, for review in accordance with the procedures outlined above. Written notification of the Secretary's decision as to whether the amended statute continues to meet these criteria will be sent to the duly authorized representative and the SHPO within 60 days of receipt.

(g) The Secretary may withdraw certification of a statute (and any districts designated thereunder) on his own initiative if it is repeal or amended to be inconsistent with certification requirements after providing the duly authorized representative and the SHPO 30 days in which to comment prior to the withdrawal of certification.

§67.9 Certifications of State or local historic districts.

(a) The particular State or local historic district must also be certified by the Secretary as substantially meeting National Register criteria, thereby qualifying it as a registered historic district, before the Secretary will process requests for certification of individual properties within a district or districts established under a certified statute.

(b) The provision described herein will not apply to properties within a State or local district until the district has been certified, even if the statute creating the district has been certified by the Secretary.

(c) The Secretary considers the duly authorized representative requesting certification of a statute to be the official responsible for submitting district documentation for certification. If another person is to assume responsibility for the district documentation, the letter requesting statute certification shall indicate that person's name, address, and telephone number. The Secretary considers the authorizing statement of the duly authorized representative to indicate that the jurisdiction involved wishes not only that the statute in question be certified but also wishes all historic districts designated by the statute to be certified unless otherwise indicated.

(d) Requests shall be sent to the SHPO in participating States and directly to the appropriate NPS regional office in nonparticipating States. The SHPO shall be given a 30-day opportunity to comment upon an adequately documented request. Comments received from the SHPO within this time

period will be considered by the Secretary in the review process. The guidelines in National Register Bulletin 16, "Guidelines for Completing National Register of Historic Places Forms," provide information on how to document historic districts for the National Register. Each request should include the following documentation:

(1) A description of the general physical or historical qualities which make this a district; and explanation for the choice of boundaries for the district; descriptions of typical architectural styles and types of buildings in the district.

(2) A concise statement of why the district has significance, including an explanation of the areas and periods of significance, and why it meets National Register criteria for listing (see 36 CFR part 60); the relevant criteria should be identified (A, B, C, and D).

(3) A definition of what types of properties contribute and do not contribute to the significance of the district as well as an estimate of the percentage of properties within the district that do not contribute to its significance.

(4) A map showing all district properties with, if possible, identification of contributing and noncontributing properties; the map should clearly show the district's boundaries.

(5) Photographs of typical areas in the district as well as major types of contributing and noncontributing properties; all photographs should be keyed to the map.

(e) Districts designated by certified State or local statutes shall be evaluated using the National Register criteria (36 CFR part 60) within 30 days of the receipt of the required documentation by the Secretary. Written notification of the Secretary's decision will be sent to the duly authorized representative or to the person designated as responsible for the district documentation.

(f) Certification of statutes and districts does not constitute certification of significance of individual properties within the district or of rehabilitation projects by the Secretary.

(g) Districts certified by the Secretary as substantially meeting the requirements for listing will be determined eligible for listing in the National Register at the time time of certification and will be published as such in the FEDERAL REGISTER.

(h) Documentation on additional districts designated under a State or local statute the has been certified by the Secretary should be submitted to the Secretary for certification following the same procedures and including the same information outlined in the section above.

(i) State or local governments, as appropriate, shall notify the Secretary if a certified district designation is amended (including boundary changes) or repealed. If a certified district designation is amended, the duly authorized representative shall submit documentation describing the change(s) and, if the district has been increased in size, information on the new areas as outlined in §67.9. A revised statement of significance for the district as a whole shall also be included to reflect any changes in overall significance as a result of the addition or deletion of areas. Review procedures shall follow those outlined in §67.9 (d) and (e). The Secretary will withdraw certification of repealed or inappropriately amended certified district designations, thereby disqualifying them as registered historic districts.

(j) The Secretary may withdraw certification of a district on his own initiative if it ceases to meet the National Register Criteria for Evaluation after providing the duly authorized representative and the SHPO 30 days in which to comment prior to withdrawal of certification.

(k) The Secretary urges State and local review boards of commissions to become familiar with the Standards used by the Secretary of the Interior for certifying the rehabilitation of historic properties and to consider their adoption for local design review.

§67.10 Appeals.

(a) An appeal by the owner, or duly authorized representative as appropriate, may be made from any of the certifications or denials of certification made pursuant to this part or any decisions made pursuant to §67.6(f). Such appeals must be in writing and received by the Chief Appeals Officer, Cultural Resources, National

Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, DC 20013-7127, within 30 days of receipt of the decision which is the subject of the appeal. The appellant may request an opportunity for a meeting to discuss the appeal but all information the owner wishes the Chief Appeals Officer to consider must be submitted in writing. The SHPO will be notified that an appeal is pending. The Chief Appeals Officer will consider the record of the decision in question, any further written submissions by the owner, and other available information and shall provide the appellant a written decision as promptly as circumstances permit. Such appeals constitute an administrative review of the decision appealed from and are not conducted as an adjudicative proceeding.

(b) The denial of a preliminary determination of significance for an individual property may not be appealed by the owner because the denial itself does not exhaust the administrative remedy that is available. The owner instead must seek recourse by undertaking the usual nomination process (36 CFR part 60). Similarly, the denial of preliminary certification for a rehabilitation for a rehabilitation project for a property that is not a certified historic structure may not be appealed. The owner must seek a final certification of significance as the next step, rather than appealing the denial of rehabilitation certification. Administrative reviews in these circumstances may be performed at the discretion of the Chief Appeals Officer. The decision to undertaken an administrative review will be made on a case-by-case basis, depending on particular facts and circumstances and the Chief Appeals Officer's schedule, the expected date for nomination, and the nature of the rehabilitation project (proposed, ongoing, or completed). Administrative reviews of rehabilitation projects will not be undertaken if the owner has objected to the listing of the property in the National Register.

(c) In considering such appeals or administrative reviews, the Chief Appeals Officer shall take in account alleged errors in professional judgment or alleged prejudicial procedural errors by NPS officials. The Chief Appeals Officer's decision may:

(1) Reverse the appealed decision;

(2) Affirm the appealed decision;

(3) Resubmit the matter to the appropriate Regional Director for further consideration; or

(4) Where appropriate, withhold a decision until issuance of a ruling from the Internal Revenue Service pursuant to §67.6(b)(2).

The Chief Appeals Officer may base his decision in whole or part on matters or factors not discussed in the decision appealed from. The Chief Appeals Officer is authorized to issue the certifications discussed in this part only if he considers that the requested certification meets the applicable statutory standard upon application of the Standards set forth herein or he considers that prejudicial procedural error by a Federal official legally compels issuance of the requested certification.

(d) The decision of the Chief Appeals Officer shall be the final administrative decision on the appeal. No person shall be considered to have exhausted his or her administrative remedies with respect to the certifications or decisions described in this part until the Chief Appeals Officer has issued a final administrative decision pursuant to this section.

§67.11 Fees for processing rehabilitation certification requests.

(a) Fees are charged for reviewing rehabilitation certification requests in accordance with the schedule below.

(b) Payment shall not be made until requested by the NPS regional office according to instructions accompanying the Historic Preservation Certification Application. All checks shall be made payable to: *National Park Services.* A certification decision will not be issued on an application until the appropriate remittance is received. Fees are nonrefundable.

(c) The fee for review of proposed or ongoing rehabilitation projects for projects over $20,000 is $250. The fees for review of completed rehabilitation projects are based on the dollar amount of the costs attributed solely to the rehabilitation of the certified historic structure as provided by the

owner in the Historic Preservation Certification Application, Request for Certification of Completed Work (NPS Form 10-168c), as follows:

Fee	Size of rehabilitation
$500	$20,000 to $99,999
$800	$100,000 to $499,999
$1,500	$500,000 to $999,999
$2,500	$1,000,000 or more

If review of a proposed or ongoing rehabilitation project had been undertaken by the Secretary prior to submission of Request for Certification of Completed Work, the initial fee of $250 will be deducted from these fees. No fee will be charged for rehabilitations under $20,000.

(d) In general, each rehabilitation of a separate certified historic structure will be considered a separate project for purposes of computing the size of the fee.

(1) In the case of a rehabilitation project which includes more than one certified historic structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, the fee for preliminary review is $250 and the fee for final review is computed on the basis of the total rehabilitation costs.

(2) In the case of multiple building projects where there is no historic functional relationship amont the structures and which are under the same ownership; are located in the same historic district; are adjacent or contiguous; are of the same architectural type (*e.g.*, rowhouses, loft buildings, commercial buildings); and are submitted by the owner for review at the same time, the fee for preliminary review is $250 per structure to a maximum of $2,500 and the fee for final review is computed on the basis of the total rehabilitation costs of the entire multiple building project to a maximum of $2,500. If the $2,500 maximum fee was paid at the time of review of the proposed or ongoing rehabilitation project, no further fee will be charged for review of a Request for Certification of Completed Work.

PART 68—THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

AUTHORITY: The National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 *et seq.*); sec. 2124 of the Tax Reform Act of 1976, 90 Stat. 1918; EO 11593, 3 CFR part 75 (1971); sec. 2 of Reorganization Plan No. 3 of 1950 (64 Stat. 1262).

SOURCE: 60 FR 35843, July 12, 1995, unless otherwise noted.

§ 68.1 Intent.

The intent of this part is to set forth standards for the treatment of historic properties containing standards for preservation, rehabilitation, restoration and reconstruction. These standards apply to all proposed grant-in-aid development projects assisted through the National Historic Preservation Fund. 36 CFR part 67 focuses on "certified historic structures" as defined by the IRS Code of 1986. Those regulations are used in the Preservation Tax Incentives Program. 36 CFR part 67 should continue to be used when property owners are seeking certification for Federal tax benefits.

§ 68.2 Definitions.

The standards for the treatment of historic properties will be used by the National Park Service and State historic preservation officers and their staff members in planning, undertaking and supervising grant-assisted projects for preservation, rehabilitation, restoration and reconstruction. For the purposes of this part:

(a) *Preservation* means the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of

HISTORIC RESOURCE SURVEY OF NORTHEAST TRAVIS COUNTY, TEXAS

(Bound by SH130, US 290 North and East County Lines)

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Prepared for:
The Travis County Historical Commission
Funded in part though a Certified Local Government Grant
from the Texas Historical Commission

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This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission. *The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director; Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127.*

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This survey can serve as baseline contextual and physical documentation for historic resources in the area. It can be used to set preservation priorities, nominate individual properties to the National Register of Historic Places and provide context and analysis for further research and documentation of properties in the area.

In October 2009, Travis County contracted with Hicks & Company to conduct a historic resource survey of northeast Travis County. The survey included photographing and mapping historic-age resources in the area, identifying those resources eligible for listing in the National Register of Historic Places (NRHP), and developing a historic context of the area.

The survey area, bound by SH130, US290, and the north and east Travis County lines, encompassing 96.74 square miles of gently rolling terrain on the western edge of the fertile Backland Prairie region crossed by Wilbarger, Cottonwood and Willow Creeks. The area is primarily rural in character with some with suburban subdivisions closer to SH130 and US 290.

Because the boundaries were determined by county lines and major roads rather than development patterns, it encompasses multiple historically distinct communities. The western part of the survey area was settled primarily by German immigrants while the eastern part was settled by predominantly Swedish immigrants. Before the construction of improved roads, travel time between communities could be long and unpredictable. Small communities developed, each generally had their own school, store, church, cemetery and cotton gin, to serve the rural farming community within a relatively small radius. As roads improved and automobile ownership increased, area residents could travel further to get services. Churches, stores and gins closed down, and schools consolidated. Many of these buildings were moved or disassembled and their materials re-used.

A survey of the project area was conducted between December 2009 and May 2010. The vast majority of resources in the area are residential or agricultural outbuildings associated with farmsteads. These homes cover a wide variety of forms, styles, periods of development, and levels of sophistication. Most homes are modest representations of popular styles, usually lagging behind national trends.

For planning purposes, properties were assigned a priority: low, medium/more info, medium/unknown, medium district, or high. High priority properties were determined through survey and documentation to be individually eligible for the National Register of Historic Place (NRHP) low priority properties were determined not eligible, and medium priority properties could be eligible with further documentation or as part of a district (for detail on priority levels see Evaluation Criteria). Seven high priority properties were identified, most were public buildings -two churches, a school, a store, and a social hall –due to their scarcity in the project area and importance to the historic development of the area. Two farmsteads, which could be adequately documented during the survey containing a high degree of integrity and significance, were also assigned a high priority level.

This report includes a survey methodology, historic context, analysis of survey results, a historic-age resource inventory table (**Appendix A**), Texas Historical Commission survey forms for all high priority properties (**Appendix B**) and a map indicating the location of each surveyed property (**Appendix C**). Black and white 35mm photo negatives and contact sheets of all surveyed properties, a photo inventory, and CD with digital images of high priority properties are included in a separate binder.

METHODOLOGY

The survey boundaries were determined by the Travis County Historical Commission (TCHC). Northeast Travis County is a historically rural area that has not been previously documented systematically through survey. In addition, the rural character appears to be changing rapidly due to development, particularly from the construction of State Highway 130 and suburban expansion from Manor, Pflugerville, and Elgin. The survey boundaries, US 290, SH 130, and the east and north County lines, were selected because they are well defined geographic markers which encompass the rural portion of the county while excluding the cities. The TCHC intends for this investigation to be a starting point for a systematic survey of the rural areas of the County through future projects.

Research Methodology

Prior to the survey it was agreed upon by the TCHC and Hicks & Company that the survey would include all properties forty years and older at the time of the survey. A cutoff date of 1969 was selected, to include all properties more than fifty years old (NRHP guideline for 'historic age') as well as to identify properties of exceptional merit which may be close to fifty years old, and to extend the relevancy of the survey results.

A list of all properties in the project area with a construction date prior to 1969 was obtained from the Travis County Appraisal District (TCAD). Hicks & Company GIS staff generated maps highlighting the TCAD-identified parcels on current aerial photographs. A table of historic-age properties was generated including TCAD Property ID number, address, and construction date. The TCAD-supplied data generated a list of 200 historic-age properties to be surveyed.

Information on the project area was gathered to generate a historic context for the project area within which to evaluate the historic-age resources documented during the survey. NRHP documentation criteria defines historic contexts are "those patterns, themes, or trends in history by which a property, or site, is understood and its meaning within history is made clear".[1] Research was conducted at the Pfluger Public Library, the Pflugerville Heritage House Museum, and the Texas Historical Commission, and through interviews with members of the community. Additional contextual information was gathered from the Handbook of Texas and from other Historic Resource Survey Reports previously produced by Hicks & Company in the project area, particularly the State Highway 130 Draft Historic Buildings Report.

Interviews with community members were conducted between January 20th and April 7th 2010. The first interview with Vernagene Mott, president of the Heritage House Museum and former member of the Travis County Historical Commission, was conducted by Hannah Vaughan and Bob Ward on January 20, 2010, followed by an interview by Bob Ward on March 31, 2010. As a life-long resident of the area and historian, she had extensive knowledge of the western portion of the project area. Mrs. Mott identified two other individuals who had knowledge of other parts

[1] National Park Service Bulletin 16A, 7

of the project area: Hildegard Gebert for the Richland area, and Marilyn Samuelson for the New Sweden area (further indication that, despite proximity the project area contains historically distinct communities). Mrs. Gebert and Mrs. Samuelson were interviewed by Bob Ward on April 7, 2010.

The interviewees were shown a map of the area asked to identify properties known to them to contain significant resources in terms of age, or integrity, historic associations. They were also asked for information on Family Land Heritage properties in the area. The Family Land Heritage (or Centennial Farm) program is run by the Texas Department of Agriculture. It honors farms and ranches that have been in continuous agricultural operation by the same family for 100 years or more. Induction into the program is by application, and does not require extant historic structures on the property, however designated farms in the project area were identified as potentially significant. Interviewees were asked specifically about these properties and if historic resources remained. Exact locations of farms are not available in the database, and interviewees also helped locate the farms.

Survey and Evaluation Methodology

The survey was completed by Hannah Vaughan, Hicks & Company Senior Architectural Historian, and volunteer members of the Certified Local Government (CLG) committee of the TCHC. The initial field survey was conducted on December 9th, 11th, 14th, 16th, 2009, and January 9th 2010. The first four survey days were conducted by Ms. Vaughan and a TCHC volunteer (Bill Hamilton, Bob Ward, and Mae Schmidt). The remaining properties were divided up and documented during a group work day on January 9, 2010. Ms. Vaughan and four members of the TCHC (Bob Ward, Bill Dolman, Margarine Beaman, and Nancy Hamilton) surveyed the remaining properties in groups of two. TCHC Volunteers took photographs and notes including an initial assessment of integrity which was later reviewed by Ms. Vaughan through photographs or subsequent survey.

During the field survey each property identified on the map and/or resource list was photographed using black and white 35mm film. Film roll and photo number(s), property type, architectural style, and an initial assessment or observations on the property's integrity were noted. Where the TCAD date of construction was appeared to be inaccurate, a note was made and a construction decade was estimated.

Properties encountered during the survey which were clearly more than forty years old but were not identified by the TCAD data, were photographed, mapped and added to the table, including an estimated decade of construction. Properties identified by the TCAD data where no structure was left standing, or the structures were clearly less than forty years old were removed from the list. Field survey data was compiled and maps and the resource table were updated accordingly. The final number of historic age properties is 222.

A follow-up and intensive survey was completed on May 7, 2010 by Hannah Vaughan and Bob Ward. Properties not visible from the right of way, and to which right of entry was obtained, were surveyed. Additionally, properties identified as high priority were revisited, photographed digitally and a Texas Historical Commission Historic Resource Survey Form was completed.

Due to the rural character of the project area, the evaluation methodology had to address the issue of limited access and or visibility. In an urban setting, where one or two structures on a small lot can be fully evaluated and photographed from the public right of way, the significance and integrity of a property can generally be compared without gaining right of entry. The northeast Travis County survey area contains primarily large parcels of land with multiple resources such as barns, sheds, and cultivated fields, which are not visible from the public right of way.

The initial field survey was conducted from the public right of way. Varying degrees of access/visibility from the right of way were encountered during the survey. Properties on smaller land parcels with a house adjacent to the road could be surveyed, photographed, and evaluated in their entirety. Properties which were partially visible from the roadway (houses set far off the road but still visible, or properties with visible homes, but not visible outbuildings or associated resources) were photographed to the extent possible from the right of way. Properties with no resources visible from the roadway (or so distant from the road a photograph would be meaningless) were not photographed and the lack of visibility was noted.

Gaining permission from property owners to access and survey all properties not visible from the right of way was beyond the scope of this survey. In order to compare the significance and integrity of properties to which the survey team had varying degrees of access, the information gathered during the survey was supplemented with a series of interviews with local historians or people identified as being familiar with the history of the community. For properties identified through interviews as being particularly significant or retaining a high level of integrity which were not adequately visible from the right of way an attempt was made to gain right of entry by contacting the property owner by telephone. Right of entry was attempted for thirty three properties, access was granted to ten. Those properties were surveyed on May 7, 2010.

A survey and analysis methodology for this project was designed in consultation with Greg Smith, National Register and Survey Coordinator at the Texas Historical Commission. The goal of the methodology was to accurately reflect the level of information available during the survey and to analyze the survey data in a way that would produce the most relevant final product. The key differences in the methodology used for this survey is the use of community interviews to supplement the assessment of significance and dividing the medium priority level into three sub categories: medium/more info, medium/district, medium/unknown (for details see Evaluation Criteria).

HISTORIC CONTEXT

Archeology

Early Settlement

The earliest European settlements in Texas, missions and Mexican land grants, generally occurred south and east of the project area. By the mid-nineteenth century however, a few small settlements including Kinney's Fort, Montopolis, Hornsby's Bend and Waterloo (later Austin), began to appear in present-day Travis County. These settlements, generally located near water sources, practiced subsistence farming and limited ranching. In 1840 Travis County was established and Austin was designated the State Capitol.[2]

Settlement in the county northeast of Austin, begin in the 1850s, but settlement was sparse until after the Civil War. The earliest known settler in the project area was Henry Pfluger, who purchased land in the area in 1853. Also by the early 1850s James Manor had begun settling his land grants of nearly two thousand acres encompassing the present-day City of Manor (immediately south of the project area). Manor and the families who settled his grant were immigrants from the American South, Tennessee and Missouri. They established plantations that were worked by slaves until emancipation. [3]

Immigration

European immigration to Texas, and the US in general, began in the early to mid-nineteenth century. Immigrants typically left due to political unrest and or lack of opportunity in their native countries and were drawn by the abundance of cheap land in the US. Immigrants tended to follow earlier settlers from their homeland, thus creating ethnic enclaves where the majority of settlers hailed from the same country and even the same region. Central Texas was one such area of concentration drawing a large number of Swedes and Germans, and the settlement of northeast Travis County reflects that regional pattern.

Following the Civil War, the influx of European immigration combined with the construction of railroads increased settlement in the project area. The settlers in the project area, north of Manor, tended to be more like Pfluger; European immigrants who established family farms or worked as tenant farmers until they could purchase their own land. The predominant ethnic groups in the area were German, who settled the area around Pfluger land, and Swedes, who established communities farther to the east. Czechs, Mexicans and others also settled in the area in the late nineteenth and early twentieth centuries. A letter from a Swedish immigrant in the area described the area in 1896:

> West of us there live nothing but Swedes for a distance of about sixteen miles. East and south and north of us there lives a mixed population of Americans, Germans, Bohemians, Negros and Mexicans, so it certainly is a strange mixture.[4]

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[2] "Travis County," *Hand Book of Texas Online*

[3] Preservation Central, 5

[4] "Lund," *Hand Book of Texas Online*

German Settlement

Wars, political unrest, and inheritance laws which often left heirs with too little land to sustain a family fueled German immigration in the early to mid nineteenth century. An 1832 letter from German settler Friedrich Enst described Texas as a land of abundant resources and available land, the letter was widely circulated in Germany. An association of German noblemen obtained a Republic of Texas land grant in central Texas to settle. The first German settlement was New Braunfels in central Texas. More settlers followed, founding new communities throughout the region.

Henry Pfluger, who came to Texas from Germany in 1850, is an example of these early regional settlers. Pfluger was born in 1803 in Hessia, Germany. He married Catherine Liese and had six children. Following her death he married Anna Christina Kleinschmidt and had six more children. Pfluger was a well-to-do farmer in Germany but had lost his property in the war of 1848. In 1850 the Pfluger family arrived in Galveston, Texas, traveled overland to the Austin area where his brother in law John Liese (brother of his first wife) owned land. In 1853 Pfluger purchased 960 acres from Liese in the forks of Wilbarger Creek and began farming the land. The Pflugers practiced subsistence farming, planting crops and raising livestock for personal consumption or trade. [5] When Henry Pfluger, Sr. died in 1867 he was buried in a plot of land east of the homestead. In 1880 his widow, Christina Plfuger, deeded a plot which included his grave as a family burial ground (resource 162). That same year Pfluger's son August, and a grand-child were buried there. The family cemetery includes a total of eighteen headstones dating from 1880 to 1917.[6]

Other Germans followed, although it is not clear if they came as a direct result of Pfluger. George Kuempel, who had immigrated to New York from Germany in 1840, bought land near Pfluger in 1879. In 1881 German immigrant August Weiss bought 166 acres in the same area. By 1877 there were enough Germans in the area to establish a school. Classes were held at the home of Franz Schmidt, who had purchased land in the area in 1867.[7] The following year Schmidt donated land and a schoolhouse was constructed, the school was called Richland in honor of the rich soil in the region.[8] In 1878 the St. John German Evangelical Lutheran Church was organized. Most area immigrants were from Prussia where the Evangelical Union of Prussia was the primary denomination. The school was used for services until the first sanctuary was constructed in 1884. In 1894 the Sons of Hermann, a German fraternal organization, granted a branch charter to Richland. In 1898 the group purchased land and constructed a lodge, also called Germania Hall (resource 59). The community of Richland eventually grew to include a saloon, store, gin and blacksmith shop.[9]

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[5] Hebbe, np
[6] Ibid.
[7] *The Richland Community*, np
[8] *Travis County Defender*, np
[9] "Richland," *Hand Book of Texas Online*

A few miles to the north, the community of Cele was established on land owned by Rheinhold Mueller, who had purchased 229 acres in 1882. Soon after, Seth Custer opened a saloon, followed by a post office in 1896, apparently named for Custer's daughter Lucille. The Cele Saloon (resource 62) became a gathering place at the intersection of Cele and Cameron Roads. Later, likely due to prohibition, it expanded to a general store and gas station, retaining its role as an important community center for rural farmers. By 1900 the intersection of Cele and Cameron contained the Saloon/post office, gin, a general store and several homes.

Swedish Settlement

Swedish settlement in central Texas was largely due to the efforts of Swante Palm and his nephew Swante Swenson. Swenson eventually settled a large ranch east of Austin and brought many of his countrymen to the area by paying for their passage in return for their labor.[10] Swedes are also known to have come to the area originally to replace freed slaves on plantations in the Manor area after the Civil War. Immigrants would work for a period on a farm to repay the expenses of their passage to America. Among the first such immigrants to arrive in the area were Swedes who worked on Parson's Plantation near present-day Manor in 1867. Another area ranch which is known to have employed many Swedish laborers was that of Peter Carr Wells near Kimbro. In 1898 the Willow Ranch School was established on Carr's ranch, and most students were children of Swedish sharecroppers on the ranch or Swedes who owned farms in the area.

As a group, Swedes were committed to acquiring their own farms and only worked long enough to repay their debt and purchase land. Many purchased land north of Manor and founded the predominantly Swedish communities of New Sweden, Manda, Kimbro, Lund, and Decker (outside the project area).[11] In 1876 a group of Swedish Lutherans interested in forming a congregation met in a church in Manor. In 1878 the group constructed a church on 50 acres of land purchased in an area called as Knights Ranch (location of the present-day New Sweden Cemetery, resource 140). The community soon came to be known as New Sweden.[12]

In 1904 church member Johanna Petterson bequeathed 203 acres of land to the church and in 1922 a new church was constructed on the site (resource 132). The site, located two miles east of the original church was approximately midway between New Sweden and Manda. Located on a hill, the Gothic Revival wood frame church with tall spire is highly visible within relatively flat surrounding countryside. Services were conducted in Swedish. In 1923 an English evening service was introduced followed by a gradual transition to exclusively English language services.[13]

The New Sweden Church formed the nexus of the Swedish community in the area. As more Swedes came to the area, other communities were formed. While some eventually established their own churches, they were often first served by an extension of the New Sweden Church such as a chapel in Manda or a Sunday school in Lund (no longer extant).

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[10] "Swedes," *Hand Book of Texas Online*
[11] Preservation Central, 7
[12] Magnuson, 2
[13] Ibid, 3

The community of Manda originated when J.V. Morell moved his blacksmith shop from New Sweden in 1885 to a site a few miles east and also established a steam cotton gin. In 1893 Otto Bengston built a (no longer extant) general store and residence in the same area.[14] Reportedly, his sister Amanda Bengston Gustafson, worked as a clerk in the store and when the community applied for a post office several names were rejected before they settled on Manda, a nickname for Amanda.[15] By 1896, Manda supported a large enough population that the New Sweden Lutheran Church built a chapel in the community because travel to New Sweden, although a relatively short distance, was difficult and nearly impossible in the rain.[16] The chapel was later moved to the present site of the New Sweden Church but is no longer extant. In 1892 the Manda Methodist Church was formed with seven members, the congregation built a frame building in 1909 (the congregation was discontinued in 1962 and the building is no longer extant). In 1900 Manda recorded a population of 40.[17]

Also established in the 1880s, were the communities of Carlson and Lund northeast of Manda and New Sweden. Carlson had a school by 1881, but appears to have been a smaller community with a store and possibly a gin but no post office.[18]

The Community of Lund, east of Carlson at the eastern edge of Travis County, was first called Pleasant Hill. When a post office opened in 1899, the community was renamed Lund, either for a local family or a town in Sweden. In 1891 a Sunday school was organized by the pastor of the New Sweden Church and in 1897 the Swedish Evangelical Bethlehem Lutheran Church was established with 19 adults. A church was completed in 1899. Also in the 1890s Lund is reported to have had two cotton gins, a blacksmith shop, a school and general store.[19] Services at the church were held in Swedish until 1929. The building was damaged by a tornado in 1980, and a new church was constructed in its place.

Although German and Swedish immigrants predominated in the area, immigrants from other European countries also founded communities in the area in the late 1800s. The community of Rose Hill was founded by Henry Nelle, of German and French ancestry. A school was established in 1879 and the following year a Lutheran church and cemetery organized.[20] The church was disbanded in 1924 and merged with St. Peters Lutheran Church in Elgin (the building was disassembled as well). In 1936 the school was still operating, but after schools consolidated the community appears to have all but disappeared. The cemetery remains although it is overgrown and accessible only by an unimproved road.

Bohemian (Czech) immigrants Joseph and Terezie Leshikar purchased land in the area in 1882, followed by Joseph's sister and brother in law. They donated land for a cemetery (the Prairie Hill cemetery) and children attended a school near Brushy Creek called Robinson Hill School then Shiller school, although it was referred to as the Bohemian School because most of the

[14] "Manda," *Hand Book of Texas Online*
[15] Christianson, "Manda," np
[16] Magnuson, 2
[17] "Manda," *Hand Book of Texas Online*
[18] "Carlson," *Hand Book of Texas Online.* Texas Highway Department 1948
[19] Christianson, "Lund," np
[20] Wilson, 4

students were children of area Bohemian farmers. Eventually the Bohemians sold land to Germans and the community was named Prairie Hill.[21] The cemetery remains at the corner of Hamann Lane and Cameron Road. Most of the 15 marked graves in the cemetery have headstones in Czech (resource 72).

Agriculture

Historically, the area has been characterized by small family-owned and operated farms worked with the help of tenants, sharecroppers, or laborers. Tenants generally owned their own supplies and essentially rented the land they who worked in exchange for a quarter or one third of their crop yield. Sharecroppers supplied only their labor, and were paid generally half the crop yield (the key difference being tenants were considered owners of the crops while sharecroppers were not).

Many European immigrants came to the area by having their passage paid in exchange for farm labor upon their arrival. Other farm labor was supplied by African Americans or Mexicans who rented the land or were hired hands. Clarance Bohls, whose family owned a farm in the Pflugerville area, described some of the landowner/laborer arrangements:

> Most of the farms had farm hands that worked the crops....My dad had a Negro Family living on the home farms that helped him farm. And my Uncle Florenz Bohls over there, he had three families living on his farm. He had a different approach. Dad had hourly workers or day workers. And Florenz Bohls had most of his people as half-renters. They done all the work and he provided the land, the seed and the plows and stuff. They done all the hand work for half the crop...Other farms, like the Timmerman farm...they had five or six Mexican families living on their farm and they were half-renters.[22]

The project area lies within the fertile Blackland Prairie. Early immigrant settlers planted corn, wheat, rye, cotton, sugarcane, fruits and vegetables, and also raised cattle that were driven to market on the Chisholm Trail. In the 1870s the invention of a plow capable of breaking out the clayey Blackland Prairie soil increased agricultural production. By the turn of the century, cotton came to dominate the agricultural landscape in the area. Improved roads and rail accessibility provided expanded access to markets for area farmers.

In many families, successive generations stayed in the area, either cultivating a section of the family farm or purchasing land nearby, resulting in groupings of farms owned by several branches of a family. Even today much of the land belongs to descendents of families who first settled the land in the late nineteen hundreds.

Soil depletion, the Great Depression, and a boll-weevil infestation combined to deal a blow to cotton farmers statewide in the 1930s. The response, soil conservation programs, scientific farming improvements including fertilizers, pesticides and crop-rotation improved productivity but also led to more mechanized farming on larger, consolidated farms. Those who were able capitalized on the difficult economic times by buying out struggling neighbor's farm. By the

[21] *Travis County Defender*, np
[22] *Pflugerville,* 11

post WWII era, larger farms were being worked by machines obviating the need for the tenant or sharecropping arrangements and displacing families who did not own land. As farming became more mechanized and less labor intensive, young people began moving to cities for work rather than remaining on the family farm.

In the second half of the twentieth century, farms have grown larger or become secondary income. As land has become more valuable for its development potential, many farms have been sold for subdivision development. A 1988 history of the Richland Church described the state of farming in the area:

> Only a few church families continue to make their living exclusively by farming or ranching. Most combine farming with other jobs for their source of income. Some newer residents do what might be called recreational agriculture, working with livestock, gardens or row crops on their small acreage homesteads.[23]

Most land under cultivation in the area is planted in feed corn, sorghum and hay. Some longtime residents who continue rely exclusively on farming for their livelihood lease crop land from other area residents.[24]

Transportation

Following the Civil War, the construction of railroads through the area influenced settlement and development patterns. Both Manor and Elgin were platted as a direct result of rail construction. In addition to forming towns along rail routes, farming communities within relative proximity to a rail line benefited from expanded access to markets for their products.

The first rail to come through the project area was the Houston and Central Texas Rail, constructed along Old US 290 (just south of the project area) in 1871. James Manor donated land for the right of way and the town site, named in his honor, was platted the following year.[25] The town of Elgin was established by the rail company as a flag stop. It was originally named Glasscock, and renamed after the railroad's land commissioner when the town site was platted in 1872. East of the project area the International and Great Northern rail was constructed in Williamson County in 1876 prompting the establishment of Taylorsville (later Taylor). In 1904 the Missouri Kansas and Texas Railroad laid track between Austin and Georgetown which passed through Pflugerville. Unlike Manor and Elgin, the community of Pflugerville pre-dated the rail line; however its population more than doubled in the decade following the arrival of the rail. The project area, located between rail lines and their resulting urban development, remained rural well into the twentieth century.

Within the project area, away from immediate rail access, road construction and road improvements heavily influenced development patterns. In the late nineteenth and early twentieth century, traveling only a few miles could take half a day depending on road conditions. Thus, post offices, churches, schools, and stores could only serve residents within a small

[23] *Richland Community*, np
[24] Mott, interview
[25] Preservation Central, 5

geographic area resulting in a small community center every few miles. For goods and services not supplied locally, early settlers in the western part of the county would have travelled to Pflugerville or Round Rock while those in the east would have traveled two days to Taylor in Williamson County.

Prior to the 20th century, individual landowners were responsible for keeping portions of roadways maintained that ran through their property. Some roads were constructed in the area through a community effort in which area residents required to work or pay $1 a day. An early recorded road building effort in the project area occurred in 1884 in Richland, when residents proposed to construct a straight road from Wilbarger Creek to the Richland School and St John Church parsonage, a distance of six miles. Conflicts over the location created a rift in the congregation and membership decreased.[26]

The proliferation of automobile travel and improved roads in the twentieth century changed the nature of settlement and agriculture. With trucks to haul produce to market, farmers farther from rail lines could get goods to market. Increased automobile traffic led to increased noise, dust and road damage, forcing counties to take control of roadway maintenance.[27] Consequently, many old roads and trails were improved as part of a farm-to-market road system developed by the state highway department including FM 1100 and FM 973 in the project area.

As roads improved and automobile ownership became commonplace, travel within the project area became increasingly easy. A 1940 highway map of the project area shows a network of bituminous (asphalt) surfaced roads, but many unpaved roads still remained (particularly east-west roads in the eastern part of the project area). By 1958 more roads were added and almost all were improved (**Appendix C**). A trip to Manor or Pflugerville from the project area could be accomplished in a short time. The effect of the automobile and improved roads on the project area was to render the number of small businesses, schools, or churches in a small area obsolete, and many within the project area began to disappear in the second half of the twentieth century.

The 1936 *Defender*, (a "yearbook" for rural Travis County schools), documented seven schools in the area: New Sweden, Lund, Rose Hill, Prairie Hill, Carlson, Kimbro, and Richland. An eighth school, Center Point (located on Weiss Lane) not recorded in the yearbook, may have consolidated before 1936. In 1938 the Willow Ranch School consolidated with the Kimbro School. In 1947 Kimbro, along with the New Sweden, Carlson, and Lund Schools combined to form the Manda School District and Richland Consolidated into the Pflugerville School District. In 1960 the Manda District was dissolved and the area was divided among the Pflugerville, Manor and Elgin School districts.

Current development in the area is still influenced by agriculture and roads. As small-scale farming has become less viable, and roads have continued to improve, the land has become more valuable for suburban residential development. An easy commute to Pflugerville, Manor, Elgin and even Austin, the area has seen an increase in new housing developments in the past twenty years. The completion of SH130 in the area, the project's western boundary in 2007, has made the area even more appealing for suburban development and many families have sold their

[26] *Richland Community*, np
[27] Hicks & Company, 20

farmland for residential subdivision. At present this type of development is most evident in the northwest corner of the project area, near Pflugerville, and along Highway 290 around Manor.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION CRITERIA

To be eligible for listing in the National Register of Historic Places (NRHP) resources must meet standards of historic significance defined by the Keeper of the National Register (36 CFR 60). A property must be evaluated within its historic context and it must retain characteristics that make it a good representative of properties associated with that aspect of the past (U.S. Department of the Interior, 1998). The NRHP Criteria for Evaluation state that:
The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and:

A) Are associated with events that have made a significant contribution to the broad patterns of our history; or
B) Are associated with the lives of persons significant in our past; or
C) Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) Have yielded or may be likely to yield information important in prehistory or history.

In addition to being significant under one or more of the Criteria listed above, a property must also retain historic integrity of those features necessary to convey its significance (U.S. Department of the Interior 1998:3). The Keeper of the National Register has identified and defined seven aspects of integrity by which potential candidates for the NRHP must be measured (U.S. Department of the Interior 1998:44-45):

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period.
- *Association* is the direct link between an important historic event, person, or period and a historic property.

DATA CATEGORIES

During the reconnaissance survey, in addition to photography, basic information on each property was noted and compiled into table form (**Appendix A**). The data categories are defined as follows:

Category	Subcategory	Description
Property ID		The property ID assigned by the Travis County Appraisal District
Resource Number		The number assigned to surveyed resources numbered generally from northwest to southeast. Used on Historic Resource Survey Map (**Appendix C**)
Address		The physical address of the property. Not always available on TCAD or identifiable in the field. Some properties lack a street number.
Date		The original date of construction of the primary structure on the property.
Source		The data source used for the date of construction.
	TCAD	The date listed by the appraisal district
	Survey	An estimated date based on visual observation
	Interview	A date supplied by an individual familiar with the property
Property Type		The current function of the property
	Residential	Domestic properties, with out associated farm buildings
	Farmstead	Domestic properties with one or more substantial agricultural outbuilding or cultivated lands
	Agricultural	Agricultural structure (s) such as a barn or cotton gin with no residence
	Commercial	A commercial business
	Religious	Churches
	Educational	Schools
	Social	Meeting halls, community centers, etc.
Style		Categories are generally based on *A Field Guide to American Houses* See Survey Results
Integrity		The ability of a property to convey its significance
	Yes	
	No	
Priority		The relative importance of a property for preservation planning (see Evaluation Criteria)

Evaluation Criteria

Once the initial survey was complete, each property was assigned a priority level of low, medium or high. Properties which were fully visible from the public right of way and clearly NRHP eligible were placed in the high priority category (this mostly included; public buildings, such as churches and schools). Properties which clearly lacked sufficient integrity to convey their significance, such as heavily altered properties or isolated agricultural buildings, were placed in the low priority category. All other properties were placed in the medium priority category. The medium priority level was divided into three sub-levels medium/ district, medium/more info and medium/unknown.

- **High**: Surveyed and individually eligible under criteria A and/or C

- **Examples**: Churches (eligible for architecture), schools, historically significant businesses, homes or farmsteads with known significance and integrity

- **Medium/District**: Has integrity and is historic age but is undistinguished in terms of age, style, or extent of intact farmstead elements. **Examples**: 1940s or 1950s small scale houses, farmsteads that do not retain land or outbuildings. Properties identified by community members as important, but access was not granted, or limited integrity or significance determined through survey.

- **Medium/More info**: Has integrity, is distinguished by age, style and/or extent of intact resources. Would likely be eligible under criterion C but criterion A, eligibility is unknown. **Examples**: Older homes, good local examples of a style, farmsteads which appear to have intact out buildings/ fields, retain agricultural use or feeling but no documented significance under criterion A.

- **Medium/Unknown**: not visible from the right of way or visibility not sufficient to evaluate style and/or integrity, not identified as important by community members.

- **Low**: Historic age but lacks integrity. **Examples**: heavily altered properties, vacant farmsteads or isolated agricultural buildings, farmsteads were the main house is gone.

SURVEY RESULTS

Property Types

Categories are generally based on *A Field Guide to American Houses* by Virginia and Lee McAlester. Most buildings in the project area are modest representations of an architectural style. Many have few ornamental details to distinguish their style. Even when detailing is minimal, a style category was assigned when one could be identified. Otherwise homes are described by their form or plan (Single Pen, Hall and Parlor, etc.). "Unknown" was used when a resource has been modified to the point that its original design is obscured or is too far from the right of way to evaluate.

The vast majority of buildings encountered during the survey are residences or agricultural outbuildings associated with farmsteads. These homes cover a wide variety of forms, styles, periods of development and levels of sophistication. As would be expected in a rural area, new styles were adopted more slowly, generally appearing in the project area about ten years after a style became popular nationally. Many farmsteads may have more than one home, built as economic circumstances permitted, or built for successive generations. Older homes were often kept to house tenant farmers or laborers.

With few exceptions, such as the Kuempel House (resource 164) or New Sweden Church (resource 132), the homes themselves are not sufficiently distinct examples of an architectural style to be considered NRHP eligible under Criterion C alone, however, properties taken as a whole including outbuildings and landscape elements may together represent a good intact example of an area farmstead and qualify under Criterion A.

Single Pen

The simplest building form is the one-room Single Pen house. Characterized as a one-story, square or rectangular-plan structure usually with a gable roof. Historically, this type of house would be associated with the earliest settlement in an area and would be rare because it would have been added to, removed, or reused as economic circumstances permitted.

There are three single pen buildings in the survey area. Such simple structures can be difficult to date without close inspection; however, none appear to date from the earliest settlement period. Appraisal district records indicate dates between 1920 and 1950. These may have been tenant homes or outbuildings of a main house which no longer exists.

Hall and Parlor

The Hall and Parlor was a common folk building form throughout the South in the late 19th and early 20th centuries. The form consists of two side-by-side rooms generally a larger room used public/living space and a smaller room for sleeping. An off-center front door, opened into the larger room. Typically, one-story with a side-facing gable roof, many hall and parlor homes also include rear additions (often containing kitchens or bathrooms) and a full-width front porch.

Similar in form to the hall and parlor plan is the center passage plan, in which a central hallway divides the two spaces. In this plan, the main door, opening into the hallway, would be centrally placed on the façade. There are seven Hall and Parlor plan homes in the survey area.

Queen Anne

The Queen Anne style was popular in the US in the post-Civil War era until the turn of the century. It is characterized by asymmetrical massing and elevations, a steeply pitched roof and applied ornamentation and texture such as fish-scale shingles, and jigsawn or spindlework trim. Porches are frequently one story and may wrap around to sides of the house. A Queen Anne can be highly elaborate with corner turrets, rounded porches and ornamentation or different textural elements on almost every surface. In its more modest form it can be an L-plan with front-facing gable and a partial-width porch with some decorative trim and turned balusters and columns.

There are six Queen Anne homes in the survey area. All examples in the survey area date from the first decade of the twentieth century. The most elaborate being the Kuempel House (resource 164) constructed by builder George Kuempel for himself, with a octagonal corner tower, stained glass, and spindlework braces in the gable ends. Some are a more modest L-plan variety, distinguished from the more general "Folk Victorian" category by their asymmetrical massing and heavier use of ornamentation.

Folk Victorian

Folk Victorian is a broad term used to describe simple folk-house forms with Victorian-type ornamentation. The ornamentation is frequently Queen Anne-Inspired and applied around the porch area such as jigsawn brackets, turned porch columns. Folk Victorian was common across the country from the post Civil War-period into the first decade of the twentieth century.

There are 30 Folk Victorian homes in the project area. The vast majority are a modified-L plan subtype; one or one-and-a-half stories with a front-facing gable and partial width porch with modest applied ornamentation or turned columns. There are some two-story, gabled, or massed-plan examples with similarly modest ornamentation. Folk Victorians in the project area date from 1900 to the 1920s, characteristically lagging behind its period of popularity nationally.

Pyramidal

Pyramidal is a form type characterized by a full-hipped, pyramid-shape roof and square plan. The style can be one, one-and-a-half, or two stories. Dormers on one or more roof elevations are common in the one-and-a-half and two story variations. Porches can be inset under the main roof or under a separate shed roof. The style replaced the Folk Victorian form for modest rural homes in popularity and was popular nationally from the turn of the century to the 1920s.

There are 14 pyramidal houses in the project area, only one is a two-story variety.

Craftsman

The Craftsman style is frequently paired with the bungalow form and referred to as the Craftsman bungalow. The term "bungalow" was generally used to describe a small dwelling, usually a one-story home with a moderately pitched roof. The Craftsman style has its roots in the Arts and Crafts movement and became the most common house type in the US in the early twentieth century reaching its peak between 1910 and 1930. The style is characterized by horizontal emphasis, low pitch roof, wide overhangs, prominent porches, and knee braces and exposed rafter tails.

There are 23 craftsman homes in the project area. Most are very modestly detailed, distinguished mainly by their roof pitch, size and the presence of exposed rafter tails.

Minimal Traditional

Minimal Traditional describes a style popular for modest housing constructed from the 1930s to the 1950s. The economic style was popular during the depression through the post WWII building boom. Usually one story with a compact floor plan, minimal traditional homes are characterized by a medium-pitch roof, minimal eve overhang, a smaller front porch, and very restrained, if any, applied ornamentation.

There are 43 Minimal Traditional homes in the project area; the largest number of any one single style observed during the survey, reflecting its long period of popularity and suitability to the requirements of area residents, as well as the rate of growth in the project area during in the 30s, 40s and 50s.

Ranch

The Ranch Style, replaced the Minimal Traditional as the dominant American housing style after the 1950s. The ranch house is characterized by a more elongated or "rambling" footprint, often with an attached garage, very low-pitch roof, moderate to wide overhangs, and asymmetrical facades. Detailing is usually modest, and often loosely based on Spanish or English Colonial styles.

There are 21 ranch style houses in the project area constructed in the 1950s to the end of the historic period (1968).

ELIGIBLE PROPERTIES

This section details the "high priority" (individually NRHP-eligible) properties, potential districts and rural historic landscapes. The determinations of eligibility contained here should not be considered comprehensive. Due to a lack of access to private properties, and limits to the scope of the project, not all private properties were fully assessed for eligibility, particularly under Criteria A, B and C for large farm complexes. This resulted in the tiered rating system described in the Data Categories section. Properties that appeared to meet age and integrity requirements, but for which additional documentation was beyond the scope of this project, or which were not fully visible from the road were put into the medium/district, medium/more info, or medium/unknown, categories.

Additional property-specific information and documentation undertaken by interested property owners, groups, or professional historians for federally mandated (Section 106) historic resource surveys, could result in other properties being determined eligible or listed in the NRHP. The historic context and property type analysis contained in this report can be a tool for establishing the significance or integrity of properties not fully evaluated in this survey.

Individually Eligible Properties

Seven properties were determined to meet NRHP eligibility criteria individually. These properties include two homes, two churches; a social hall, a store, and a school (see survey sheets, **Appendix B**):

Name	Date	Resource Number
Kuempel House	1900	164
G.C. Pfluger House	1901	163
New Sweden Lutheran Church	1923	132
St. John Evangelical Lutheran Church	1925	56
Germania Hall	1940	59
Cele Store	1920	62
Manda School	1935	124

Access to the exterior of all three residential properties was gained so they could be evaluated in their entirety. These properties reflect historic settlement patterns in the project area and retain a high level of integrity including intact out buildings and landscape features that convey the historic use and development of the property.

Although the vast majority of properties surveyed in the project area were residential, the majority of high priority properties served a public or community function. This is partially due to the fact that these properties were accessible or visible from the public right of way. The primary reason they are disproportionately represented in the high priority category is their scarcity in the project area and their intrinsic significance in the area of community planning and development.

Historically, the project area was made up of several distinct rural farming communities. While most of the land in the area was in farmsteads, each community had a center, which would include some combination of services such as church, store, gas station, school or cotton gin. These communities, often a crossroads with a few businesses and houses, were where area farmers gathered to do business and socialize. As roads improved and schools consolidated throughout the twentieth century, these small community centers within close proximity to one another became unnecessary. Schools consolidated, businesses closed, and most often the buildings were moved, demolished or dismantled and reused. Because the physical fabric of these nodes – clusters of buildings among widely spaced farmsteads - is no longer evident, the small numbers of community buildings extant in the project area are significant and merit preservation.

Churches

There are two churches have been assigned a high priority level and nine cemeteries which have been assigned a medium/more info priority level. NRHP criteria state that some property types are generally not eligible for listing including religious properties and cemeteries. Criteria considerations are circumstances under which these non-eligible properties would be considered eligible. A church or cemetery which meets its respective criteria consideration can be considered individually eligible. Criterion consideration A states that a religious property "deriving primary significance from architectural or artistic distinction or historical importance" is NRHP-eligible.[28]

Churches were among the first organizations formed by each community in the area, and the churches remained not just the religious but the center of the social and community life for these small rural communities. The New Sweden Lutheran Church and the St. John Evangelical Lutheran Church are the only two remaining historic-age churches remaining in the project area: churches at Rosehill, and Manda, no longer remain, while the church at Lund, Bethlehem Lutheran, has been replaced with a newer structure. These churches are important physical remains of these community centers which are no longer extant. Both meet criteria consideration A for historical importance for the reasons stated above. In addition, the New Sweden Lutheran Church is significant for its architectural design.

New Sweden Church

Built in 1922, New Sweden Church's strategic position on a hill makes it a highly visible landmark for the area. The white church with a tall 104-foot copper spire stands out among the gently rolling farmland and modest farmhouses in the area. The Carpenter Gothic church is characterized by pointed arches, stained glass windows, horizontal wood siding, a corner spire, and some classical or Victorian-influenced detailing such as egg and dart molding, corbels and Corinthian columns. The main elevation of the cruciform-plan building has a tall, copper-shingled spire and bell shaped wood-shingled turret. Although by the 1920s the Gothic style had fallen out of favor in most parts of the country, it remained popular in churches, particularly in rural areas where current styles were adapted more slowly. Its high level of detail and

[28] National Park Service Bulletin 15, 2

craftsmanship and its highly visible location distinguish it as a good representative of a rural Carpenter Gothic church and therefore it is also eligible for listing under Criteria C and A.

St. John Church

Constructed in 1925 in the Richland community, the St. John church retains sufficient integrity of design but is a less remarkable example of its architectural style and alterations including the addition of vinyl siding and the removal of some details such as a decorative wood brace in the front gable have compromised its overall effect. Most likely, the St. John church would be eligible only under Criterion A.

Schools

Manda School

The Manda School was constructed in 1916 in the community of New Sweden. In 1947 when area schools were consolidated, the New Sweden School District was consolidated into the new Manda School District and the school building was moved to Manda. In 1960 the school closed and the area was divided into the Pflugerville, Elgin and Manor School Districts. The Manda school is the only historic school building recorded during the survey out of at least seven small one and two room schools known to have existed in the project area in the early twentieth century. Several accounts were found of schools being moved onto private property: The Richland School moved to a property in Pflugerville, the Center Point School to the Weiss Farm (confirmed by the current owner, although the building was inaccessible during the survey and is reported to be in poor condition) and the Kimbro School moved onto an area farm.

Properties which have been moved from their original location are also generally not eligible for listing. However this does not apply to properties moved during their historic period. Not only was the property moved during the historic period, it represents the important historic themes of school consolidation and the reuse or moving of buildings. As an intact example of a small rural school with minimal alterations the Manda School is eligible for listing in the NRHP under criteria A and C.

Residential

GC Pfluger House

Built by G.C. (Gotlieb Carl) Pfluger, son of Henry Pfluger Jr, in 1901, the property is a good intact example of an early-to -mid twentieth century farmstead in the area. The property is unique in that the Queen Anne detailing of the house is relatively elaborate for the area and the time. The Pfluger property retains intact outbuildings and an earlier circa 1880 home (in poor condition) demonstrating the physical development and historic appearance of a well-to-do farmer in the area.

This is a unique example of an intact farmstead including outbuildings and original house, demonstrating the evolution of homes and agricultural structures from the late nineteenth century

to the mid twentieth century as well as a good example of a more modest Queen Anne house. The property is eligible for listing in the NRHP under criteria A and C.

Kuempel House

George Kuempel was born in Germany where he worked as an organ builder before immigrating to New York and working as a cabinet maker in New York. After serving in the Union Army during the Civil War he came to Texas where he purchased 419 acres in 1877 and began farming it. Kuempel also worked as a carpenter in the area and is named as the builder of the NRHP Hirshfeld Cottage in Austin. He built a small house in 1879 followed by the current house in 1904. The house is a two-story, wood- clad Queen Anne home characterized by a steeply pitched hipped-roof with lower cross gables, a corner tower, fish scale shingles and spindlework braces in the gable ends, spindlework, and jig-sawn trim at the porch.

The home is still owned by descendants of Kuempel. It is the best example of a high-style Queen Anne home recorded during the survey. It is eligible for listing in the NRHP under criteria A and C.

Commercial and Social

Germania Hall

The Sons of Hermann, a German fraternal insurance group, granted a charter to Richland in 1984. The hall was constructed shortly after land was purchased in 1989. It was sold into private ownership in 1930 but continued to function as a gathering place for community functions including Sons of Hermann meetings. The hall continues to serve as a community center, hosting annual May Fete and other events.

The building is one-story, with a steeply-pitched metal roof and front-facing-gable. The interior is a large open space. Also on the site is a concession building, with 3 service windows labeled FOOD, SODA, BEER and two outhouses with privacy fences. The Germania Hall is one of the few remaining community buildings in the project area and it continues to serve as a community meeting space and is therefore eligible for listing in the NRHP under criteria A and C.

Cele Store

The Cele Store was constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. Over the years, it served various functions, including store, saloon, gas station, and restaurant and it always remained an important gathering place for area farmers. Purchased by the Weiss family in 1951, it is still run by the same family as a barbeque restaurant. It is the only known commercial building remaining in the survey area, which historically would have been served by some small business in each community.

The store is a one-story wood-clad irregular plan building with original central bay with stepped parapet and shed roof porch. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings

multiple uses functional requirements over time. As the only known historic commercial building still in business, the Cele Store is eligible for listing in the NRHP under criterion A.

Cemeteries

Like Churches, cemeteries are often the first reason a group of settlers would come together in a communal effort, thereby initiating a "community." Unlike buildings, which were often disassembled, moved or reused, cemeteries tend to remain intact, sometimes long after any other remnants of a community, as in the case of Prairie Hill and Rose Hill.

Criterion consideration D states that a cemetery "which derives its primary significance from graves of persons of transcendent importance, form age for distinctive design features or from association with historic events" is NRHP-eligible.[29]

There are nine cemeteries in the project area. All have been assigned a medium/more info priority level. As resources important to no longer extant communities, these cemeteries may be NRHP eligible for association with historic events in the same way the churches are.

Cemeteries fall under different protections and have a different designation options. The Texas Historical Commission administers the Historic Texas Cemetery program (HTC) which may be a more useful designation for cemeteries. HTC is an official recognition of family and community graveyards and encourages preservation of historic cemeteries. HTC designation results in the documentation of a historic cemetery and recordation in county deed records as a historically dedicated property worthy of preservation.

Three of the nine cemeteries in the project area are currently HTC designated: Rose Hill, Prairie Hill and St. John Evangelical Lutheran. All other cemeteries in the project area would qualify for HTC designation based on their age.

Districts and Rural Historic Landscapes

In addition to assigning a priority level to each individual property, the project area as a whole was assessed for eligible historic districts or rural historic landscapes - groupings of properties and features which together convey a historic context and period of significance.

An historic district is an area that retains a significant concentration, linkage or continuity of historic resources united historically or aesthetically by plan or physical development.[30] As stated above, the historically important community centers are no longer physically intact. Most have vanished completely, like the intersection of FM 1100 and Kimbro Road were only a single, boarded-up former gas station remains. Only the community of Cele retains any sense what these communities would have looked like; a crossroads with several commercial and residential structures. Cele once contained two stores, a gin and several homes. Today, only the individually-eligible Cele Store and a few residential structures of marginal integrity remain. As a group, the remaining structures do not retain integrity of design setting, feeling or association

[29] National Park Service Bulletin 16A, 2
[30] National Park Service Bulletin 15, 15

sufficient to convey its historic period. Therefore no historic districts are recommended eligible as a result of this survey.

While small population centers or resource groupings were considered as districts, most of the project area would be characterized as a rural landscape. A rural historic landscape is a geographical area that has historically been shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads, waterways, and natural features. [31]

The project area has been shaped by farming practices, particularly German and Swedish immigrants farming cotton, followed by hay, corn, and sorghum on small to medium-sized farmsteads during the twentieth century. The difficulty in establishing the significance of rural historic landscape in the project area is that those particular themes, and resulting patterns of development and land uses, are predominant throughout Central Texas. The project area does not appear to be a unique or highly intact example of which would distinguish it from other rural areas in the vicinity. Therefore no rural landscapes are recommended eligible as a result of this survey. However, an intensive survey of some groupings of farms including agricultural practices and natural features could reveal smaller eligible landscapes within the area.

There is one potentially eligible historic landscape, the Pfluger farmstead (resource 162). It has been assigned a medium/more info priority level, because determining its eligibility would require a survey and research to document the integrity of the landscape including historic and current land uses, topography, circulations patterns, vegetation, archeology etc. The property includes the Pfluger cemetery (eligible as an HTC and possibly individually NRHP eligible), two homes semi-ruinous, and extensive agricultural fields currently planted in corn and sorghum. The property was first settled by Henry Pfluger and his family, the earliest known settlers in the area and therefore could qualify for NRHP listing under Criteria A and possibly B (association with a person). However, because of the lack of integrity of the buildings themselves, the property would be considered a historic landscape and would require further research to document and assess its level of integrity.

[31] National Park Service Bulletin 30, 2

RECOMMENDATIONS

- This report can serve as a document of existing conditions for monitoring the health of resources in the area in the future, particularly as development continues to change the character of the area.

- This report can also serve as a baseline historic context for a more intensive survey of properties in the area. Additional property-specific information and documentation undertaken by interested property owners, groups, or professional historians for federally mandated (Section 106) historic resource surveys, could result in other properties being determined eligible or listed in the NRHP.

- High-priority properties should be nominated to the National Register of Historic Places.

- Cemeteries, not already designated through the Texas Historical Commission Historic Texas Cemetery (HTC) program should be recorded, documented and designated.

- Currently the Communities of Lund, Manda, and Kimbro, have Texas Historical Commission Subject Markers. Markers are used to provide information on an aspect of area history. Unlike listing in the NRHP or as a Registered Texas Historic Landmark, Subject markers do not carry a designation. The Travis County Historical Commission may consider a marker for the community of Cele. Although it lacks sufficient integrity to be eligible as an NRHP district, it retains the setting and feeling of a historic community to a larger degree than any other location encountered during the survey.

- The Travis County Historical Commission should continue with a systematic survey other rural areas in the county.

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APPENDIX A

INVENTORY OF SURVEYED PROPERTIES

Appendix A Travis County Historic Survey Data												
Survey #	Prop ID	Address	Date	Source	Type	Form/Style	Integrity	Priority	Roll__	First	Last	Field Notes
1	482580	1718 ROWE LN	1902	TCAD	Residential	Queen Anne	Yes	Med/More info	1	5	6	
2	463821	ROWE LN	1945	TCAD	Residential	Garage	No	Low	1	7	7	garage only
3	363493	2604 DUNES DR	1965	TCAD	Residential	Ranch	Yes	Low	2	5	6	In Fairways of Blackhawk sbdbiv
4	739111	ROWE LN	1925	TCAD	Agricultural Bldg.	Agricultural	Yes	Low	1	8	10	Barn only
5	724492	3413 ROWE LN	1930	TCAD	Residential	Minimal Traditional	Yes	Med/District	1	11	12	
6	281902	3907 ROWE LN	1940	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	1	13	15	
7	281913	20700 MELBER	1950	TCAD	Farmstead	Center Passage	unknown	Med/Unknown	5	22	22	Not visible from ROW
8	281997	20312 MELBER LN	1950	TCAD	Residential	Ranch	unknown	Med/Unknown	5	20	20	Not visible from ROW
9	281985	21425 MELBER LN C	1940s	Survey	Farmstead	Minimal Traditional	Yes	Low	2	19	19	
10	281987	21469 MELBER LN	1947	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	1	20	21	
11	281950	21106 ENGELMANN LN	1950	TCAD	Agricultural Bldg.	Agricultural	Yes	Low	1	24	24	ag bldgs, no residence
12	282005	20800 COUNTY RD 129	1920	TCAD	Farmstead	Folk Pyramidal	Yes	Med/More info	1	26	28	
13	278347	13709 PFLUGER BERKMAN LN	1905	TCAD	Residential	Queen Anne	Yes	Med/More info	1	35	37	
14	278346	13501 PFLUGER BERKMAN LN	c1900	Survey	Residential	Queen Anne	Yes	Med/More info	1	33	34	
15	278348	13317 PFLUGER BERKMAN LN	1928	TCAD	Farmstead	unknown	No	Low	1	32	32	Vacant
16	549930	21100 CAMERON RD	1950	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	1	29	32	
18	278218	19000 N FM RD 973 14	1950	TCAD	Other	Unknown	No	Low	4	12	12	multiple homes on divided property historic age property not visible from ROW
19	762849	20651 CAMERON RD	1950	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	4	13	13	
20	379372	20634 CAMERON RD	1960	TCAD	Residential	None	No	Low	4	15	15	alterations
21	463143	CAMERON RD	c1950	Survey	Farmstead	Minimal Traditional	Yes	Med/District	4	14	14	siding/windows
22	529119	CAMERON RD	1950	TCAD	Unknown	Unknown	unknown	Low				not visible from ROW
23	278168	19929 ENGELMANN LN	1950	TCAD	Farmstead	None	No	Low	4	22	22	alterations
24	278169	19701 ENGELMANN LN	1950	TCAD	Farmstead	Unknown	No	Low	4	20	21	Vacant
25	278134	20020 ENGELMANN LN	c1915	Survey	Residential	Folk Victorian	Yes	Med/more info	4	23	23	addition
26	278144	19518 ENGLEMANN	1930	TCAD	Farmstead	Craftsman	Yes	Med/More info	4	19	19	
27	278149	20001 MELBER LN	c1910	TCAD	Farmstead	Folk Victorian	unknown	Med/Unknown	5	18	19	Not visible from ROW
29	444700	19818 MELBER LN	c1910	TCAD	Farmstead	Folk Victorian	unknown	Med/Unknown	5	17	17	Not visible from ROW
30	278146	19321 MELBER LN	1950	TCAD	Residential	Unknown	No	Low	5	16	16	Vacant
31	278109	CELE RD	1948	TCAD	Farmstead	Unknown	unknown	Med/unknown				Not Visible from ROW
32	278106	6908 CELE RD	1951	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	5	10	10	
33	278120	6801 CELE RD	1947	TCAD	Residential	Minimal Traditional	Yes	Med/District	5	9	9	
34	444701	5807 CELE RD	1960	TCAD	Farmstead	Ranch	Yes	Med/District	2	10	11	vacant structures 2 houses 2 outbldgs
									12	9		
35	278115	18909 WEISS LN	c1910	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	2	7	9	possible additions
36	779057	18601 WEISS LN	1958	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	2	13	13	
37	278062	18700 WEISS LN	1960	TCAD	Residential	Ranch	No	Low	2	12	12	
38	278058	1804 PFLUGERVILLE PKWY	1948	TCAD	Residential	Minimal Traditional	Yes	Med/District	2	4	4	
39	271680	PFLUGER LN	1920	TCAD	Residential	Craftsman	Yes	Med/More info	12	7		
40	263789	3315 PECAN ST	1940s	Survey	Farmstead	Minimal Traditional	unknown	Med/Unknown	2	30	30	
41	549314	17410 WEISS LN	1881	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	2	1	3	1881 with 1908 addn. Weiss House
42	706150	16821 WEISS LN	1940	TCAD	Residential	Unknown	unknown	Med/Unknown	12	5		Not visible from ROW
43	505889	16805 WEISS LN	1924	TCAD	Residential	Minimal Traditional	Yes	M	12	8		Ewald Weiss
44	765270	6612 JESSE BOHLS RD	1960	TCAD	Farmstead	Minimal Traditional	unknown	Med/Unknown	6	1	2	

Appendix A Travis County Historic Survey Data												
Survey #	Prop ID	Address	Date	Source	Type	Form/Style	Integrity	Priority	Roll_	First	Last	Field Notes
45	271707	18301 WEISS LN	1920	TCAD	Residential	Unknown	Yes	Med/Unknown	2	14	14	Not visible from ROW
46	271726	7703 JESSE BOHLS RD	1938	TCAD	Farmstead	Minimal Traditional	unknown	Med/Unknown	5	34	35	Not visible from ROW
47	271703	7404 JESSE BOHLS RD	1900	TCAD	Farmstead	Unknown	unknown	Med/Unknown	5	36	36	Not visible from ROW
48	271712	7404 JESSE BOHLS RD	1900	TCAD	Farmstead	Folk Victorian	unknown	Med/Unknown	5	31	31	
49	271715	JESSE BOHLS RD	1920	TCAD	Farmstead	Pyramidal	Yes	Med/More info	5	32	32	
									13	14		
50	271716	17600 VORWERK RD	1940	TCAD	Farmstead	Pyramidal	No	Low	5	12	13	alterations
51	271722	17712 VORWERK RD	c1910	Survey	Residential	Folk Victorian	No	Low	5	15	15	
53	748090	18001 VORWERK RD	1933	TCAD	Residential	Craftsman	No	Low	5	11	11	
54	271728	CAMERON RD			Farmstead	Unknown	unknown	Med/Unknown	5	30	30	Not visible from ROW
55	585649	17409 CAMERON RD	1905	TCAD	Farmstead	unknown	unknown	Med/Unknown	12	22	22	
56	271735	17701 CAMERON RD	1925	TCAD	Religious	Gothic Revival	Yes	High	5	23	29	St John Church
57	271757	17717 STEGER LN	1940	TCAD	Residential	None	Yes	Med/District	4	28	28	
58	271700	CAMERON RD	1928	TCAD	Residential	Unknown	No	Low	4	29	30	not visible from ROW
59	271737	18312 CAMERON RD	c1910	Research	Other	Craftsman	Yes	High	4	31	33	Germania Hall
									13	15	18	
60	271736	CAMERON RD	1900	TCAD	Farmstead	Folk Victorian	unknown	Med/Unknown	4	34	34	Not visible from ROW
61	271740	9001 CELE RD	1950	TCAD	Residential	Minimal Traditional	Yes	Med/District	5	7	7	
62	359271	18726 CAMERON RD	1920	TCAD	Commercial	Commercial	Yes	High	4	35	36	Cele Store
63	271790	8906 CELE RD	1956	TCAD	Residential	Minimal Traditional	Yes	Med/District	5	8	8	
64	278145	9000 CELE RD	1945	TCAD	Residential	Folk Victorian	unknown	Med/Unknown	5	4	4	Not visible from ROW
65	271760	18801 CAMERON RD	1900	TCAD	Residential	Folk Victorian	No	Low	5	1	2	moved house, addition
66	271789	18818 CAMERON RD	1924	TCAD	Residential	Pyramidal	Yes	Med/District	5	3	3	
67	271766	17505 STEGER LN	1950	TCAD	Farmstead	Minimal Traditional	unknown	Med/Unknown	4	27	27	new house in front
68	426727	17221 STEGER LN	1938	TCAD	Residential	Craftsman	Yes	Med/District	4	25	26	possible additions
69	278171	19508 CAMERON RD	1950	TCAD	Farmstead	Craftsman	unknown	Med/Unknown	4	18	18	Not visible from ROW
70	271746	19717 CAMERON RD	1952	TCAD	Farmstead	Minimal Traditional	No	Low	4	17	17	alterations
71	271748	CAMERON RD	1948	TCAD	Farmstead	Minimal Traditional	No	Low	4	16	16	Vacant
72	462790	HAMANN LN at CAMERON RD		TCAD	Cemetery	Czech/Catholic	Yes	Med/More info	12	10	13	Prarie Hill Cemetery
73	271771	N FM RD 973	1941	TCAD	Residential	Minimal Traditional	Yes	Med/District	4	5	5	
74	271756	N FM RD 973	1942	TCAD	Residential	Minimal Traditional	Yes	Med/District	4	6	6	
75	263949	17517 N FM RD 973	c1910	Survey	Farmstead	Folk Victorian	Yes	Med/District	4	4	4	
76	271869	11701 BRITA OLSON RD	1940	TCAD	Residential	Unknown	No	Low	7	23		Vacant
77	271846	18019 N F M RD 973	1920	TCAD	Farmstead	Craftsman	Yes	Med/More info	4	7	8	
78	271841	11417 SANDEEN RD	1910	TCAD	Farmstead	Pyramidal	Yes	Med/More info	4	9	10	
79	271845	BRITA OLSON RD	1920	TCAD	commercial	Minimal Traditional	No	Low	7	21	22	vacant cotton Gin and ho
80	271814	FM 973	1932	TCAD	Farmstead	Unknown	No	Low	4	11	11	vacant
81	444366	12404 SANDEEN RD	1909	TCAD	Farmstead	Queen Anne	Yes	Med/More info	7	27	29	
82	271860	12505 SANDEEN RD	1948	TCAD	Residential	Unknown	No	Low	7	26		not visible from ROW
83	264004	12700 BRITA OLSEN RD	1910s	TCAD	Residential	Center Passage	Yes	Med/More info	7	24		
84	264008	13053 BRITA OLSON RD	c1920	survey	Residential	Pyramidal	No	Low	7	25		Vacant
85	271881	MANDA CARLSON RD	1940	TCAD	Farmstead	Unknown	No	Low	7	30		Vacant
86	271897	13014 FELDER LN	1920	TCAD	Farmsted	Unknown	No	Low	9	7		Vacant
87	271905	MANDA CARLSON RD	1948	TCAD	Residential	Minimal Traditional	Yes	Med/District	7	36		
88	271893	18008 MANDA CARLSON RD	1920s	TCAD	Residential	Craftsman	Yes	Med/More info	7	33	34	
89	271910	17919 MANDA CARLSON RD	1907	TCAD	Residential	Folk Victorian	Yes	Med/More info	7	31	32	
90	271939	LUND CARLSON RD	Unknown		agricultural	None	No	Low	7	35		Gin Foundation
91	271940	17414 WELLS LN	c1910	Survey	Farmstead	Folk Victorian	Yes	Med/More info	11	17	18	
92	264060	15505 LUND CARLSON RD	1930	TCAD	Farmstead	Pyramidal	Yes	Med/District	11	16		
93	271926	WERCHAN LN at LUND CARLSON RD	1940	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	11	15		

Appendix A Travis County Historic Survey Data												
Survey #	Prop ID	Address	Date	Source	Type	Form/Style	Integrity	Priority	Roll_	First	Last	Field Notes
94	271925	18180 WERCHAN LN	1960	TCAD	Farmstead	Center Passage	Yes	Med/District	11	14		
95	444372	15100 SVENSKA RD	1909	owner	Residential	Pyramidal	Yes	Med/More info	11	12	13	viynal siding
									12	24	25	
96	271934	SKOG RD	1951	TCAD	Farmstead	Unknown	Unknown	Med/Unknown	10	28		Not visible from ROW
97	264078	16410 LUND CARLSON RD	1950	TCAD	Farmstead	Agricultural	No	Low	11	19		Outbuildings only
98	358805	SKOG RD			Farmstead	Unknown	Unknown	Med/Unknown	10	29		Not visible from ROW
100	358874	18244 SKOG RD	c1950	Survey	Residential	Minimal Traditional	Yes	Med/District	10	31		
101	467331	SKOG RD	1950	TCAD	Residential	Single Pen	Yes	Med/District	10	30		
102	358877	16421 STATE HY 95	1948	TCAD	Farmstead	Craftsman	Unknown	Med/More info	10	34	35	
104	358831	18415 LUND CARLSON RD	c1920	survey	Commercial	Pyramidal	Yes	Med/More info	12	17	18	gin and residence
									11	1	2	
105	358768	15906 COUNTY LINE RD	1924	TCAD	Farmstead	Unknown	Unknown	Med/Unknown	11	3	4	Not visible from ROW
106	358838	LUND CARLSON RD	1928	TCAD	Farmstead	Agricultural	No	Low	12	15		barn, garage, well, no house
107	358823	18200 LUND CARLSON RD	1905	TCAD	Farmstead	Unknown	unknown	Med/Unknown	12	16		Not visible from ROW
108	358839	LUND CARLSON RD	c1930	Survey	Farmstead	Minimal Traditional	Yes	Med/District	10	24	25	
109	358824	17800 LUND CARLSON RD	1930	TCAD	Farmstead	Commerical	Yes	Med/District	10	21		possible service station
110	358829	17858 LUND CARLSON RD			Cemetery	Cemetery	Yes	Med/More info	10	22		Bethlehem Cemetery
111	358834	LUND CARLSON RD	1960	TCAD	Farmstead	Unknown	Unknown	Med/Unknown	10	26	27	Not visible from ROW
112	358790	18017 CARLSON LN	c1910	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	10	18	19	house,barn, water tank
113	358796	18100 CARLSON LN	1945	TCAD	Farmstead	Unknown	Unknown	Med/Unknown				Not visible from ROW
114	259289	15312 HARRY LIND RD	c1910	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	10	15	17	
115	358797	17912 CARLSON LN	1920	TCAD	Residential	Single Pen	Yes	Med/District	11	5	6	vacant
116	359260	15110 WELLS SCHOOL RD	1920s	TCAD	Farmstead	Craftsman	Yes	Med/More info	6	29	32	
117	259290	WELLS RD	1900	TCAD	Farmstead	Unknown	unknown	Med/unknown				Not Visible from ROW
118	259270	15611 WELLS SCHOOL RD	1965	TCAD	Farmstead	Unknown	Yes	Med/Unknown	7	4	5	
119	259256	WELLS RD	c1950	TCAD	Religious	Minimal Traditional	unknown	Med/Unknown	7	1	2	St Pauls Christian Ministries, betw 1940and 1958 hwy maps, new siding?
120	259257	15000 WELLS SCHOOL RD			Cemetery	Swedish Episcopal N	Yes	Med/More info	6	34	37	Manda Cemetery
121	527009	WELLS SCHOOL RD	1930	TCAD	Residential	Minimal Traditional	No	Low	6	28		additions
122	264048	14020 WELLS SCHOOL RD	1900s	TCAD	Residential	None	No	Low	7	6		alerations, original date unclear
123	264049	14000 WELLS SCHOOL RD	1930	TCAD	Residential	Minimal Traditional	No	Low	6	26	27	alterations
124	264056	16306 N MANDA CARLSON RD	1935	TCAD	Educational	Craftsman	Yes	High	6	22	24	Manda School
125	259249	CARLSON LN	c1910	TCAD	Farmstead?	Folk Victorian	Yes	Med/More info	6	21		
126	264028	13705 NEW SWEDEN CHURCH RD	1907	TCAD	Residential	Folk Victorian	Yes	Med/District	7	7	8	
127	259251	14800 MANDA RD			Cemetery	Cemetery	Yes	Med/More info	6	15	19	Kimbro Cemetery
128	259177	15312 BOIS D'ARC RD	1900s	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	6	14		
129	259240	15307 BOIS D'ARC RD	1947	TCAD	Residential	None	No	Low	6	13		second story addition or new bldg in front
130	259197	13405 JACOBSON RD	1950	TCAD	Farmstead	Minimal Traditional	No	Low	6	11	12	
131	259227	13018 JACOBSON RD	1954	TCAD	Residential	Center Passage	Yes	Med/District	6	10		
132	264024	12809 NEW SWEDEN CHURCH RD	1922	TCAD	Religious	Gothic Revival	Yes	High	7	9	17	New Sweden Church
133	264023	12221 NEW SWEDEN CHURCH RD	1930s	TCAD	Farmstead	Minimal Traditional	Yes	Med/District	7	18	19	House, water tower and outbldgs
134	259216	12700 SPARKS RD	1955	TCAD	Residential	Unknown	unknown	Med/Unknown	3	29	29	not visible from ROW
135	264020	12101 NEW SWEDEN CHURCH RD	1900s	TCAD	Residential	None	No	Low	6	7	8	alterations
136	263974	12009 NEW SWEDEN CHURCH RD	1926	TCAD	Residential	Folk Victorian	Yes	Med/District	6	5	6	
137	263972	11917 NEW SWEDEN CHURCH RD	1956	TCAD	Residential	Craftsman	Yes	Med/District	6	3	4	

Appendix A Travis County Historic Survey Data

Survey #	Prop ID	Address	Date	Source	Type	Form/Style	Integrity	Priority	Roll	First	Last	Field Notes
138	263943	16815 N FM RD 973	1940	TCAD	Residential	Minimal Traditional	No	Low	4	3	3	
139	263941	11300 NEW SWEDEN CHURCH RD	1960	TCAD	Residential	Ranch	Yes	Med/District	3	37	37	
140	263955	NEW SWEDEN RD at FM RD 973			Cemetery	Swedish/Lutheran	Yes	Med/More info	4	1	2	New Sweden Cemetery
141	259137	12216 SPARKS RD	1919	TCAD	Residential	Folk Victorian	Yes	More info	3	28	28	
142	259126	11908 SPARKS RD	1962	TCAD	Residential	Ranch	Yes	Med/District	3	27	27	
143	259143	11907 SPARKS RD	1910	survey	Farmstead	Folk Victorian	Yes	Med/More info	3	24	26	"Sparks Farm 1946"
									12	26	29	
144	259146	10611 DENELL CIR	1968	TCAD	Residential	Unknown	No	Low	3	23	23	not visible from ROW, Mobile home in front
145	259160	15501 SCHMIDT LOOP	1936	TCAD	Residential	None	No	Low	3	22	22	Alterations
146	259141	15621 SCHMIDT LOOP	1966	TCAD	Residential	Ranch	Yes	Med/District	3	21	21	
147	263962	16219 N FM RD 973	1959	TCAD	Residential	Minimal Traditional	Yes	Med/District	3	36	36	
148	259174	11400 SCHMIDT LN	1942	TCAD	Residential	Craftsman	No	Med/District	3	19	20	craftsman original to the property. Victorian moved to property in last 10 years
149	259116	16101 ANDERSON RD	c1900	Survey	Farmstead	Folk Victorian	Yes	Med/More info	3	12	13	
150	706441	15230 FM 973	1965	TCAD	Farmstead	Unknown	Yes	Med/Unknown	3	30	30	not visible from ROW
151	259091	FM 973 at ARNHAM	Unknown		Farmstead	Unknown	No	Low	3	33	33	vacant, not visible from ROW
152	263903	16517 MAHLOW RD	1909	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	3	7	8	
153	263984	10801 SCHMIDT LN	c1900	Survey	Farmstead	Folk Victorian	Yes	Med/More info	3	10	11	
154	263911	10200 SCHMIDT LN	1965	TCAD	Residential	Ranch	No	Low	3	9	9	
155	259087	15716 ANDERSON RD	1900	TCAD	Residential	Folk Victorian	Yes	Med/More info	3	17	18	
156	259064	15701 ANDERSON RD	1900	TCAD	Farmstead	Folk Victorian	Yes	Med/More info	3	14	16	
157	259074	14812 N FM RD 973	1914	TCAD	Residential	Pyramidal	Yes	Med/more info	3	34	35	
									13	20	21	
158	259071	FUCHS GROVE RD	1930	TCAD	Farmstead	Minimal Traditional	No	Low	3	6	6	
159	259061	FUCHS GROVE RD	1919	TCAD	Residential	Craftsman	Yes	Med/More info	3	5	5	
160	259060	16635 CAMERON RD	1945	TCAD	Residential	Minimal Traditional	Yes	Med/District	3	4	4	
161	259058	16561 CAMERON RD	c1920	Survey	Farmstead	Craftsman	Yes	Med/More info	3	3	3	
162	263845	CAMERON RD	c1885	TCAD	Farmstead	none	unknown	Med/More info	12	30	35	Pfluger Property
									13	1	4	
163	378047	16493 CAMERON RD	1901	Interview	Farmstead	Queen Anne	Yes	High	3	1	2	GC Pfluger Home
									13	11	13	
164	263846	16422 CAMERON RD	1904	Research	Farmstead	Queen Anne	Yes	High	2	36	36	Kuempel house
									13	5	9	
165	263820	16275 CAMERON RD	1923	Owner	Residential	Craftsman	Yes	Med/More info	12	2		
166	263819	16233 CAMERON RD	c1910	Survey	Residential	Folk Victorian	Yes	Med/More info	2	33	34	2 homes on prop
167		CAMERON RD	c1920	Survey	Residential	Craftsman	Yes	Med/More info	2	35	35	
168	263830	15901 CAMERON RD	1940	TCAD	Residential	Ranch	No	Low	2	32	32	
169	263826	15809 CAMERON RD	1930	TCAD	Residential	Minimal Traditional	Yes	Med/District	2	31	31	
170	236749	8400 E PARMER LN	1964	TCAD	Residential	Ranch	No	Low	2	29	29	addition
171	236754	E PARMER LN	Unknown		Farmstead	Unknown	No	Low	2	28	28	vacant, not visible from ROW
172	247985	8501 HILL LN	1945	TCAD	Residential	Minimal Traditional	Yes	Med/District	2	22	22	
173	247973	9200 HILL LN	1950	TCAD	Residential	Ranch	Yes	Med/District	2	23	23	
174	259029	14506 FUCHS GROVE RD	c1920	TCAD	Agricultural Bldg.	Agricultural	No	Low	2	27	27	mobile home w/ barn
175	248006	13515 FUCHS GROVE RD	1960	TCAD	Residential	Ranch	Yes	Med/District	2	26	26	
176	460840	RECTOR LOOP	1967	TCAD	Residential	Ranch	No	Low	2	25	25	

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Survey #	Prop ID	Address	Date	Source	Type	Form/Style	Integrity	Priority	Roll_	First	Last	Field Notes
177	248007	13504 RECTOR LOOP	1945	TCAD	Residential	Craftsman	Yes	Med/District	2	24	24	
178	259066	GREGG LN	1910	TCAD	Agricultural Bldg.	Agricultural	No	Low	2	18	18	no house
179	248050	11901 JOHNSON ROAD TRL	1968	TCAD	Residential	Minimal Traditional	No	Low	2	15	15	bhuddist center
180	748105	14111 N FM RD 973	c1960	Survey	Residential	Ranch	No	Low	2	17	17	
181	248070	ROSEHILL at JOHNSON RDs			Cemetery	German/ Swedish	Yes	Med/More info	9	8	10	Rose Hill Cemetery
182	248039	14315 OLD MANR-TAYLOR RD	1900	TCAD	Residential	None	No	Low	2	19	19	mulitple alterations
183	362193	14200 SUNCREST RD	1940	TCAD	Farmstead	Craftsman	Yes	Med/More info	2	16	16	Not visible from ROW
184	248094	13614 RALPH RITCHIE RD	1955	TCAD	Residential	Ranch	No	Low	2	20	20	
185	248077	13508 RALPH RICHIE RD	1965	TCAD	Residential	Ranch	No	Low	2	21	21	
186	756010	13216 BOIS D'ARC LN	c1910	Survey	Farmstead	Unknown	No	Low	8	1	3	
187	724287	TOWER RD	1937	TCAD	Residential	Unknown	No	Low	8	4		vacant
188	259180	14730 BOIS D'ARC RD	1949	TCAD	Residential	Ranch	Yes	Med/District	8	7		
189	248104	14782 BOIS D'ARC LN	1945	TCAD	Residential	Unknown	No	Low	8	11		Vacant
190	248133	14739 BOIS D ARC LN	1952	TCAD	Residential	None	No	Low	8	9		alterations
191	248159	14767 BOIS D'ARC LN	1952	TCAD	Residential	Ranch	No	Low	8	8		
192	248135	14767 BOIS D ARC LN	1952	TCAD	Farmstead	Unknown	unknown	Med/unknown				Not Visible from ROW
193	248148	14787 BOIS D ARC LN	1942	TCAD	Residential	None	No	Low	8	10		alterations
194	248109	14859 BOIS D'ARC LN	c1940	Survey	Residential	Craftsman	Yes	Med/District	8	12		
195	248130	13326 OLD KIMBRO RD	1955	TCAD	commercial	None	No	Low	8	32	33	
196	248125	13332 OLD KIMBRO RD	1900	TCAD	Residential	Folk Victorian	No	Low	8	34		alterations
197	236952	13201 OLD KIMBRO RD	1960	TCAD	Residential	Unknown	No	Low	12	21		vacant
198	259245	14200 KIMBRO WEST RD	1940	TCAD	Residential	Pyramidal	Yes	Med/More info	8	13		
199	746008	14405 KIMBRO WEST RD	1949	TCAD	Farmstead	Unknown	unknown	Med/unknown	12	20		Not Visible from ROW
200	259264	14406 FM RD 1100	1900	TCAD	Residential	Folk Victorian	Yes	Med/More info	8	14	16	2 houses on one parcel
201	248158	14230 FM RD 1100	1940	TCAD	Residential	Craftsman	Yes	Med/More info	8	19		
202	248113	FM 1100	c1950	TCAD	Commercial	gas station/store	Yes	Med/More info	8	17	18	
204	248115	14122 FM RD 1100	1940	TCAD	Residential/ commercial	Center Passage	Yes	Med/More info	8	20	23	Residence and Cotton Gin
205		13707 FM RD 1100	1925	TCAD	Residential	Folk Victorian	Yes	Med/District	9	1		
206	248118	13500 FM RD 1100	1925	TCAD	Residential	Folk Victorian	Yes	Med/District	8	37		
207	248161	FM RD 1100	1968	TCAD	Residential	Ranch	Yes	Med/District	8	35	36	
208	248195	13409 ABRAHAMSON RD	1960	TCAD	Residential	Ranch	No	Low	8	30	31	
209	248182	15811 GIESE LN	1962	TCAD	Residential	Unknown	unknown	Med/Unknown	8	24		Not visible from ROW
210	259267	13405 FM RD 1100	1962	TCAD	Residential	Unknown	UnkNown	Med/Unknown				Not visible from ROW
211	259268	15501 FM RD 1100	1950	TCAD	Residential	Minimal Traditional	Yes	Med/District	8	28	29	
212	259276	16100 FM RD 1100	1920s	Survey	Farmstead	Pyramidal	Yes	Med/More info	8	26	27	
213	248176	16007 FM RD 1100	1915	TCAD	Farmstead	Pyramidal	Yes	Med/More info	8	25		
214	259300	16716 FM RD 1100	1930	TCAD	Farmstead	Unknown	unknown	Med/unknown				Not Visible from ROW
215	248247	14122 KLAUS LN	1922	TCAD	Residential	Center Passage	No	Low	9	3	4	
									10	5	6	
216	248234	13907 KLAUS LN	1960	TCAD	Residential	Ranch	No	Low	9	2		
217	248210	13431 KLAUS LN	1916	TCAD	Farmsead	Pyramidal	Yes	Med/district	12	22	23	new out bldgs/ alt on back porch
218	237079	13216 KLAUS LN	1950	TCAD	Residential	Single Pen	Yes	Med/District	9	5	6	
									10	3	4	
219	248211	17809 FM RD 1100	1935	survey	Residential	Minimal Traditional	Yes	Med/District	10	10		
220	248237	17700 FM RD 1100			Cemetery	Cemetery	Yes	Med/More info	10	7	8	Schiller Cemetery
221	547361	17902 FM 1100	Unknown		Farmstead	Unknown	Unknown	Med/Unknown	10	11		Not visible from ROW
222	358742	18510 FM RD 1100	1932	TCAD	Farmstead	Unknown	Unknown	Med/Unknown	10	12		Not visible from ROW
223	557531	14125 COUNTY LINE RD	1940	TCAD	Residential	Center Passage	Yes	Med/More info	12	19		

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224	557530	14121 COUNTY LINE RD	1945	TCAD	Residential	Minimal Traditional	No	Low	10	13		
225	557529	14415 COUNTY LINE RD			Agricultural Bldgs.	Agricultural	No	Low	10	14		no residence
226	358763	13326 COUNTY LINE RD	1967	TCAD	Residential	Unknown	Yes	Med/District	11	7	8	1920s barn and hse. new hse in front
227	237077	18618 E US HWY 290	1948	TCAD	Residential	Minimal Traditional	Yes	Med/District	11	9	10	

APPENDIX B

THC SURVEY FORMS

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store, Cele Service Station

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset
- ☐ Wood posts
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrence)

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest:

6. Archeology Ground

■ Original state ☐ Disturbed Explain

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details:

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Details:

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other *** Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: Year of addition:

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant.it was an important gathering place for area farmers. Purchased by Weiss family in 1951, is still run by the same family as a bbq restaurant.

Period(s) of significance:

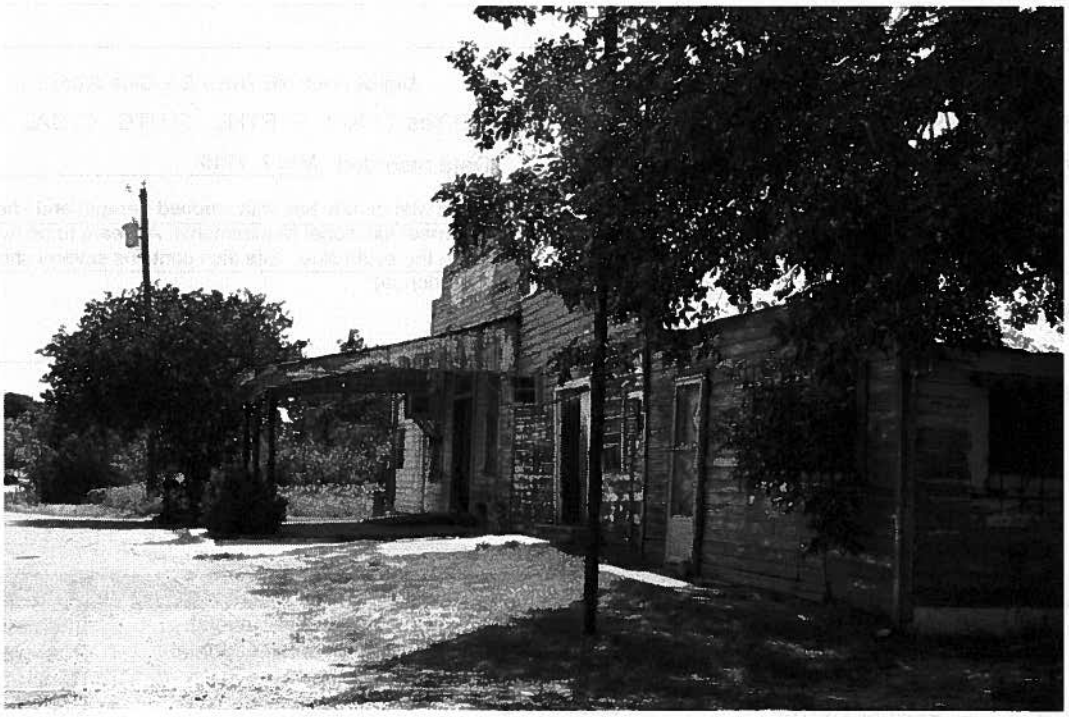
Level of significance: ☐ National ☐ State ■ Local

Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

Cele Store
1872 Cameron Road
Resource # 62



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store,

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset
- ☐ Wood posts (Turned)
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other _____

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other _____

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrenc

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest: _____

6. Archeology Ground

■ Original state ☐ Disturbed Explain _____

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other_____

Details: _____

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other _____ * **Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant,it was an important gathering place for area farmers. Purchased by Weiss family in 1951, is still run by the same family as a bbq restaurant.

Period(s) of significance: _____

Level of significance: ☐ National ☐ State ■ Local

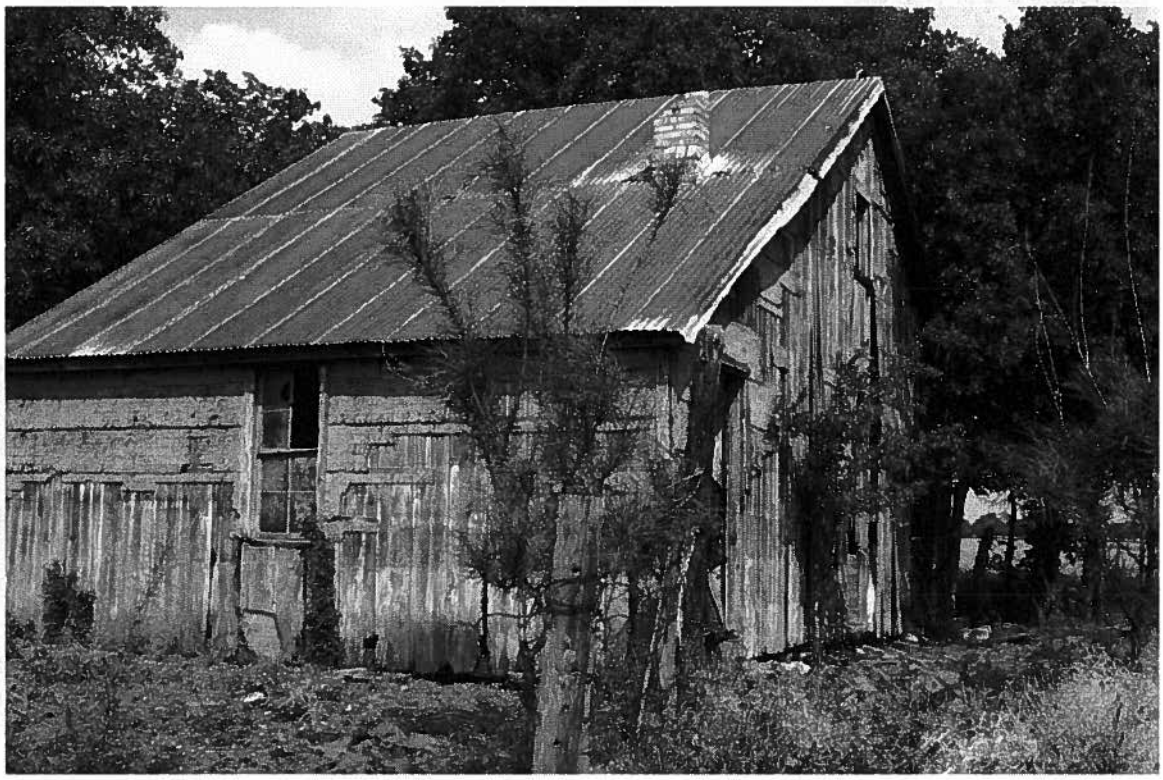
Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

GC Pfluger House
16493 Cameron Road
Resource # 163

Updated 5/26/ 2011, 3:45 p.m.



Updated 5/26/ 2011, 3:45 p.m.

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TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store,

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Modeme	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco 3 w/ 2 on side addition
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset (Turned)
- ☐ Wood posts
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other _____

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other _____

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrence)

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest: _____

6. Archeology Ground

■ Original state ☐ Disturbed Explain _____

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other_____

Details: _____

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other _____ * **Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

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Period(s) of significance: _____

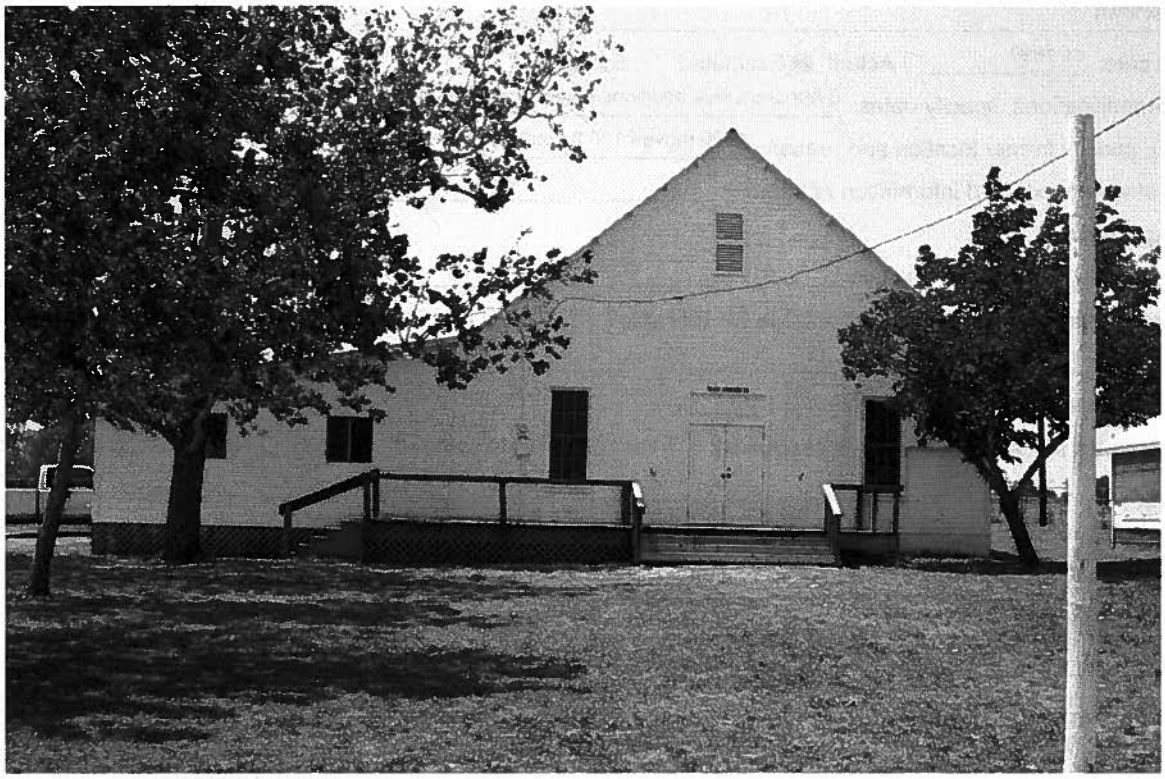
Level of significance: ☐ National ☐ State ■ Local

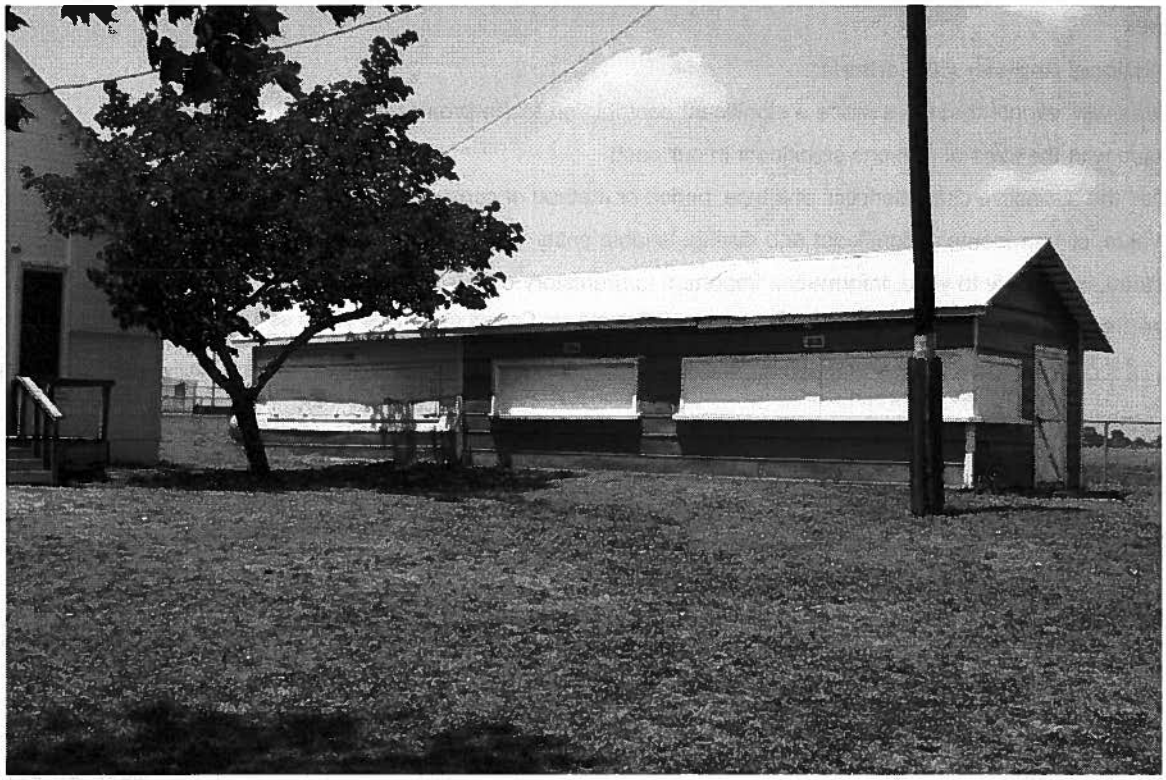
Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

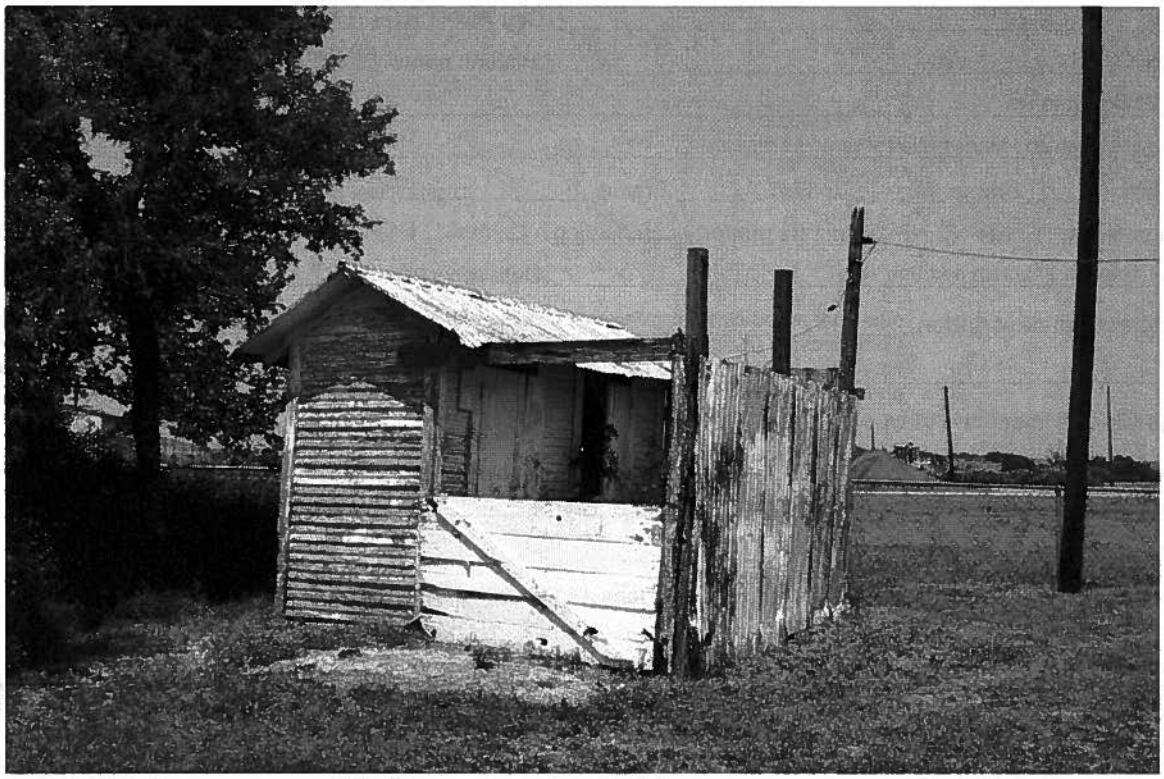
Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

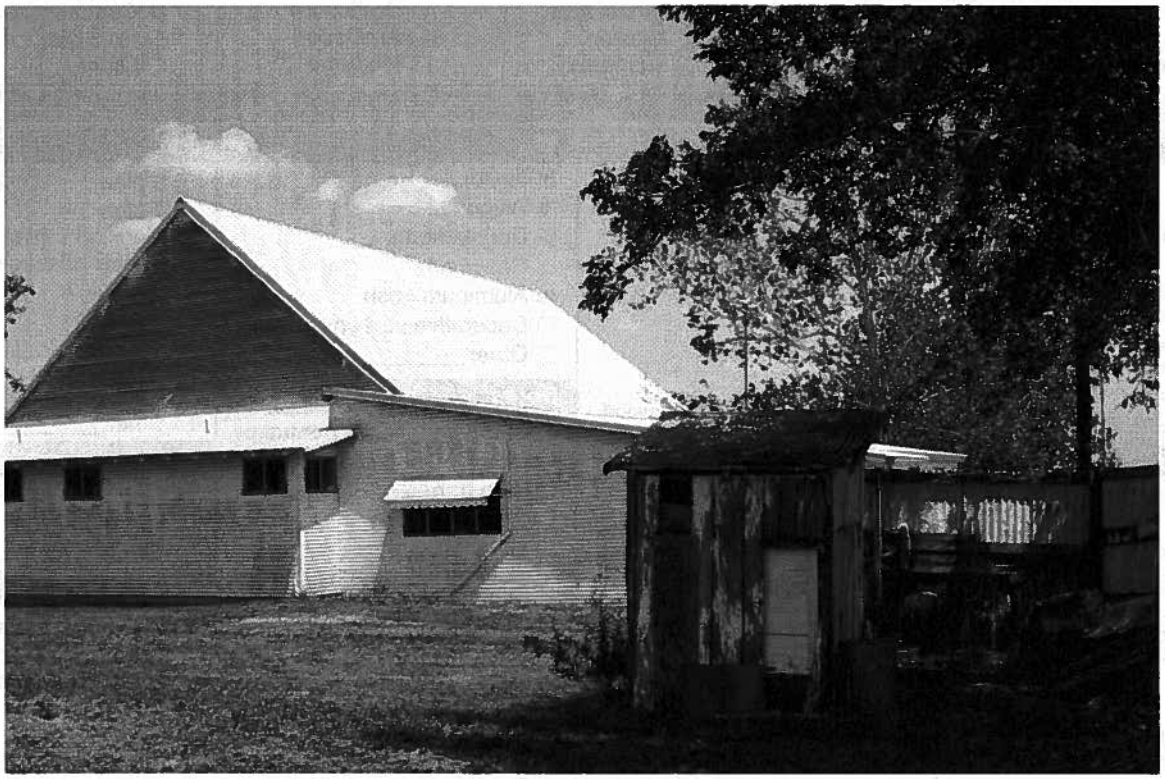
Germania Hall
18312 Cameron Road
Resource # 59





Updated 5/26/ 2011, 3:45 p.m.





TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

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Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

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Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
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Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
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- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
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- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset
- ☐ Wood posts 3 w/ 2 on side addition
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other _____

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other _____

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrenc

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest: _____

6. Archeology Ground

■ Original state ☐ Disturbed Explain _____

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other_____

Details: _____

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other _____ * **Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant,it was an important gathering place for area farmers. Purchased by Weiss family in 1951, is still run by the same family as a bbq restaurant.

Period(s) of significance: _____

Level of significance: ☐ National ☐ State ■ Local

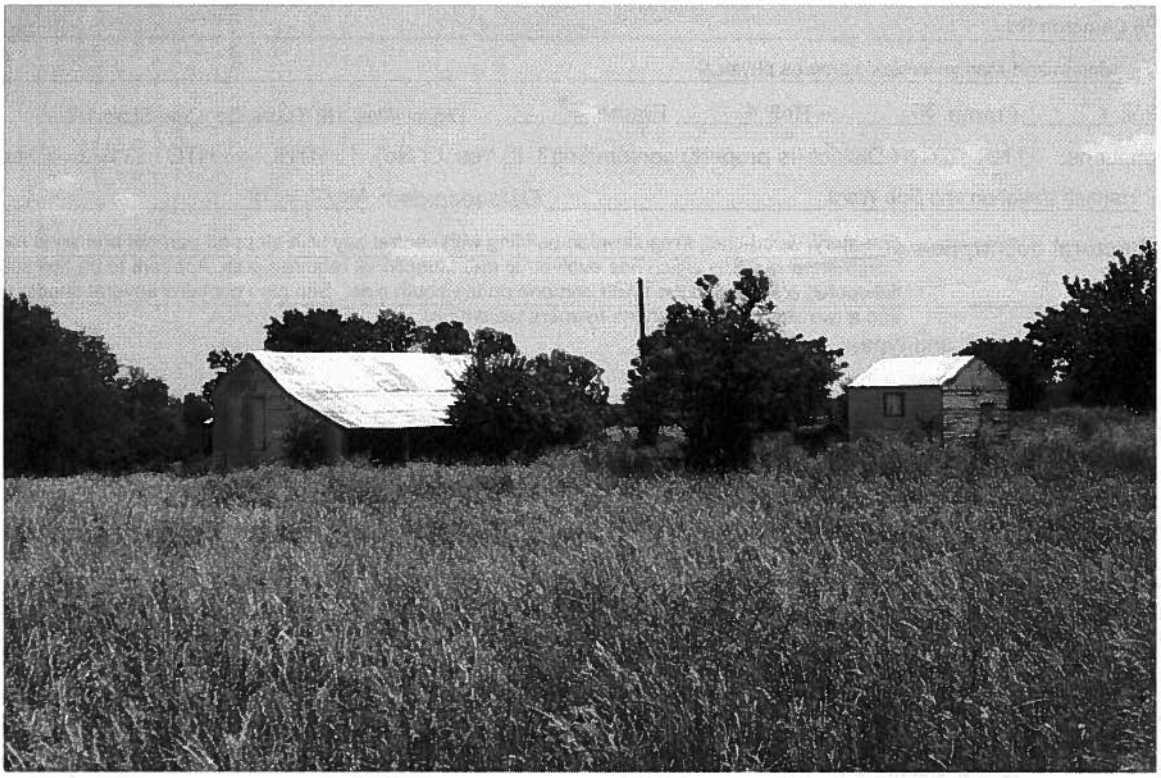
Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

Kuempel House
16422 Cameron Road
Resource # 164

Updated 5/26/ 2011, 3:45 p.m.



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store,

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Modeme	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset
- ☐ Wood posts
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other _____

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other _____

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refren

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: _____

Other associated contexts and information of interest: 1930 moved 100 ft south on rollers for improvements to Cele Rd

6. Archeology Ground

■ Original state ☐ Disturbed Explain _____

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details: _____

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other_____

Details: _____

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other _____ * **Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: _____ Year of addition: _____

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant,it was an important gathering place for area farmers. Purchased by Weiss family in 1951, is still run by the same family as a bbq restaurant.

Period(s) of significance: _____

Level of significance: ☐ National ☐ State ■ Local

Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

Manda School
16306 North Manda Carlson Road
Resource # 124

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store,

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Modeme	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:
- ■ Shed roof
- ☐ Hipped roof
- ☐ Gable roof
- ☐ Inset
- ☐ Wood posts
- ☐ Brick piers
- ☐ Box columns
- ☐ Classical columns
- ☐ Tapered box supports
- ☐ Fabricated metal
- ☐ Spindlework
- ☐ Jig-sawn trim
- ☐ Other Metal post supports

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrenc

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest:

6. Archeology Ground

■ Original state ☐ Disturbed Explain

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details:

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Details:

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other *** Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: Year of addition:

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant.it was an important gathering place for area farmers. Purchased by Weiss family in 1951. is still run by the same family as a bbq restaurant.

Period(s) of significance:

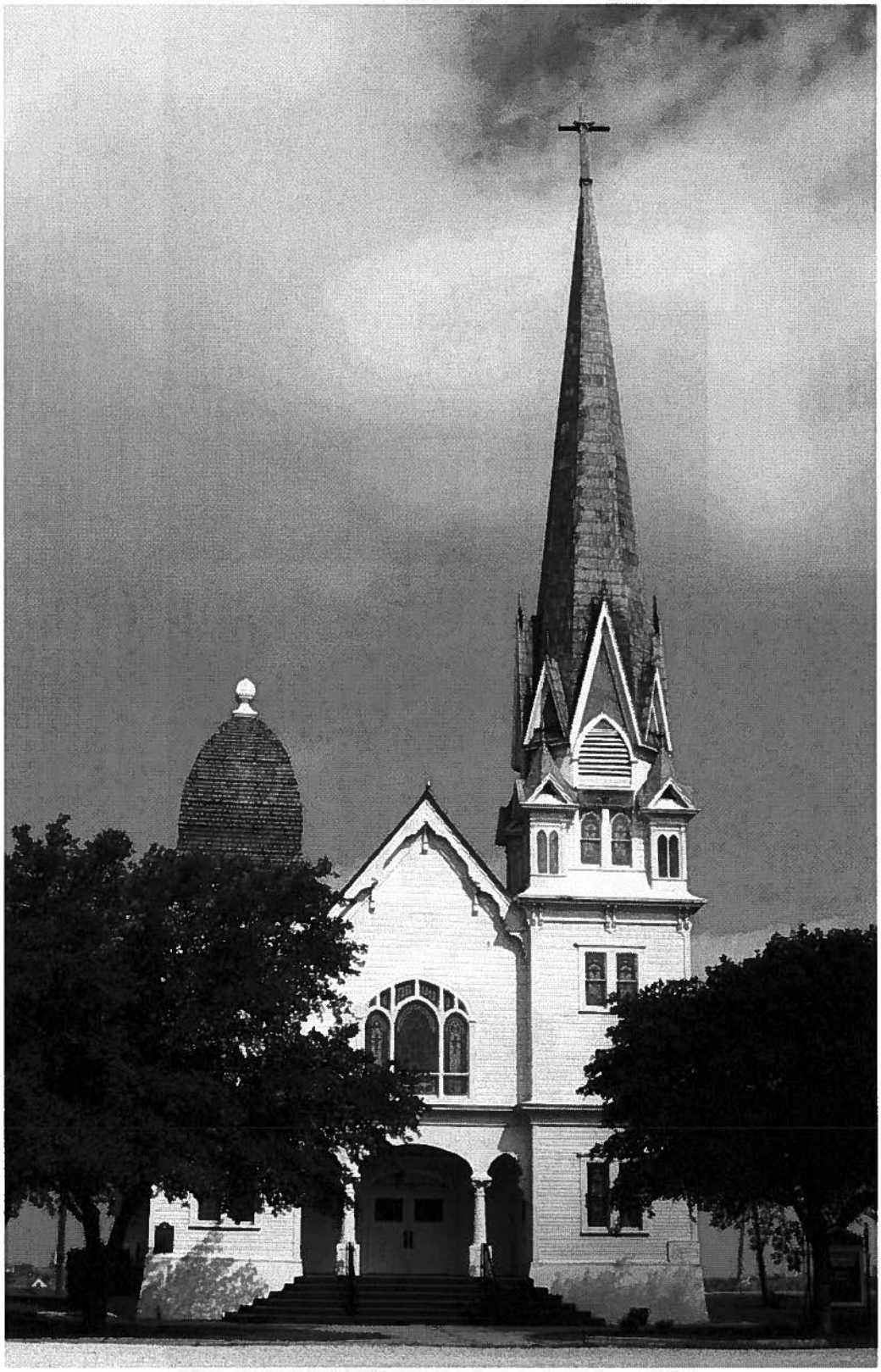
Level of significance: ☐ National ☐ State ■ Local

Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

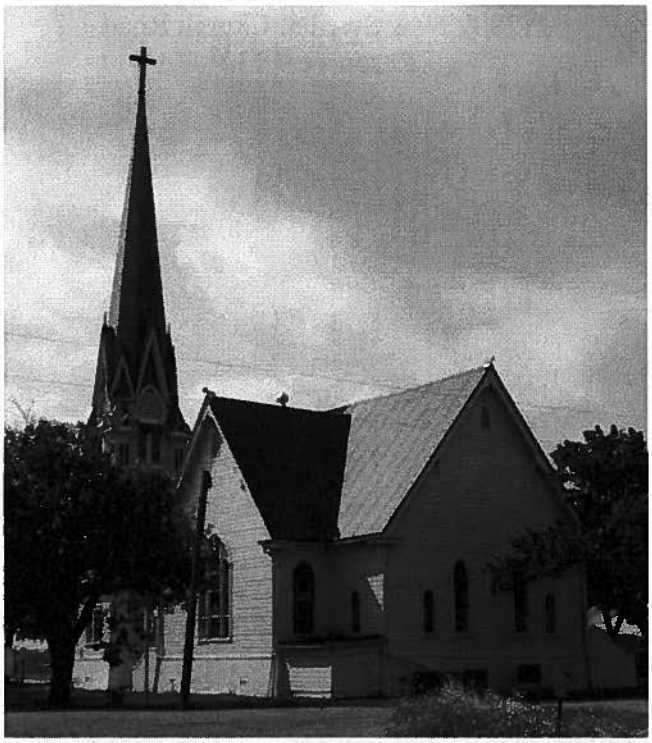
10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

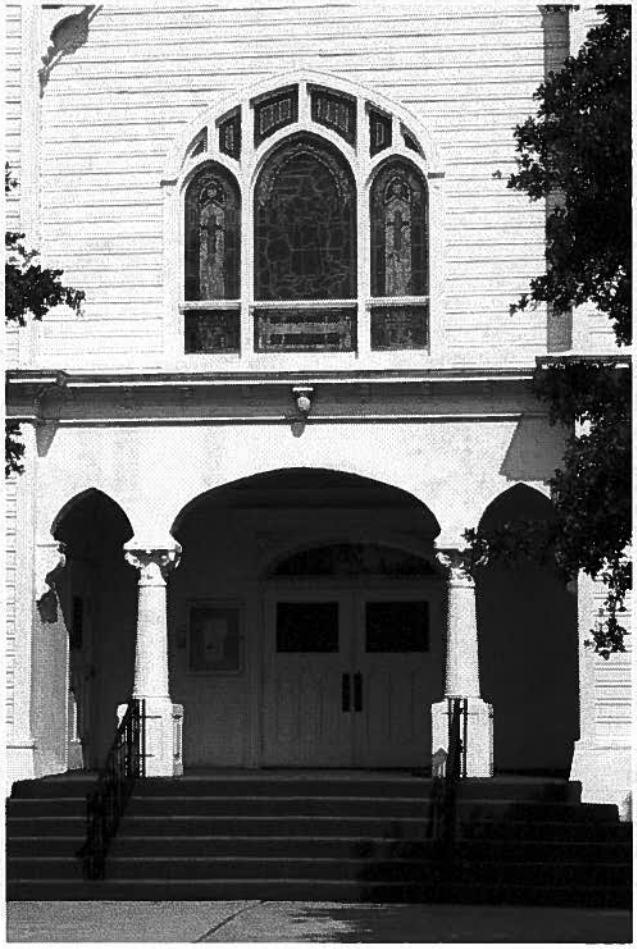
Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

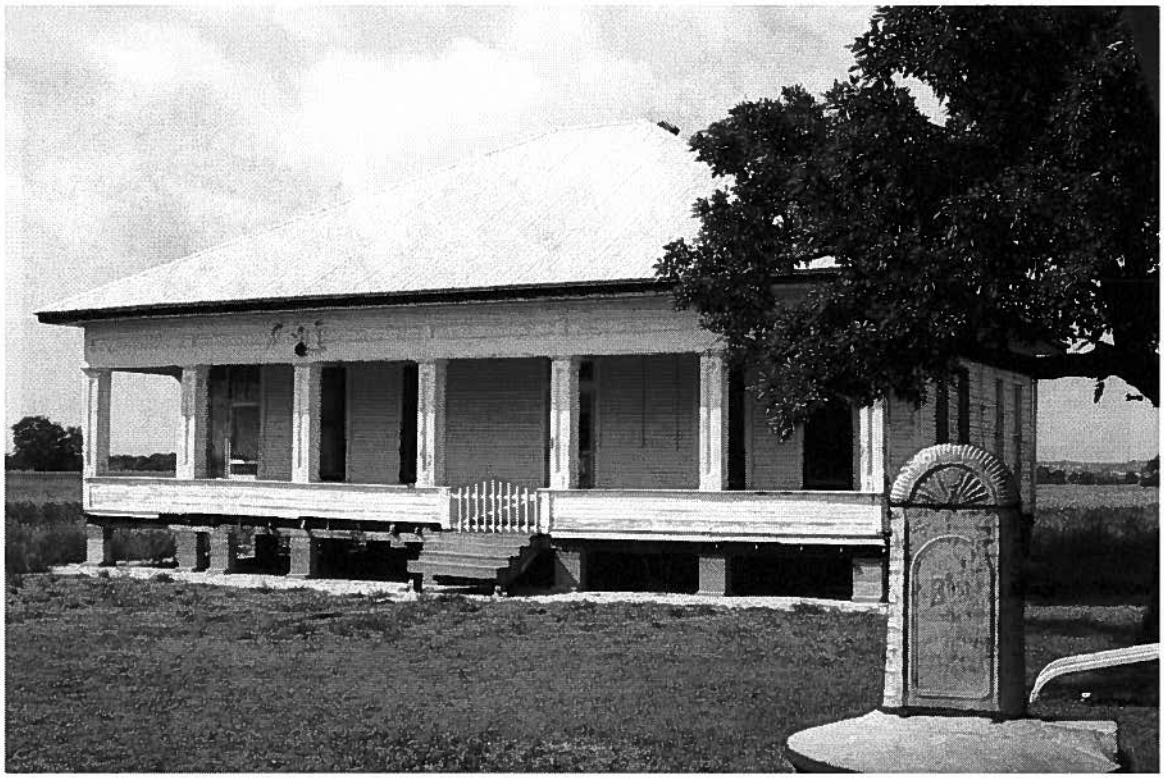
New Sweden Church
12809 New Sweden Church Road
Resource # 132



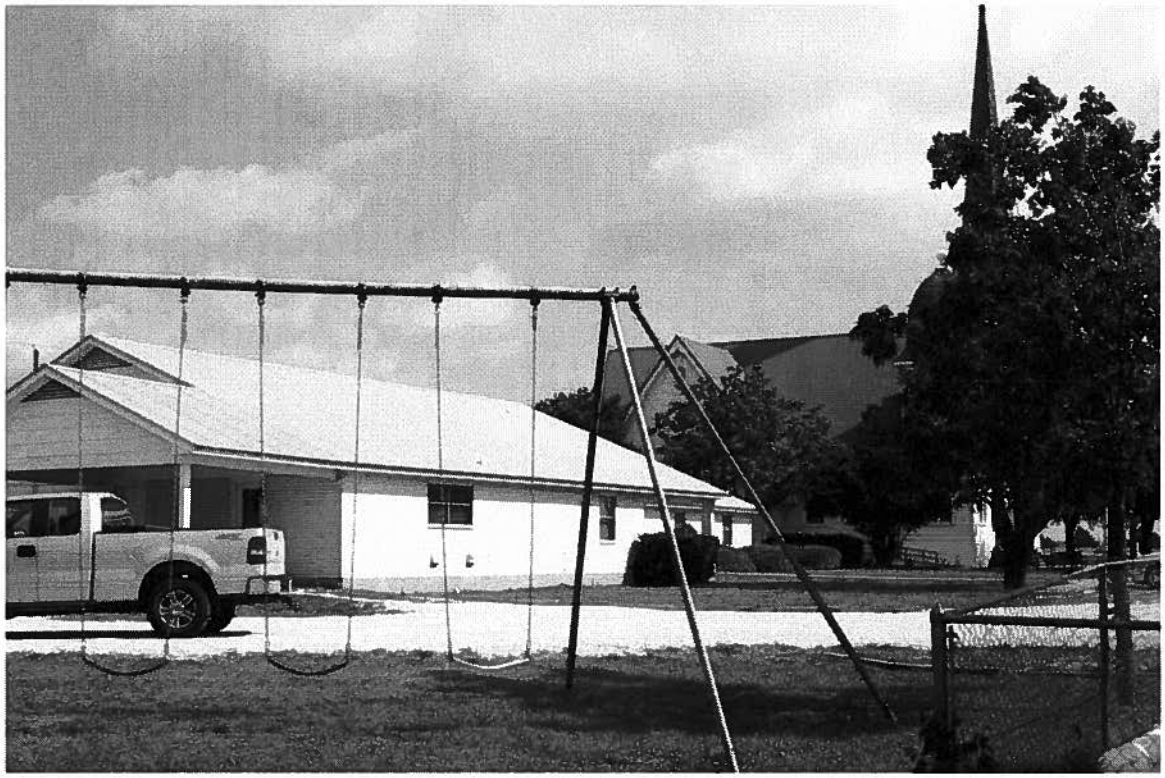
Updated 5/26/ 2011, 3:45 p.m.







Newquist House (moved to property)



Parish Hall

Parsonage

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

1. Identification Survey # 62 Property ID 359271

County Travis City Manor

Current name Cele Store Historic name Richland Saloon,Cele Saloon, Cele Store,

Address 18726 Cameron Rd

Owner/address Marvin and Marilyn Weiss/ same as physical

Photo data: Roll 4 Frame 35 to Roll 4 Frame 37 Digital Files: NE Travis Co_Cele Store 1-7

Current Designations: ☐ NR ☐ NR District (Is property contributing? ☐ Yes ☐ No) ☐ RTHL ☐ HTC ☐ SAL ☐ Local ☐ Other

Recorded by: Hannah Vaughan and Bob Ward Date recorded: May 7, 2010

General architectural description one-story, wood-clad, irregular-plan building with central bay with stepped parapet and shed roof porch. A Commercial building which has evolved to meet functional requirements. Appears to be two subsequent flat-roofed additions to the north and one on the south side. Site also contains several sheds, garage/storage, and a two story ca 1900 house (owners residence).

Outbuildings (Specify number and type):

Garage 1 Barn ____ Shed 2 Other House

☐ Archeological evidence of outbuildings, specify ____

Landscape/site features:

☐ Sidewalks ☐ Terracing ■ Drives ☐ Well/cistern ☐ Gardens ☐ Other ____

2. Architectural Description

Stylistic Influence(s):

☐ Log Traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch Style
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	■ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Modeme	☐ Other ____

Structural Details:

Roof Type:
- ■ Gable
- ☐ Hipped
- ☐ Gambrel
- ☐ Shed
- ☐ Flat w/parapet
- ☐ Dormers:
  - ☐ gable
  - ☐ hipped
  - ☐ shed
- ■ Other stepped parapet

Roof Materials:
- ☐ Wood shingles
- ☐ Tile
- ☐ Composition shingles
- ■ Metal standing seam
- ☐ Other ____

Construction:
- ■ Frame
- ☐ Adobe
- ☐ Solid brick
- ☐ Solid stone
- ☐ Other ____

Wall Facade:
- 4 Number of bays
- ☐ Stucco
- ☐ Stone
- ☐ Brick
- ☐ Wood shingle
- ☐ Log
- ☐ Terra Cotta
- ☐ Metal
- ■ Siding, type horizontal wood
- ☐ Fieldstone veneer
- ☐ Awning(s)
- ☐ Other ____

Chimneys:
- ____ Specify number(s)
- ☐ Interior
- ☐ Exterior
- ☐ Brick
- ☐ Stone
- ☐ With corbelled caps
- ☐ Stuccoed
- ☐ Other ____

Windows:
- ■ Fixed
- ■ Wood sash
- ■ Double hung
- ☐ Casement
- ■ Aluminum sash
- ☐ Decorative screenwork
- ☐ Other ____

Doors:
- ☐ Single-door primary entrance
- ■ Double-door primary entrance
- ☐ With transom
- ☐ With sidelights
- ☐ Other ____

Plan:
- ☐ L-plan ☐ 2-room
- ☐ T-plan ☐ Open
- ☐ Modified L-plan
- ☐ Center passage
- ☐ Bungalow
- ☐ Shotgun
- ■ Irregular
- ☐ Four Square
- ☐ Rectangular
- ☐ Other ____

Foundation:
- ☐ Slab ■ Pier and beam
- ☐ Perimeter wall
- ☐ Other ____

Porches:

■ Shed roof	☐ Classical columns
☐ Hipped roof	☐ Tapered box supports
☐ Gable roof	☐ Fabricated metal
☐ Inset	☐ Spindlework
☐ Wood posts	☐ Jig-sawn trim
☐ Brick piers	☐ Other Metal post supports
☐ Box columns	

Stories: 1 **Basement:** ■ None ☐ Partial ☐ Full **Dimensions:** L 80 x W 90 = Square feet 2700 (approximate)

3. Integrity

■ Location ☐ Design ■ Materials ■ Workmanship ■ Setting ■ Feeling ■ Association

4. Function

Historic Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Other

Current Use: ☐ Agriculture ■ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government ☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant ☐ Other

5. Architectural History

Architect: unknown Builder: Unknown

Construction date: ca 1890 ☐ Actual ■ Estimated Source: Richland Community Travis Co. Tx 1878-1988 (Pflugerville lib refrenc

■ Additions/modifications, specify dates: 3 apparent side additions original building, dates unknown

■ Relocated, specify former location and reason: 1930 moved 100 ft south on rollers for improvements to Cele Rd

Other associated contexts and information of interest:

6. Archeology Ground

■ Original state ☐ Disturbed Explain

Is a State Archeological Survey Form available for this site? ☐ Yes ☐ No ☐ Not known

Details:

7. Other Information

Is prior documentation available for this resource? ☐ Yes ☐ No ■ Not known **Type:** ☐ HABS ☐ Survey ☐ Other

Details:

Accessible to the public: ■ Yes ☐ No ☐ Not known **Possible threat(s):** ■ None ☐ Damage (i.e. natural disaster) ☐ Neglect ☐ Development ☐ Major alteration ☐ Relocation ☐ Other *** Note:** Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: Pflugerville East Year: 1987 Map scale: 1:24,000

UTM zone: 14 Easting: 641811.20 Northing: 3368579.59

Legal description (Lot/Block): ABS 38 SUR 19 AUSTIN

Addition: Year of addition:

9. Significance

Applicable National Register (NR) criteria:

■ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

☐ D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Community Planning and Development, Commerce: Constructed in the 1890s as the Richland Saloon to serve the communities of Richland and Cele. It has served various purposes over the years including store, saloon, gas station, and restaurant.it was an important gathering place for area farmers. Purchased by Weiss family in 1951, is still run by the same family as a bbq restaurant.

Period(s) of significance:

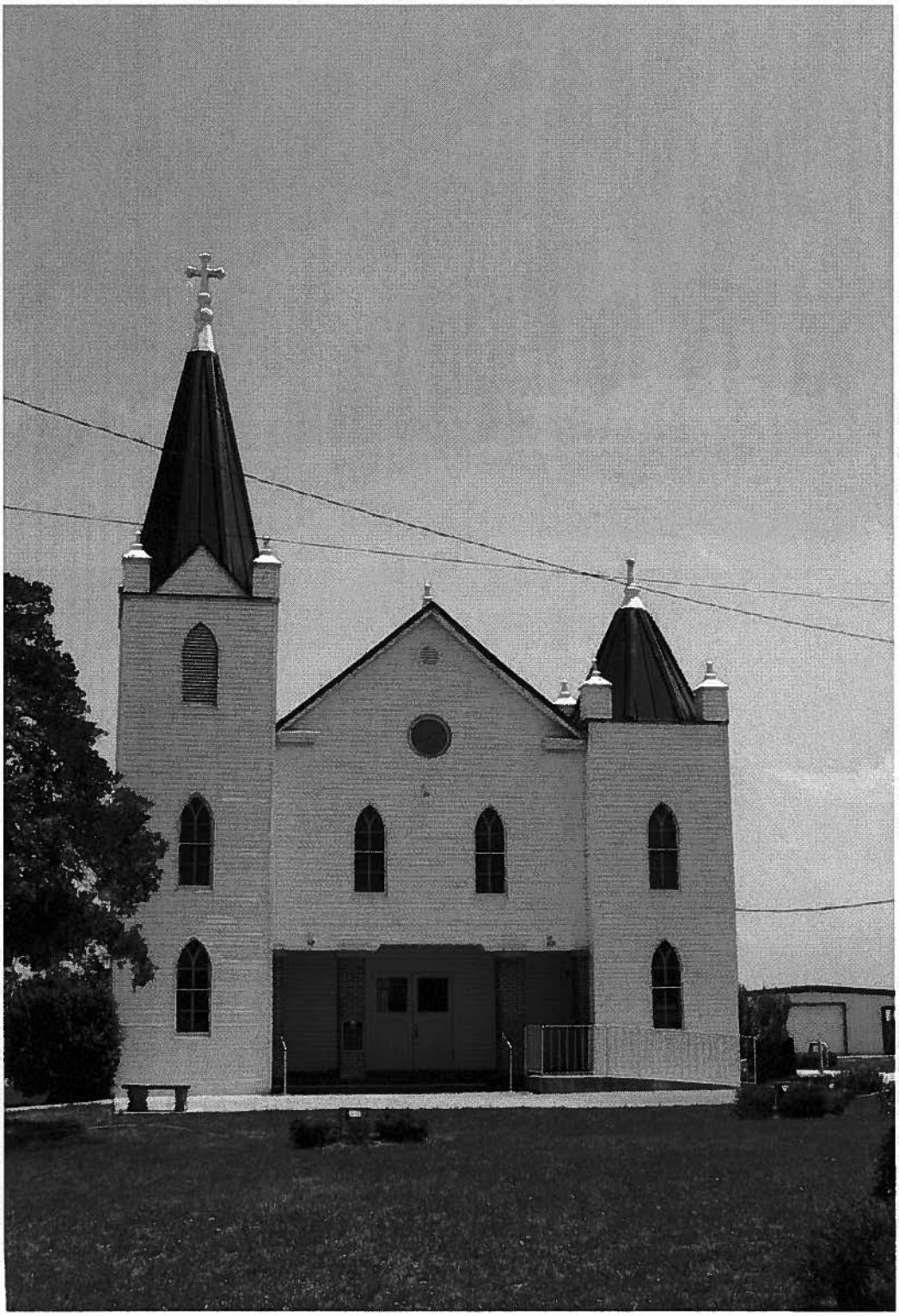
Level of significance: ☐ National ☐ State ■ Local

Possible NR district: ☐ Yes ☐ No **Is property contributing?** ☐ Yes ☐ No

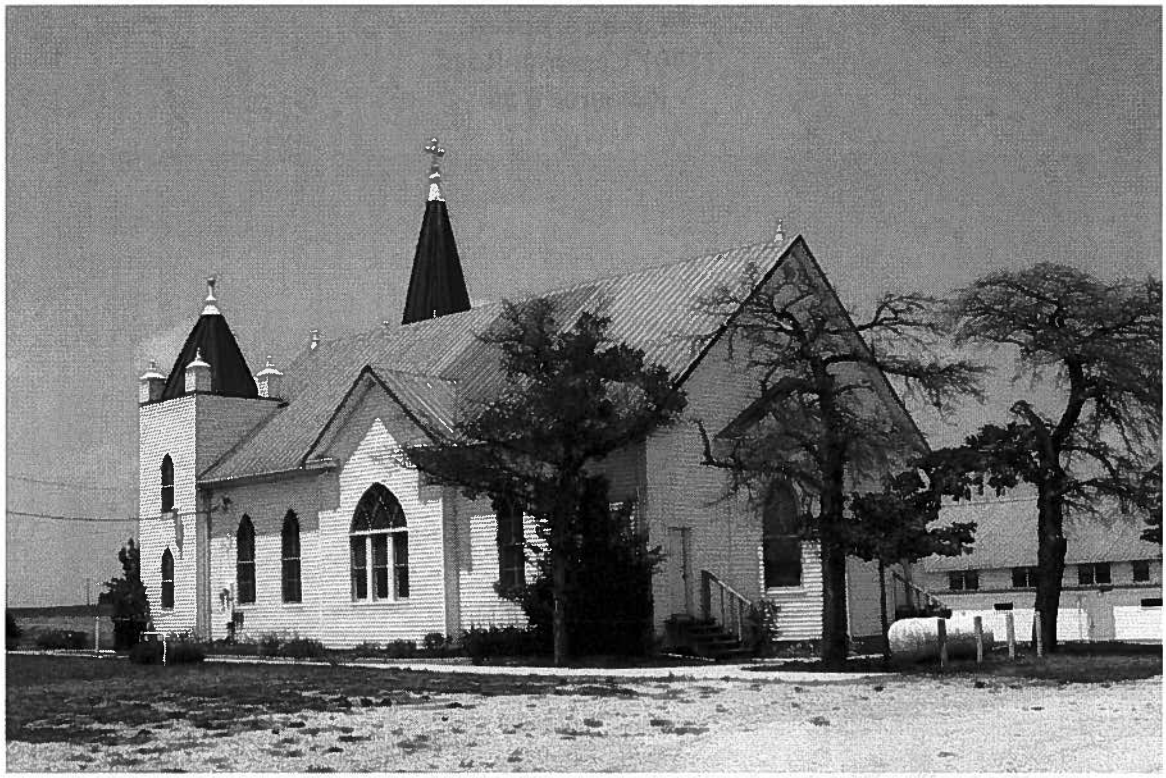
10. Priority (See manual for definitions.) ■ High ☐ Medium ☐ Low

Explain The only known commercial building remaining in the NE Travis County survey area, which historically would have been served by small business in each community. The building has evolved physically with several additions. Exact dates are unknown, but most appear to be more than fifty years old and they reflect the buildings multiple uses functional requirements over time.

St John Church
17701 Cameron Road
Resource # 56



Updated 5/26/ 2011, 3:45 p.m.



Parish Hall

Parsonage

Cemetery

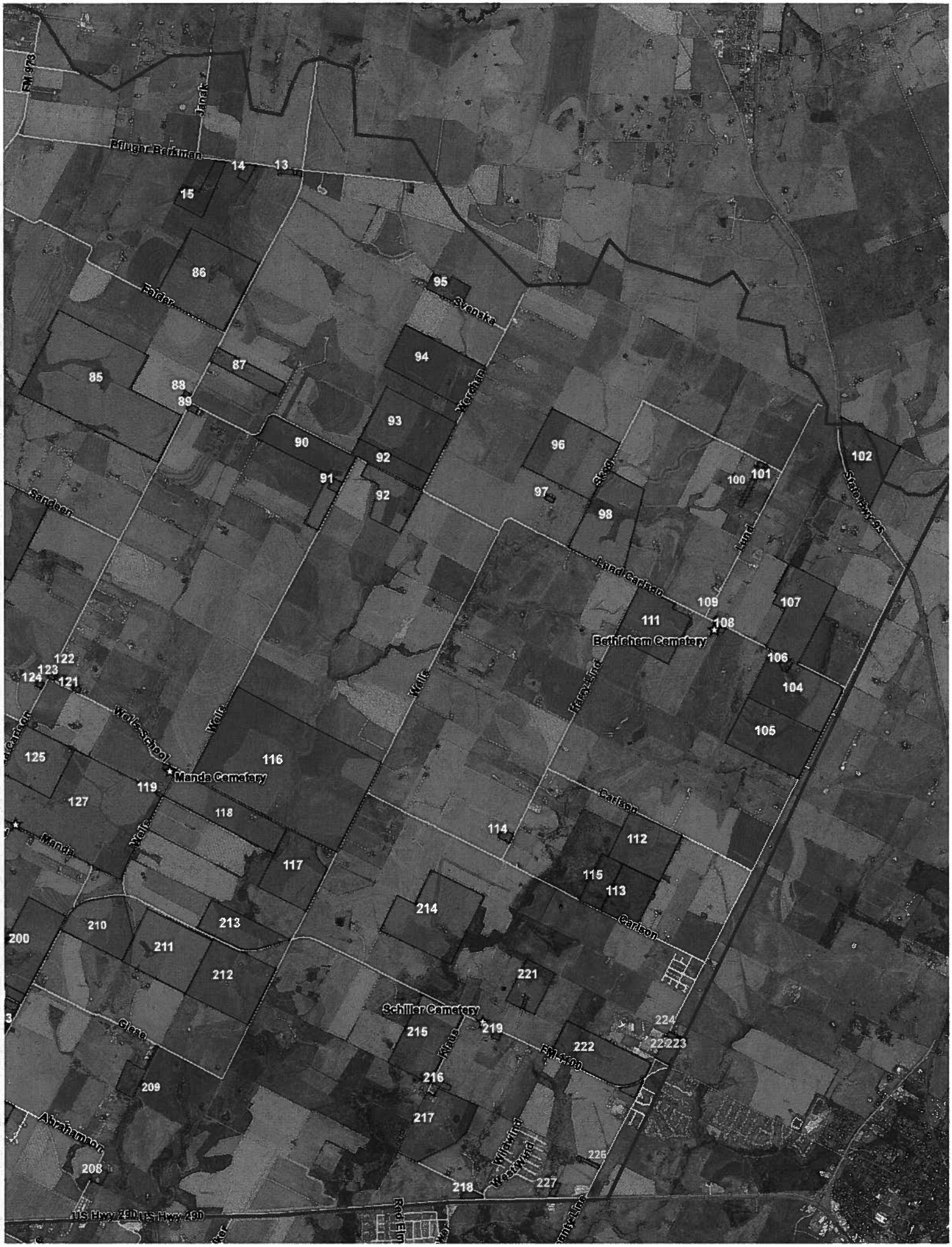
Cemetery

APPENDIX C

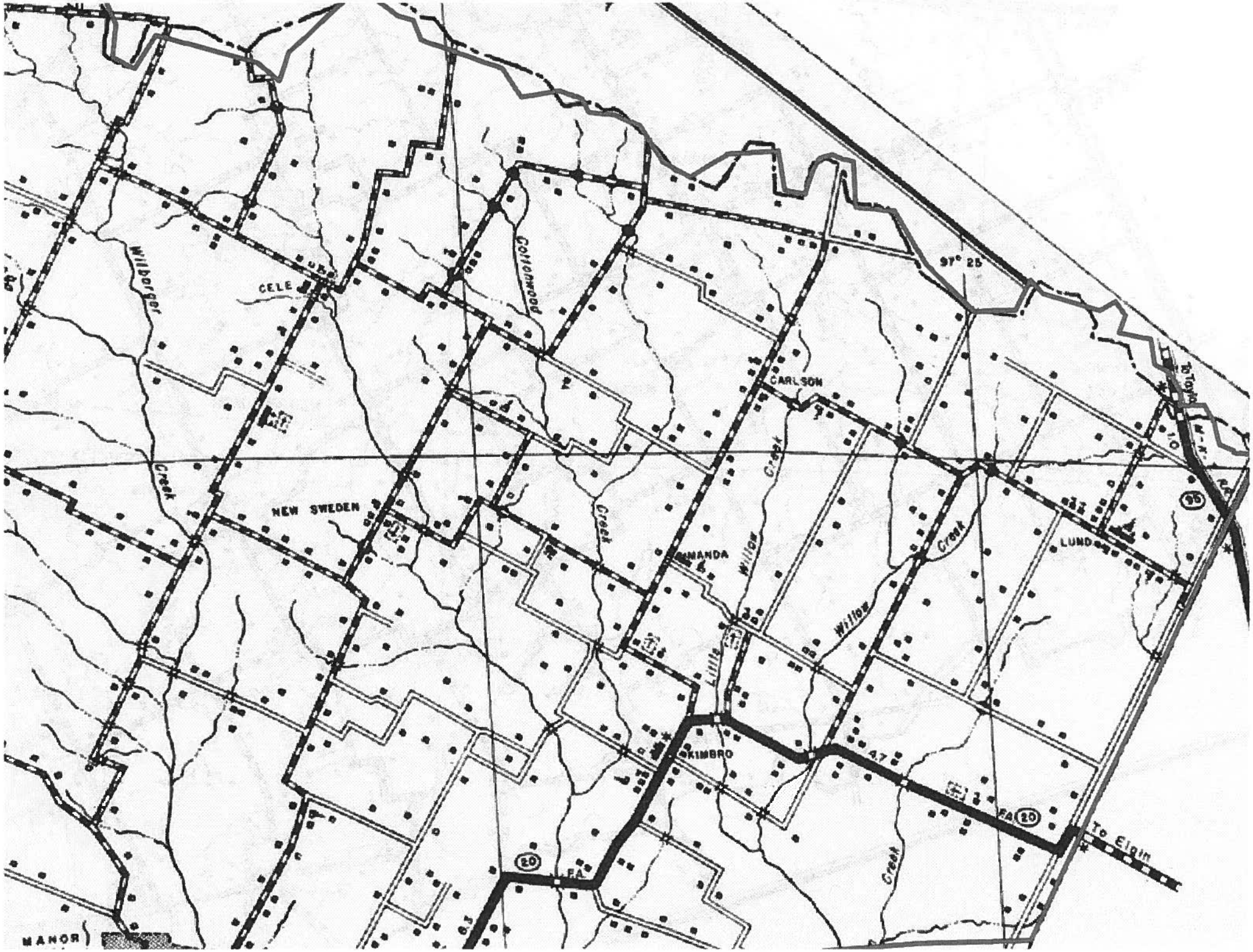
MAPS

Updated 5/26/ 2011, 3:45 p.m.

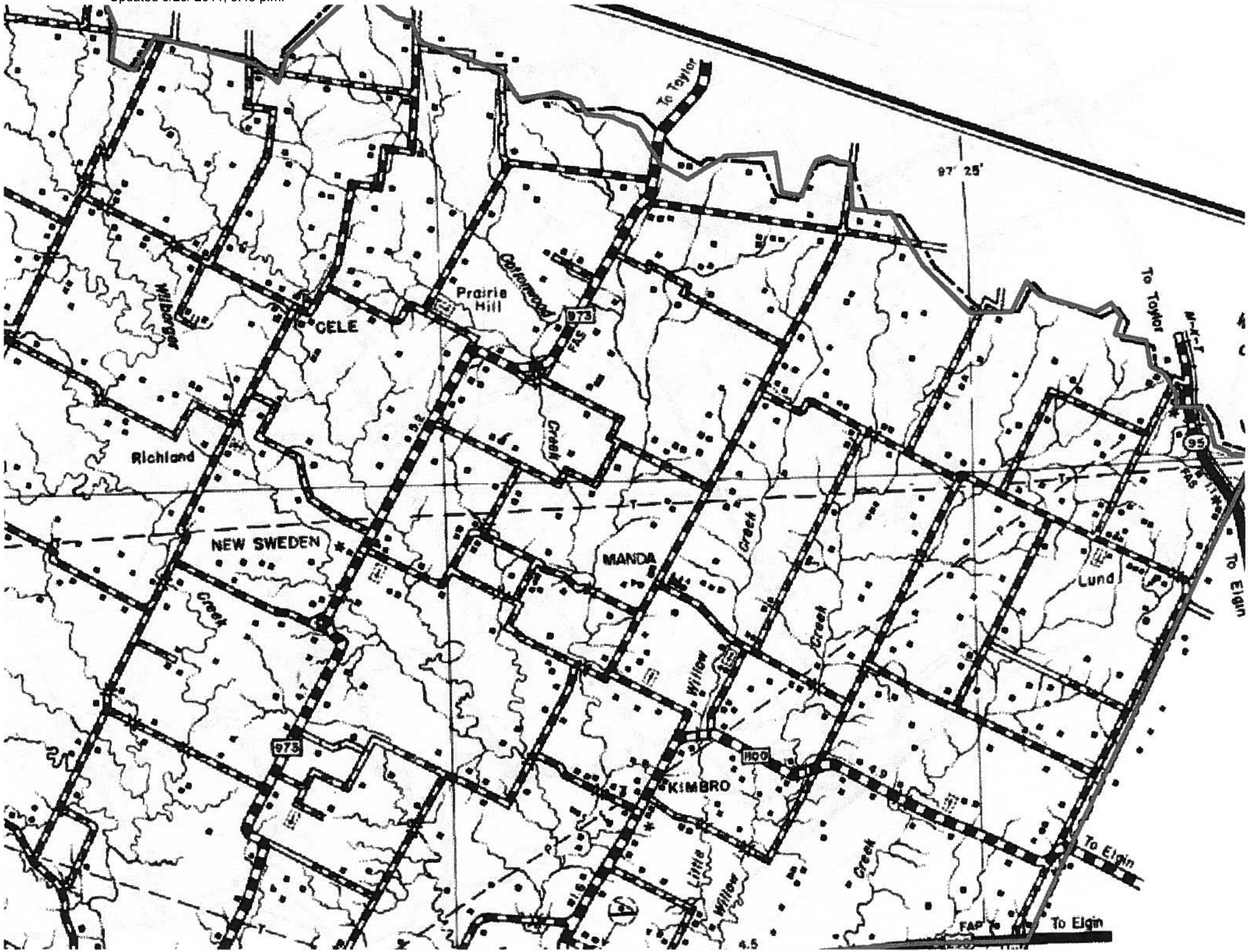
Updated 5/26/ 2011, 3:45 p.m.



Updated 5/26/ 2011, 3:45 p.m.



Updated 5/26/ 2011, 3:45 p.m.



City of Austin Historic Landmarks

[Listed by Address]

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
400	2nd Street	Schneider Vaults	C14H- 2000-0013	☐	☐	☐	☐
402	2nd Street	J. P. Schneider Store	C14H- 1975-0014	☐	☑	☑	☐
600	3rd Street	Hofheintz - Reissig Store	C14H- 1979-0010-a	☑	☐	☑	☐
604	3rd Street	Wedding House	C14H- 1979-0010-b	☐	☐	☐	☐
1300	4th Street	Texaco Depot	C14H- 2008-0037	☐	☐	☐	☐
117	4th Street (aka 112)	Nelson Davis Warehouse (Spaghetti Warehouse)	C14H- 1990-0007	☐	☐	☐	☐
105	5th Street	Phillips Building	C14H- 1998-0005	☐	☐	☑	☐
115	5th Street	Heierman Building	C14H- 1984-0007	☑	☐	☑	☐
1200	5th Street	Dawson - Crow House	C14H- 2002-0019	☐	☐	☐	☐
1912	5th Street	Dawson - Robbins House	C14H- 2002-0013	☐	☐	☐	☐
409	5th Street	O. Henry Museum (William Porter House)	C14H- 1974-0016	☐	☐	☑	☐
409	5th Street	Dickinson - Hannig House	C14H- 2000-2003	☐	☐	☐	☐
504	5th Street	Depot Hotel (aka Old Depot Hotel and Mi Casa Restaurant)	C14H- 1977-0008	☑	☐	☑	☐
106	6th Street	Littlefield Building	C14H- 1978-0033	☑	☐	☑	☐
1207	6th Street	Becker - Wilde House	C14H- 2004-0016	☐	☐	☐	☐
200	6th Street	Jacoby - Pope Building	C14H- 1978-0035	☐	☐	☑	☐
206	6th Street	Hannig Building	C14H- 1974-0041	☐	☐	☐	☐
208	6th Street	Padgitt - Warmoth Building	C14H- 1987-0020-a	☐	☐	☑	☐
212	6th Street	Webb - Shaw Building	C14H- 1987-0020-b	☐	☐	☑	☐
219	6th Street	Ginsburg Building	C14H- 1993-0013	☑	☐	☐	☐
300	6th Street	Monroe Building	C14H- 1988-0005	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
302	6th Street	Dittlinger Building	C14H- 1989-0021	☐	☐	☑	☐
304	6th Street	Platt Building	C14H- 1989-0020	☑	☐	☑	☐
316	6th Street	St. Charles House	C14H- 1974-0014	☑	☐	☑	☐
325	6th Street	Smith - Hage Building	C14H- 1981-0005	☐	☐	☑	☐
400	6th Street	Kreisle (Mathias) Building	C14H- 1984-0015	☐	☐	☑	☐
401	6th Street	Cotton Exchange	C14H- 1978-0008	☐	☐	☑	☐
403	6th Street	Driskill - Day - Ford Building	C14H- 1974-0043	☐	☐	☑	☐
404	6th Street	Meroney - Isaacs Building	C14H- 1984-0012	☐	☐	☑	☐
406	6th Street	Rhambo Building	C14H- 1984-0013	☐	☐	☑	☐
407	6th Street	Buass (J. L.) Building	C14H- 1978-0009	☑	☐	☑	☐
410	6th Street	Dos Banderos	C14H- 1974-0044	☑	☐	☑	☐
412	6th Street	Quast Building	C14H- 1977-0037	☐	☐	☑	☐
419	6th Street	Hamilton Building	C14H- 1978-0013	☐	☐	☐	☐
421	6th Street	Paggi Carriage Shop	C14H- 1976-0013	☑	☐	☑	☐
501	6th Street	Commissioners General Provision (part 1 of 2)	C14H- 1980-0028-a	☐	☐	☑	☐
503	6th Street	Commissioners General Provision (part 2 of 2)	C14H- 1980-0028-b	☐	☐	☑	☐
509	6th Street	Risher - Roach Building (part 1 of 2)	C14H- 1978-0045-a	☐	☐	☑	☐
511	6th Street	Risher - Roach Building (part 2 of 2)	C14H- 1978-0045-b	☐	☐	☑	☐
520	6th Street	E. H. Carrington Store	C14H- 1974-0042	☑	☐	☑	☐
701	6th Street	Randerson - Lundell Building	C14H- 1980-0023	☑	☐	☑	☐
201	6th Street (201-207)	Nichols - Gellman Home (aka Smith - Gellman Buildings)	C14H- 1985-0011	☐	☐	☑	☐
409	6th Street (aka 409-413 East 6th Street)	Nalle (Joseph) Building	C14H- 1978-0010	☐	☐	☑	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
422 (aka 422-424)	6th Street (aka 422-424 East 6th Street)	Risher - Nicholas Building	C14H- 1978-0030	☐	☐	☑	☐
708	6th Street (aka 706-708 E. 6th Street)	Walton - Joseph Building	C14H- 1977-0032	☐	☐	☑	☐
1412	6th-1/2 Street (aka 1416 West 6th & 611 Highland)	Johnson (James R.) House	C14H- 1980-0025	☐	☐	☐	☐
1022	7th Street	Johnson (Alfrida) House	C14H- 2001-0148.002	☐	☐	☑	☐
114	7th Street	Norwood Tower	C14H- 2006-0016	☐	☐	☑	☐
1204	7th Street	Briones House (Casa de Suenos)	C14H- 2001-0007	☐	☐	☑	☐
1214	7th Street	Duncan Washington House ("La Abogados Gueros")	C14H- 2007-0002	☐	☐	☐	☐
1306	7th Street	Sparks - Ledesma House	C14H- 1983-0027	☐	☐	☐	☐
300	7th Street	St. David's Church	C14H- 1974-0017	☑	☐	☑	☐
311	7th Street	Royal Arch Masonic Lodge	C14H- 2000-0002	☐	☐	☑	☐
402	7th Street	Pierre Bremond House	C14H- 1974-0031	☑	☐	☑	☐
404	7th Street	Eugene Bremond House	C14H- 1974-0032	☑	☐	☑	☐
600	7th Street	Martin House	C14H- 1979-0016	☑	☐	☐	☐
1000	8th Street	Hernandez - Johnson House	C14H- 1997-0005	☐	☐	☐	☐
1001	8th Street	Rogers - Lyons House	C14H- 1980-0004	☐	☐	☑	☐
1009	8th Street	Parsley House	C14H- 1993-0015	☐	☐	☐	☐
1011	8th Street	Boothe - Santa Ana House	C14H- 1991-0018	☐	☑	☐	☐
1012	8th Street	George Peterson House	C14H- 2003-0001	☐	☑	☐	☐
124	8th Street	Austin Municipal Building	C14H- 2002-0009	☐	☐	☐	☐
1802	8th Street	Evans Hall, Huston - Tillotson College	C14H- 1979-0012	☐	☐	☑	☐
603	8th Street	Gilfillan House	C14H- 1980-0027	☑	☐	☑	☐
105	8th Street	Openheimer - Montgomery Building	C14H- 1982-0007	☑	☐	☑	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1100	8th Street	Lindemann House	C14H- 1975-0003	☐	☐	☐	☐
1300	9-1/2 Street	Hopkins House	C14H- 1983-0021	☐	☐	☐	☐
1005	9th Street	Stohl - Saldana House	C14H- 1990-0009	☐	☐	☐	☐
1009	9th Street	Cook - Sifuentes House	C14H- 1993-0019	☐	☐	☐	☐
1013	9th Street	Newton House	C14H- 1980-0005	☐	☐	☑	☐
1108	9th Street	Brass - Goddard House	C14H- 1978-0051	☐	☐	☐	☐
1109	9th Street	A. W. and Ida Brill House	C14H- 2009-0036	☐	☐	☐	☐
1114	9th Street	Shelby House	C14H- 2003-0015	☐	☐	☐	☐
1403	9th Street	Ben Pillow House	C14H- 1977-0030	☐	☐	☐	☐
1407	9th Street	William Pillow House	C14H- 1976-0005	☐	☐	☐	☐
1500	9th Street	Hopkins Homestead	C14H- 1980-0001	☐	☐	☐	☐
303	9th Street	Hirshfeld House and Cottage	C14H- 1974-0019	☑	☑	☑	☐
602	9th Street	Boardman - Webb House	C14H- 1975-0012	☑	☐	☑	☐
110	9th Street (aka 112 E. 9th Street)	Millett Opera House	C14H- 1976-0004	☑	☑	☑	☐
109	10th Street	Wooten Medical Offices	C14H- 1991-0002	☐	☐	☑	☐
1101	10th Street	Metropolitan AME Church	C14H- 1987-0002	☐	☐	☐	☐
1106	10th Street	Nicolds House	C14H- 1983-0024	☐	☐	☐	☐
1109	10th Street	McBride - Knudsen House	C14H- 1989-0019	☐	☐	☐	☐
1110	10th Street	Dill - White House	C14H- 1988-0020	☐	☐	☐	☐
201	10th Street	St. Mary's Cathedral	C14H- 1974-0027	☑	☐	☑	☐
507	10th Street	German Free School	C14H- 1975-0018	☑	☐	☐	☐
810	10th Street	Mayer - Howse House	C14H- 1987-0016	☐	☐	☐	☐
1010	11th Street	Arnold's Bakery	C14H- 2001-0002	☐	☐	☐	☐
1101	11th Street	Haenel Store Building	C14H- 1981-0009	☐	☐	☑	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1104	11th Street	Victory Grille	C14H- 2006-0025	☐	☐	☐	☐
1111	11th Street	Texas Military Institute Castle	C14H- 1977-0026	☑	☐	☐	☐
1114	11th Street	John Garland James House	C14H- 2002-0007	☐	☐	☐	☐
112	11th Street	Land Office Building	C14H- 1976-0018	☑	☑	☑	☐
1604	11th Street	German American Ladies' College	C14H- 1979-0009	☐	☐	☐	☐
1725	11th Street	Sweet Home Missionary Baptist Church	C14H- 2007-0029	☐	☐	☑	☐
507	11th Street	Brizendine House	C14H- 1993-0007	☑	☑	☑	☐
604	11th Street	Hatzfeld House	C14H- 1993-0003	☐	☐	☐	☐
1115	12th Street	Connelly - Yerwood House	C14H- 2001-0017	☐	☐	☐	☐
1416	12th Street	I. Q. Hurdle House	C14H- 2003-0005	☐	☐	☐	☐
1501	12th Street	Southgate - Lewis House	C14H- 1978-0024	☑	☐	☑	☐
1706	12th Street	E. F. Dennis House	C14H- 2006-0017	☐	☐	☐	☐
402	12th Street	Watson (A. O.) House	C14H- 1991-0009	☑	☐	☐	☐
501	12th Street	Kleberg House	C14H- 1988-0011	☐	☐	☐	☐
700	12th Street	Allan Jr. High School	C14H- 1982-0009	☐	☐	☐	☐
901	12th Street	Chapman House	C14H- 2004-0028	☐	☐	☐	☐
202	13th Street	Goodman Building	C14H- 1974-0022	☑	☐	☑	☐
502	13th Street	Smith House	C14H- 1987-0013	☐	☐	☐	☐
810	13th Street	Limerick - Frazier House	C14H- 1978-0027	☐	☐	☐	☐
1000	14th Street	Blomquist House	C14H- 1985-0001	☐	☐	☑	☐
408	14th Street	Mauthe - Myrick House	C14H- 1983-0006	☑	☐	☐	☐
502	14th Street	Smith - Phillips House	C14H- 1983-0017	☑	☐	☑	☐
1007	16th Street	Macken - Anderson House	C14H- 1986-0017	☐	☐	☐	☐
712	16th Street	Herblin - Shoe House	C14H- 2006-0015	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
805	16th Street	Granger House	C14H- 2007-0025	☐	☐	☐	☐
901	16th Street	Max Bickler House	C14H- 1991-0010	☐	☐	☐	☐
707	18th Street	West Hill Carriage House	C14H- 1992-0006	☐	☐	☐	☐
1305	22nd Street	Goff - Radkey House	C14H- 2007-0013	☐	☐	☐	☐
506	22nd Street	Pompee - Clarke - Cook House	C14H- 2000-2051	☐	☐	☐	☐
611	22nd Street	Kenney House	C14H- 1981-0018	☐	☐	☐	☐
612	22nd Street	Burt House	C14H- 1981-0017	☐	☐	☐	☐
507	23rd Street	Dabney - Horne House	C14H- 1989-0010	☐	☐	☐	☐
702	26th Street	J. Frank Dobie House	C14H- 1986-0018	☑	☐	☑	☐
1301	29th Street	Herbert and Alice Bohn House	C14H- 2006-0021	☐	☐	☐	☐
306	29th Street	Kirby Hall	C14H- 1987-0009	☐	☐	☐	☐
200	30th Street	Brueggmann House	C14H- 1980-0012	☑	☐	☐	☐
1101	31st Street	Seekatz - Gardner House	C14H- 1978-0016	☐	☐	☐	☐
901	31st Street	Manning - Udden - Bailey House (aka Johan August Udden Hou	C14H- 2006-0001	☐	☐	☐	☐
105	32nd Street	Padgett - Painter House	C14H- 2004-0019	☐	☐	☐	☐
106	32nd Street	Spurgeon Bell House (or Bell-Falvey House)	C14H- 2005-0030	☐	☐	☐	☐
108	32nd Street	Webb - Simms - Aldridge House	C14H- 2008-0014	☐	☐	☐	☐
1110	32nd Street	Damon - Brown - Pierce House (Robinson-Damon House)	C14H- 1985-0010	☐	☐	☐	☐
200	32nd Street	Whitley - Keltner House	C14H- 2002-0101	☑	☐	☐	☐
401	32nd Street	Dr. Walter Bacon Black House	C14H- 2009-0037	☐	☐	☐	☐
500	32nd Street	Hugo Kuehne House	C14H- 1988-0008	☐	☐	☐	☐
502	32nd Street	Fitzgerald - Short House	C14H- 2005-0033	☐	☐	☐	☐
609	32nd Street	McCaleb House	C14H- 1988-0001	☐	☐	☐	☐
613	32nd Street	McCallum House	C14H- 1986-0041	☐	☐	☑	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
720	32nd Street	Cox - Craddock House	C14H- 2005-0028	☐	☐	☐	☐
105	33rd Street	Parlin House	C14H- 1997-0007	☐	☐	☐	☐
108	33rd Street	Ocie Speer House	C14H- 2004-0002	☐	☐	☑	☐
109	33rd Street	Finch House	C14H- 1990-0011	☐	☐	☐	☐
110	33rd Street	Robertson - Trice House	C14H- 2003-0006	☐	☐	☐	☐
212	33rd Street	Simms House	C14H- 1996-0001	☐	☐	☐	☐
609	33rd Street	Eby - Potts House	C14H- 2004-0011	☐	☑	☐	☐
209	34th Street	Eckhardt - Potts House	C14H- 2003-0021	☐	☐	☐	☐
305	34th Street	Steck House	C14H- 2004-0007	☐	☐	☐	☐
310	34th Street	Miller - Roberdeau House	C14H- 1991-0022	☐	☐	☐	☐
506	34th Street	Buddington - Benedict - Sheffield Compound	C14H- 2003-0018	☐	☐	☐	☐
1901	35th Street	Tadlock - Brownlee - Harris House	C14H- 2001-0009	☐	☐	☑	☐
3505	35th Street	Mayfield - Gutsch House and Garden	C14H- 1992-0003	☐	☐	☑	☐
3809	35th Street	Laguna Gloria	C14H- 1982-0014	☑	☐	☑	☐
209	39th Street	Sears - King House	C14H- 2002-0006	☐	☐	☐	☐
512	39th Street	Old Golf Club House	C14H- 2004-0024	☐	☐	☐	☐
1105	40th Street	Seiders - Peterson House	C14H- 1983-0019	☐	☐	☐	☐
213	41st Street	Curl - Crockett House	C14H- 2004-0021	☐	☐	☐	☐
311	41st Street	Schenken - Oatman House	C14H- 2006-0041	☐	☐	☐	☐
511	41st Street	Kocurek Building	C14H- 2007-0011	☐	☐	☐	☐
602	43rd Street	Inshallah (Lucksinger - Keasbey House)	C14H- 1980-0002	☐	☐	☐	☐
304	44th Street	Ney Museum	C14H- 1974-0015	☑	☑	☑	☐
700	44th Street	Dempsey House	C14H- 1984-0004	☐	☐	☐	☐
809	46th Street	Pearce - Anderson House	C14H- 1994-0010	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
604	47th Street	John M. Patterson House	C14H- 2002-0003	☐	☐	☐	☐
802	47th Street	Worley House	C14H- 2004-0025	☐	☐	☐	☐
112	Academy Drive	Miller - Crockett House	C14H- 1999-0005	☐	☐	☐	☐
210	Academy Drive	Red - Purcell House	C14H- 1974-0009	☑	☐	☐	☐
303	Academy Drive	Warner - Lucas House	C14H- 1982-0012	☐	☐	☐	☐
404	Academy Drive	Mather - Kirkland House (The Academy)	C14H- 1979-0015	☑	☐	☑	☐
1812	Airole Way	Faulk - Powers House	C14H- 2008-0038	☐	☐	☐	☐
1165	Angelina Street	Carver Museum	C14H- 2001-0148.001	☐	☐	☐	☐
1192	Angelina Street	Howson Community Center	C14H- 1987-0004	☐	☐	☑	☐
4213	D Avenue	McMillen - Falk House	C14H- 2009-0001	☐	☐	☐	☐
905	Avondale Road	Wheeler - Holcomb Triplex	C14H- 2008-0007	☐	☐	☐	☐
4112	Avenue B	Elvira T. Davis House	C14H- 1989-0016	☑	☐	☑	☐
802	Barton Boulevard	Rocky Cliff House	C14H- 1996-0002	☑	☐	☐	☐
2220	Barton Springs Road	Esperanza School at Zilker Park	C14H- 1977-0022	☑	☐	☐	☐
2220	Barton Springs Road	Swedish Log Cabin at Zilker Park	C14H- 1977-0021	☑	☐	☐	☐
2220	Barton Springs Road	Barton Springs, Zilker Park	C14H- 1990-0014	☐	☑	☑	☐
500	Baylor Street	Treaty Oak	C14H- 1986-0011	☐	☐	☐	☐
506	Baylor Street	Wroe - Bustin House	C14H- 1997-0004	☐	☐	☐	☐
510	Baylor Street	Raymond - Morley House	C14H- 1975-0008	☐	☐	☑	☐
608	Baylor Street	Taylor House	C14H- 1982-0013	☐	☐	☐	☐
804	Baylor Street	Schmedes House	C14H- 1992-0016	☐	☐	☐	☐
506	Bellevue Place	Adkins - Tharp House	C14H- 2003-0020	☐	☐	☐	☐
508	Bellevue Place	Gerhardt - Street House	C14H- 2006-0027	☐	☐	☐	☐
600	Bellevue Place	Suehs House	C14H- 2003-0019	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1102	Blanco Street	Culver - Guinn House	C14H- 1984-0011	☑	☐	☐	☐
1110	Blanco Street	Ziller - Wallace House	C14H- 1993-0023	☑	☐	☑	☐
614	Blanco Street	Armstrong - Odem House	C14H- 1992-0002	☐	☐	☐	☐
902	Blanco Street	Hearn House	C14H- 2005-0012	☐	☐	☐	☐
908	Blanco Street	Finks - Coffey House	C14H- 1986-0033	☐	☐	☐	☐
910	Blanco Street	William Green Hill House	C14H- 1991-0003	☑	☐	☐	☐
1000	Blanco Street (aka 1004)	West Austin Fire Station	C14H- 1984-0002	☐	☐	☐	☐
6706	Bluff Springs Road	Horton - Duval House	C14H- 1977-0009	☑	☐	☐	☐
3701	Bonnie Road	Walsh House	C14H- 2002-0012	☐	☐	☐	☐
709	Bouldin Avenue	Woody House	C14H- 2008-0028	☐	☐	☐	☐
3900	Avenue C	Oliphant House	C14H- 1974-0008	☐	☐	☑	☐
3913	Avenue C	Smith - Marcuse - Lowry House	C14H- 1976-0002	☐	☐	☑	☐
4001	Avenue C	Mary Lowry House	C14H- 1986-0007	☐	☐	☑	☐
4002	Avenue C	Hume - Rowe House	C14H- 2007-0024	☐	☐	☐	☐
1500	Capital of Texas Highway	Johnson Smokehouse (also Fence & Ruins)	C14H- 1992-0012	☐	☐	☐	☐
11th & Congress Avenue	Capitol Square	Capitol of Texas	C14H- 1986-0023	☐	☐	☑	☐
603	Carolyn Avenue	Harris - Carter House	C14H- 2003-0024	☐	☐	☐	☐
4615	Caswell Avenue	Saul - Morrison - Smith House	C14H- 2008-0039	☐	☐	☐	☐
0	Cedar Park	Steam Engine No. 786	C14H- 1999-0001-b	☐	☐	☐	☐
3710	Cedar Street	Confederate Woman's Home	C14H- 1986-0003	☐	☐	☐	☐
1000	Cesar Chavez Street	Evans - Morris - Hiesler House	C14H- 1999-2005	☐	☐	☐	☐

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1301	Cesar Chavez Street	Moreland - Melendez House	C14H- 2002-0005	☐	☐	☐	☐
1602	Cesar Chavez Street	Wolf House	C14H- 1977-0044	☐	☐	☐	☐
1807	Cesar Chavez Street	Berner - Clark - Mercado House	C14H- 2000-0009	☐	☐	☐	☐
2201	Cesar Chavez Street	Charles Johnson Homestead	C14H- 1977-0023	☐	☐	☐	☐
700	Cesar Chavez Street	Palm School	C14H- 1980-0015	☐	☐	☐	☐
0	Chestnut Avenue (Rosewood Park @ 2300 Rosewood)	Madison Log Cabin	C14H- 1976-0021	☑	☐	☐	☐
1108	Chicon Street	Brewer House	C14H- 1994-0021	☐	☐	☑	☐
900	Chicon Street	Administration Building, Huston - Tillotson College	C14H- 1992-0011	☐	☐	☐	☐
1901	Cliff Street	Cranfill House	C14H- 2006-0038	☐	☐	☐	☐
1908	Cliff Street	Patterson House	C14H- 2005-0001	☐	☐	☐	☐
1010	Colorado Street	Governor's Mansion	C14H- 1979-0007	☑	☐	☑	☐
1306	Colorado Street	Hancock House (Christianson-Leberman Studio)	C14H- 1979-0005	☑	☐	☑	☐
1511	Colorado Street	Carrington - Covert House	C14H- 1976-0019	☑	☐	☑	☐
714	Colorado Street	Brown Building	C14H- 1997-0002	☐	☐	☑	☐
1601	Comal Street	Oakwood Cemetery Annex	C14H- 2001-0006	☐	☐	☑	☐
1006	Congress Avenue	Lundberg Bakery (aka Old Bakery)	C14H- 1976-0024	☑	☐	☑	☐
1315	Congress Avenue	Continental Club	C14H- 2008-0018	☐	☐	☐	☐
1403	Congress Avenue	Bergen - Todd House	C14H- 1983-0014	☐	☐	☐	☐
1412	Congress Avenue	J. M. Crawford Co. Building (aka Central Feed Store)	C14H- 1994-0012	☐	☐	☐	☐
211	Congress Avenue	Pearl House Bar	C14H- 1986-0040	☐	☐	☑	☐
2336	Congress Avenue	Walter Tips House	C14H- 1974-0002	☑	☐	☐	☐
3001	Congress Avenue	St. Edward's University Main Building and Holy Cross Hall	C14H- 1974-0025	☑	☐	☑	☐
315	Congress Avenue	Swift Building	C14H- 1981-0011-a	☐	☐	☑	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
319	Congress Avenue	Day Building	C14H- 1981-0011-b	☐	☐	☑	☐
323	Congress Avenue	McKean - Eilers Building	C14H- 1981-0011-c	☐	☐	☑	☐
410	Congress Avenue	Southwestern Telephone and Telegraph Building	C14H- 1976-0016	☑	☐	☑	☐
412	Congress Avenue	Kreisle Building	C14H- 2006-0040	☐	☐	☑	☐
504	Congress Avenue	Robinson - Rosner Building	C14H- 1980-0017	☑	☐	☑	☐
701	Congress Avenue	Stephen F. Austin Hotel	C14H- 1998-0006	☐	☐	☑	☐
706	Congress Avenue	Metz Building	C14H- 2001-0013	☐	☐	☐	☐
708	Congress Avenue	Edward Tips Building	C14H- 1977-0012-b	☐	☐	☑	☐
709	Congress Avenue	Brush - Turner - Hirshfeld Building	C14H- 2000-0014	☐	☐	☑	☐
713	Congress Avenue	Paramount Theatre	C14H- 1978-0038	☑	☐	☑	☐
716	Congress Avenue	Johns - Hamilton Building	C14H- 1981-0015	☐	☐	☑	☐
718	Congress Avenue	Townsend - Thomson Building	C14H- 1983-0007	☐	☐	☑	☐
801	Congress Avenue	Eugene Bremond Building	C14H- 1984-0001	☐	☐	☑	☐
804	Congress Avenue	Bosche Building	C14H- 1979-0019	☐	☐	☑	☐
807	Congress Avenue	Steiner Building	C14H- 1988-0004	☐	☐	☑	☐
811	Congress Avenue	Allen - Von Boeckmann Building	C14H- 2001-0012	☐	☐	☑	☐
906	Congress Avenue	Larmour Block (A)	C14H- 1982-0001-a	☐	☐	☑	☐
907	Congress Avenue	Grandberry Building	C14H- 1986-0015	☐	☐	☐	☐
908	Congress Avenue	Larmour Block (B)	C14H- 1982-0001-b	☐	☐	☑	☐
909	Congress Avenue	Mitchell - Robertson Building	C14H- 2004-0008	☐	☐	☐	☐
910	Congress Avenue	Larmour Block (C)	C14H- 1982-0001-c	☐	☐	☑	☐
912	Congress Avenue	Larmour Block (D)	C14H- 1982-0001-d	☑	☐	☑	☐
914	Congress Avenue	Larmour Block (E)	C14H- 1982-0001-e	☐	☐	☑	☐
916	Congress Avenue	Larmour Block (F)	C14H- 1982-0001-f	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
918	Congress Avenue	Larmour Block (G)	C14H- 1982-0001-g	☐	☐	☑	☐
920	Congress Avenue	Larmour Block (H)	C14H- 1982-0001-h	☐	☐	☑	☐
922	Congress Avenue	Larmour Block (I)	C14H- 1982-0001-i	☐	☐	☑	☐
316	Congress Avenue	W. B. Smith Building	C14H- 1981-0024	☐	☐	☑	☐
318	Congress Avenue (aka 318-320)	Koppel Building	C14H- 1983-0003	☐	☐	☑	☐
522	Congress Avenue (aka 512-520 Congress Avenue and 101 West 6th Street)	Scarbrough Building	C14H- 1986-0008	☑	☐	☑	☐
620	Congress Avenue (aka 622)	Sampson - Henricks Building	C14H- 1983-0011	☑	☐	☑	☐
710	Congress Avenue (aka 710-712 Congress Avenue)	Walter Tips Building	C14H- 1977-0012-a	☑	☐	☑	☐
1510	Congress Avenue (aka Congress and West 16th Street)	Gethsemane Lutheran Church	C14H- 1976-0020	☑	☐	☑	☐
4108	Avenue D	John and Lela Gay House	C14H- 2007-0019	☐	☐	☐	☐
4401	Avenue D	Woodburn House	C14H- 1981-0001	☐	☐	☑	☐
4300	Avenue D	Clark - Emmert House	C14H- 1982-0015	☐	☐	☑	☐
401	Deep Eddy Avenue	Deep Eddy	C14H- 2001-0010	☐	☐	☐	☐
13300	Dessau Road	Evangelical Lutheran Church	C14H- 2000-0005	☐	☐	☐	☐
3126	Duval Street	Morse House	C14H- 1994-0017	☐	☐	☐	☐
3215	Duval Street	Ben M. Barker House	C14H- 1982-0006	☐	☐	☐	☐
3300	Duval Street	Finch - Krueger House	C14H- 1993-0025	☐	☐	☑	☐
3312	Duval Street	Stanley and Emily Finch House	C14H- 2006-0031	☐	☐	☐	☐
3400	Duval Street	Gordon - Damon House	C14H- 2007-0021	☐	☐	☐	☐
4200	Duval Street	Evans - Otting Home (aka Proctor - Evans - Otting Home)	C14H- 2008-0004	☐	☐	☐	☐
1009 (aka 1012)	Edgecliff Terrace	Northcliffe - Norwood House	C14H- 1997-0008	☐	☐	☐	☐

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1200	Enfield Road	Governors James and Miriam Ferguson House	C14H- 2002-0020	☐	☐	☐	☐
1803	Evergreen Avenue	Millbrook	C14H- 1977-0024	☑	☐	☐	☐
3824	Avenue F	Mansbendel - Williams House	C14H- 1978-0048	☐	☐	☑	☐
4012	Avenue F	Sauter - Alley House	C14H- 1982-0018	☐	☐	☑	☐
4100	Avenue F	Holland - Klipple House	C14H- 1982-0016	☐	☐	☑	☐
4104	Avenue F	Weisiger - White House	C14H- 1978-0029	☐	☐	☑	☐
4200	Avenue F	Bell House	C14H- 1982-0017	☐	☐	☑	☐
4212	Avenue F	Kopperl House	C14H- 1978-0049	☑	☐	☑	☐
4524	Avenue F	Wells - LaRue House	C14H- 1994-0002	☑	☐	☐	☐
4300	Avenue F (aka 4300-4302 Avenue F and 104-106 East 43rd Street)	Hodnette - Roberts House (aka Hodnett - McKesson House)	C14H- 1994-0020	☑	☐	☑	☐
3215	Fairfax Walk	W. L. Stark House	C14H- 2001-0014	☐	☐	☐	☐
1800	Forest Trail	Hart House	C14H- 2005-0010	☐	☐	☐	☐
5400	Freidrich Lane	Miller - Searight House	C14H- 1982-0004	☐	☐	☐	☐
3816	Avenue G	Shipe House	C14H- 1978-0043	☑	☐	☑	☐
3909	Avenue G	Flanagan - Heierman House	C14H- 1986-0021	☐	☐	☑	☐
3912	Avenue G	Covert House	C14H- 1978-0036	☐	☐	☑	☐
3913	Avenue G	Page - Gilbert House	C14H- 1978-0040	☐	☐	☑	☐
4007	Avenue G	Philquist - Wood House	C14H- 2003-0003	☐	☐	☐	☐
1202	Garden Street	McGown - Griffin House	C14H- 1986-0031	☐	☐	☑	☐
1600	Gaston Avenue	The Davis House	C14H- 2009-0029	☐	☐	☐	☐
1604	Gaston Avenue	The Roger Williams House	C14H- 2009-0087 (0031)	☐	☐	☐	☐
1612	Gaston Avenue	First United Methodist Parsonage (Pope House)	C14H- 2006-0029	☐	☐	☐	☐
3707	Gilbert Street	Joseph Renfro House	C14H- 2007-0027	☐	☐	☐	☐

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2107	Goodrich Avenue	Goodrich Baptist Church and Cemetery	C14H- 1993-0001	☐	☐	☐	☐
2	Green Lanes	Graves House	C14H- 2004-0012	☑	☐	☐	☐
3701-3703	Grooms Street	North Austin Sub-station	C14H- 2006-0034	☐	☐	☐	☐
1601	Guadalupe Street	Bertram Store	C14H- 1977-0016	☐	☐	☐	☐
3002	Guadalupe Street	North Austin Fire Station #6	C14H- 1981-0003	☐	☐	☐	☐
400	Guadalupe Street	Republic Square	C14H- 1990-0013	☐	☐	☐	☐
610	Guadalupe Street	B. J. Smith House	C14H- 1974-0029	☑	☐	☐	☐
700	Guadalupe Street	John Bremond House	C14H- 1974-0035	☑	☐	☑	☐
706	Guadalupe Street	Phillips - Knudsen House (Houston-Hale)	C14H- 1974-0037	☑	☐	☑	☐
810	Guadalupe Street	Central Library (Austin History Center)	C14H- 1983-0002	☑	☐	☑	☐
900	Guadalupe Street	Wooldridge Park	C14H- 1990-0012	☐	☑	☑	☐
3803	Avenue H	Bengston House	C14H- 2006-0028	☐	☐	☐	☐
4014	Avenue H	Zimmerli - Rosenquist House	C14H- 1983-0016	☐	☐	☑	☐
4107	Avenue H	Williams - Weigl House	C14H- 2000-0007	☑	☐	☑	☐
4401	Avenue H	Edgar von Boeckmann House	C14H- 2005-0011	☐	☐	☐	☐
4002	Avenue H (aka 4000-4002)	Ramsdell - Wolff House	C14H- 1991-0013	☐	☐	☑	☐
1400	Hardouin Avenue	Max Starcke House	C14H- 2004-0022	☐	☐	☐	☐
1403	Hardouin Avenue	Catterall - Thornberry House	C14H- 2009-0034	☐	☐	☐	☐
1500	Hardouin Avenue	Spires House	C14H- 2006-0039	☐	☐	☐	☐
1508	Hardouin Avenue	The Boner House	C14H- 2009-0046	☐	☐	☑	☐
508	Harris Avenue	Walker - Stiles House	C14H- 2003-0011	☐	☐	☐	☐
2400	Harris Boulevard	Keith House	C14H- 2004-0013	☐	☐	☐	☐
2402	Harris Boulevard	Baker - Allen House	C14H- 2009-0012	☐	☐	☐	☐

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2406	Harris Boulevard	Jackson - Novy - Kelly - Hoey House	C14H- 2009-0021	☐	☐	☐	☐
2407	Harris Boulevard	Reed Estate	C14H- 2005-0024	☐	☐	☐	☐
2418	Harris Boulevard	The Goodfriend House	C14H- 2009-0050	☐	☐	☑	☐
2502	Harris Boulevard	Dunbar - Eilers House	C14H- 2008-0026	☐	☐	☐	☐
2506	Harris Boulevard	Silberstein House (aka Max and Sadye Silberstein House)	C14H- 2008-0034	☐	☐	☐	☐
2508	Harris Boulevard	Snyder House (aka Snyder - Morehead - Black House)	C14H- 2008-0031	☐	☐	☐	☐
2524	Harris Boulevard	Catterall - Mills House	C14H- 2004-0032	☑	☐	☐	☐
3110	Harris Park Avenue	Ettlinger House	C14H- 2001-0008	☐	☐	☐	☐
602	Harthan Street	Las Ventanas (Jernigan House)	C14H- 1979-0011	☑	☐	☑	☐
604	Harthan Street	Nixon - Harper House	C14H- 2003-0016	☐	☐	☐	☐
801	Highland Avenue	Blondie Pharr House	C14H- 2008-0019	☐	☐	☐	☐
501	IH-35 Frontage Road	Robinson Brothers Warehouse	C14H- 2002-0002	☐	☐	☐	☐
1208	Inks Avenue	Stuart House	C14H- 1987-0005	☐	☐	☐	☐
2410	Jarratt Avenue	The Lolla (or Loila) Peterson House	C14H- 2009-0039	☐	☐	☑	☐
2418	Jarratt Avenue	Gardner House	C14H- 2009-0015	☐	☐	☐	☐
3720	Jefferson Street	Radkey House	C14H- 1979-0001	☑	☐	☐	☐
902	Olive Street (aka 900 Juniper Street)	Minnie Hughes House	C14H- 2002-0022	☐	☐	☐	☐
904	Juniper Street	Clem Lindsay House	C14H- 2002-0024	☐	☐	☐	☐
904 (aka 902)	Juniper Street	Henry Stringfellow House	C14H- 2002-0023	☐	☐	☐	☐
2411	Kinney Road	Seymour Fogel House (Southwind)	C14H- 2001-0004	☑	☐	☐	☐
0	Lamar Boulevard at Town Lake	Lamar Boulevard Bridge	C14H- 1993-0005	☐	☐	☑	☐
102	Laurel Lane	Del Curto - Nowotny House	C14H- 2004-0023	☐	☐	☑	☐
1415	Lavaca Street	Bartholomew - Robinson Building	C14H- 1996-0003	☐	☐	☐	☐

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1802	Lavaca Street	McDonald - McGowan House	C14H- 1987-0012	☐	☐	☐	☐
200	Lee Barton Drive	Paggi House	C14H- 1974-0006	☑	☐	☑	☐
811	Live Oak Street	Green Pastures	C14H- 1979-0013	☑	☐	☑	☐
1400	Lorrain Street	Weller - Meyers - Morrison House	C14H- 2005-0013	☐	☐	☐	☐
1500	Lorrain Street	King - Von Rosenberg House	C14H- 2004-0029	☐	☐	☐	☐
1503	Lorrain Street	White (R. L.) House	C14H- 2003-0014	☐	☐	☐	☐
3414	Lyons Road	James Smith Place	C14H- 1980-0009	☐	☐	☐	☐
906	Mariposa Drive	Walter (and Mae) Simms House	C14H- 2007-0023	☐	☐	☐	☐
1309	Marshall Lane	Harvey House (aka Judge John D. and Etta Harvey House)	C14H- 2008-0035	☐	☐	☐	☐
1502	Marshall Lane	Robinson - Watt House	C14H- 2004-0010	☐	☐	☐	☐
1509	Marshall Lane	Crusemann - Marsh - Bell House (aka Crusemann - Clark - Mars h - Bell House)	C14H- 2008-0015	☐	☐	☐	☐
2106	Martin Luther King Junior Boulevard	Fiegel House	C14H- 1986-0032	☐	☐	☐	☐
1001	Mary Street	Dawson - Blaylock House	C14H- 2002-0031	☑	☐	☑	☐
1007	Milam Place	Travis Heights House	C14H- 2004-0018	☐	☐	☐	☐
405	Monroe Street	Ross - Moore House	C14H- 1991-0023	☐	☐	☐	☐
410	Monroe Street	Hill - Searight House	C14H- 1984-0017	☐	☐	☐	☐
500	Monroe Street	Caruthers - Pierce - Richard House	C14H- 2008-0005	☐	☐	☐	☐
10801	Mo-Pac Expressway, NB	Rogers Homestead	C14H- 2000-2177	☐	☑	☑	☐
3300	Mount Bonnell	Hucks Slough Bridge	C14H- 1988-0014	☐	☐	☐	☐
3800	Mount Bonnell	Mount Bonnell	C14H- 1990-0006	☐	☐	☑	☐
1601	Navasota Street	Oakwood Cemetery	C14H- 2001-0005	☐	☐	☑	☐
503	Neches Street	Paggi Blacksmith Shop	C14H- 1978-0015	☐	☐	☐	☐
512	Neches Street	Schuwirth House	C14H- 1978-0014	☐	☐	☐	☐
1801	Nelms Street	Sebron Sneed House	C14H- 1977-0011	☐	☑	☑	☐

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1203	Newning Avenue	W. H. Davis House	C14H- 1995-0005	☐	☐	☐	☐
1208	Newning Avenue	Wilkins - Heath House	C14H- 1989-0006	☐	☐	☐	☐
1214	Newning Avenue	Preston - Garcia House	C14H- 1989-0009	☐	☐	☐	☐
1304	Newning Avenue	Gullett House	C14H- 1991-0021	☐	☐	☐	☐
1312	Newning Avenue	Moore - Williams House	C14H- 2002-0015	☐	☐	☐	☐
1409	Newning Avenue	Brass - Milam House	C14H- 1991-0030	☐	☐	☐	☐
1419	Newning Avenue	Dumble - Boatright House	C14H- 1982-0011	☐	☐	☐	☐
1508	Newning Avenue	Lewis - Thomas House	C14H- 1982-0003	☐	☐	☐	☐
1705	Newton Street	Willie Wells House	C14H- 1989-0002	☐	☐	☐	☐
1809	Newton Street	Stanley Homestead - outbuilding	C14H- 2000-0012	☐	☐	☐	☐
1811	Newton Street	Stanley Homestead (aka Stone House)	C14H- 1993-0024	☑	☐	☐	☐
1603 (aka 3)	Niles Road	Thomas House	C14H- 2009-0022	☐	☐	☐	☐
1606	Niles Road	Pease Mansion (Woodlawn)	C14H- 2002-0011	☑	☐	☑	☐
1705 (aka 11)	Niles Road	The Arthur Pope and Eleanor Covert Watson House	C14H- 2009-0061	☐	☐	☐	☐
1706 (aka 12)	Niles Road	The Fred and Margaret Sharp House	C14H- 2009-0048	☐	☐	☑	☐
9 (aka 1701)	Niles Road	The Martin - Sharp House	C14H- 2009-0028	☐	☐	☐	☐
1148	Northwestern Avenue	Sallie Johnson House (Haynes)	C14H- 2009-0003	☐	☐	☐	☐
1305	Northwood Road	Massey - Page House	C14H- 2009-0008	☐	☐	☐	☐
1410	Northwood Road	Parrish - Fleming House	C14H- 2007-0040	☐	☐	☐	☐
1520	Northwood Road	McGee - Clark - Byrd House	C14H- 2009-0014	☐	☐	☐	☐
1705	Nueces Street	Steussey - Skinner House	C14H- 1994-0019	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1909	Nueces Street	Thornton House	C14H- 1988-0002	☐	☐	☐	☐
2101	Nueces Street	Morgan House	C14H- 1985-0014	☐	☐	☐	☐
2102	Nueces Street	Rutherford House	C14H- 1978-0001	☐	☐	☐	☐
2104	Nueces Street	Hill House	C14H- 1981-0002	☐	☐	☐	☐
2212	Nueces Street	Gerhard - Schoch House	C14H- 1978-0002	☑	☐	☐	☐
2806	Nueces Street	George Pendexter House	C14H- 1980-0010	☐	☐	☐	☐
2705	Oakhurst Avenue	Shelby - Matthews - Bergquist House	C14H- 2007-0001	☐	☐	☐	☐
706	Oakland Avenue	Webster House	C14H- 2009-0023	☐	☐	☐	☐
0	Old Lockhart Highway	Onion Creek (Masonic) Lodge	C14H- 1976-0011	☐	☐	☐	☐
10140	Old San Antonio Road	Matthew Brown Homestead	C14H- 2001-0104	☐	☐	☐	☐
902	Olive Street	Fannie Walker House	C14H- 2002-0025	☐	☐	☐	☐
801	Park Boulevard	Edgar Perry Jr. House	C14H- 1999-2001	☐	☐	☐	☐
9019	Parkfield Drive	Zimmerman Cabin	C14H- 1984-0003	☐	☐	☐	☐
708	Patterson Avenue	Buass House	C14H- 1978-0047	☐	☐	☐	☐
1601	Pearl Street	Brady House	C14H- 2009-0045	☐	☐	☐	☐
1603	Pearl Street	St. David's Rectory	C14H- 2009-0011	☐	☐	☐	☐
1606	Pearl Street	McClendon - Price House	C14H- 2000-0010	☐	☐	☐	☐
1615	Pearl Street	Nagle - Harrington House	C14H- 2009-0044	☐	☐	☐	☐
1515	Pease Road	Sutton - Bailey House	C14H- 2009-0038	☐	☐	☑	☐
1603	Pease Road	The Thornhill - McKay House	C14H- 2009-0057	☐	☐	☐	☐
1604	Pease Road	The Madison and Mabel Benson House	C14H- 2009-0040	☐	☐	☑	☐
1613	Pease Road	The Black - Fleming House	C14H- 2009-0041	☐	☐	☑	☐
1607	Pennsylvania	Old Anderson High School	C14H- 1983-0015	☐	☐	☐	☐
1600	Payton Gin Road	Edward E. Zimmerman Stone House	C14H- 1977-0036	☑	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
910	Poplar Street	Maverick - Miller House	C14H- 1999-0013	✔	☐	✔	☐
607	Pressler Street	Smoot House (Flower Hill)	C14H- 1999-0007	✔	☐	✔	☐
1404	Preston Avenue	Sol and Anne Ginsburg House	C14H- 2009-0053	☐	☐	✔	☐
1511	Preston Avenue	DeWitt Reddick House	C14H- 2009-0032	☐	☐	☐	☐
1017	Red River Street	Orsay - Doyle House	C14H- 1986-0030	☐	☐	☐	☐
1111	Red River Street	Wedig - Hardeman House (aka, 1103 Red River Street)	C14H- 1986-0043	☐	☐	☐	☐
211	Red River Street	Trask House	C14H- 1974-0026	☐	☐	☐	☐
1101	Red River Street	Jeremiah Hamilton Building (Austin Symphony Society)	C14H- 1986-0028	✔	☐	✔	☐
1101	Red River Street	McCraven - Wilson House	C14H- 1986-0029	☐	☐	☐	☐
	Pecos Street	Taylor Lime Kiln	C14H- 1974-0021	☐	☐	☐	☐
1003	Rio Grande Street	George W. Sampson House	C14H- 1980-0026	✔	☐	✔	☐
1600	Rio Grande Street	Ruggles - Smith House	C14H- 1989-0022	☐	☐	☐	☐
1711	Rio Grande Street	Jacob Larmour House	C14H- 1981-0007	✔	☐	☐	☐
1806	Rio Grande Street	Pope - Watson House	C14H- 1993-0012	☐	☐	☐	☐
1900	Rio Grande Street	Goodall - Wooten House	C14H- 2001-0147	✔	☐	✔	☐
2112	Rio Grande Street	White - Springfield House	C14H- 1980-0019	☐	☐	☐	☐
2303	Rio Grande Street	Kuehne - Moore House	C14H- 2000-2268	☐	☐	☐	☐
2404	Rio Grande Street	David C. Parker Property	C14H- 1994-0018	☐	☐	☐	☐
702	Rio Grande Street	Robinson - Macken House	C14H- 1983-0025	✔	☐	✔	☐
709	Rio Grande Street	Sayers House	C14H- 2004-0005	☐	☐	☐	☐
805	Rio Grande Street	Crow - Tenant House (aka C14-93-0014)	C14H- 1993-0004	☐	☐	☐	☐
900	Rio Grande Street	Campbell - Miller House	C14H- 2005-0025	☐	☐	☐	☐
901	Rio Grande Street	Moore - Flack House	C14H- 1983-0026	✔	☐	☐	☐
1001	Riverside Drive	Cloud - Kingsbery House	C14H- 2006-0024	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
806	Rosedale Terrace	Reuter House	C14H- 1986-0039	☑	☐	☑	☐
1209	Rosewood Avenue	Haynes - Delashwah House	C14H- 1980-0011	☐	☐	☑	☐
2111	S.L. Davis Avenue	Mount Calvary Baptist Church	C14H- 2009-0019	☐	☐	☐	☐
2605	Salado Street	Beriah Graham House	C14H- 1977-0028	☑	☐	☐	☐
1206	San Antonio Street	Allen - Williams House	C14H- 1999-0001	☐	☐	☐	☐
1510	San Antonio Street	Roy Thomas House	C14H- 2001-0015	☐	☐	☐	☐
702	San Antonio Street	San Antonian	C14H- 1974-0046	☐	☐	☑	☐
705	San Antonio Street	Catherine Robinson House	C14H- 1974-0030	☑	☐	☑	☐
706	San Antonio Street	North Cottage	C14H- 1974-0040	☐	☐	☑	☐
708	San Antonio Street	North - Evans Chateau	C14H- 1974-0036	☑	☐	☑	☐
711	San Antonio Street	Walter Bremond House	C14H- 1974-0034	☑	☐	☐	☐
800	San Antonio Street	J. W. McLaughlin House	C14H- 1975-0013	☐	☐	☐	☐
700	San Antonio Street	Howson House (aka North-Howson Flats)	C14H- 1974-0001	☐	☐	☑	☐
1157	San Bernard Street	Costley - Goins House	C14H- 2004-0017	☐	☐	☐	☐
1160	San Bernard Street	Spinola - Smith House	C14H- 1989-0018	☐	☐	☐	☐
1164	San Bernard Street	Wesley United Methodist Church	C14H- 1989-0017	☐	☐	☑	☐
1170	San Bernard Street	Arnold House	C14H- 1985-0006	☐	☐	☑	☐
1171	San Bernard Street	Thompson House	C14H- 1977-0034	☑	☐	☐	☐
1174	San Bernard Street	Roberts Clinic	C14H- 2003-0012	☐	☐	☐	☐
1178	San Bernard Street	Benjamin Lee House	C14H- 2007-0026	☐	☐	☐	☐
1191	San Bernard Street	Scott - Hammond House	C14H- 1987-0003	☐	☐	☐	☐
1211	San Bernard Street	Giese - Stark Store	C14H- 2004-0009	☐	☐	☐	☐
1711	San Gabriel Street	Oscar and Floy Robinson House	C14H- 2009-0043	☐	☐	☐	☐
2210	San Gabriel Street	Hurt House	C14H- 1978-0039	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
2310	San Gabriel Street	Neill - Cochran House	C14H- 1974-0033	☑	☐	☑	☐
2312	San Gabriel Street	Texas Federation of Woman's Clubs	C14H- 1986-0009	☑	☐	☑	☐
2402	San Gabriel Street	Franzetti Store (Building of Wheatville)	C14H- 1977-0015	☐	☐	☐	☐
1607	San Jacinto Street	Scholz Garten	C14H- 1975-0010	☑	☐	☑	☐
607	San Jacinto Street	McDonald Building	C14H- 1987-0015	☐	☐	☑	☐
822	San Marcos Street	French Legation	C14H- 1974-0023	☑	☑	☑	☐
4811	Sinclair Avenue	Moore - Hancock Cabins (aka White - Hancock Cabins)	C14H- 1987-0019	☑	☐	☑	☐
3500	Speedway	Fruth House	C14H- 2004-0004	☐	☐	☐	☐
4006	Speedway	Robert T. Badger House	C14H- 1995-0007	☐	☐	☑	☐
4108	Speedway	Bailey - Newgren House	C14H- 1993-0020	☐	☐	☑	☐
4110	Speedway	Bailey - Houston House	C14H- 1987-0007	☐	☐	☐	☐
4112	Speedway	Walter Badger House	C14H- 1993-0021	☐	☐	☑	☐
1403	Springdale Road	Overton House (aka Volma and Warneta Overton House)	C14H- 2008-0036	☐	☐	☐	☐
11418	Sprinkle Cut Off Road	Pioneer Farms	C14H- 1994-0005	☐	☐	☐	☐
1718	Summitview	Dr. Ralph and Anna Cloud House	C14H- 2009-0020	☐	☐	☑	☐
2408	Sweetbrush Drive	Swisher - Scott House (Sweetbrush)	C14H- 1979-0004	☑	☐	☑	☐
2528	Tanglewood Trail	Donnan - Hill House	C14H- 1979-0006	☑	☐	☑	☐
2900	Tarry Trail	Gatewood House	C14H- 2002-0017	☐	☐	☐	☐
0	Terry Lane (aka 2935 SH 71 E)	McKinney's Mill	C14H- 2007-0044	☐	☐	☐	☐
200	The Circle	Brunson House	C14H- 2003-0013	☐	☐	☐	☐
1106	Toyath Street	Lawson House	C14H- 1993-0010	☐	☐	☑	☐
1200	Travis Heights Boulevard	Murchison - Douglas House	C14H- 2007-0020	☐	☐	☐	☐
1201	Travis Heights Boulevard	Stacy House	C14H- 2002-0018	☐	☐	☐	☐
1815	Travis Heights Boulevard	Wiley - McKown House	C14H- 2008-0006	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1409	Trinity Street	Hauke House	C14H- 1988-0009	☐	☐	☐	☐
607	Trinity Street	Chicago (McAngus) House	C14H- 1976-0017	☐	☐	☐	☐
2001	University Avenue	Kappa Kappa Gamma House	C14H- 2009-0013	☐	☐	☐	☐
0	Various	Moonlight Towers	C14H- 1974-0028	☐	☑	☑	☐
1610	Virginia Avenue	I. V. Davis Homestead	C14H- 1977-0010	☑	☐	☐	☐
1006	Waller Street	Bailetti House (aka Bailetti - Walker House)	C14H- 1988-0022	☐	☐	☑	☐
3001	Washington Square	James - Mathews House	C14H- 2006-0033	☐	☐	☐	☐
3009	Washington Square	T. N. and Edythe Porter House	C14H- 2008-0012	☐	☐	☐	☐
1703	Waterston Street	Tucker - Haskell House	C14H- 2002-0014	☐	☐	☑	☐
1402	Wathen Avenue	Leach House	C14H- 2008-0032	☐	☐	☐	☐
1405	Wathen Avenue	Aycock House	C14H- 2009-0024	☐	☐	☐	☐
1406	Wathen Avenue	Parker House (aka Reilly House)	C14H- 2008-0033	☐	☐	☐	☐
1409	Wathen Avenue	Hardwicke House	C14H- 2008-0011	☐	☐	☐	☐
1410	Wathen Avenue	Gambrell House	C14H- 2009-0007	☐	☐	☐	☐
0	West 24th Street at Shoal Creek	West 24th Street Bridge	C14H- 1988-0003	☐	☐	☐	☐
1008	West Avenue	Burlage - Fischer House	C14H- 1978-0025	☑	☐	☑	☐
1308	West Avenue	Mueller House	C14H- 2000-2183	☐	☐	☐	☐
1400	West Avenue	Mueller - Danforth House	C14H- 2000-2182	☐	☐	☐	☐
1402	West Avenue	Coon - Gilbert - Doggett House	C14H- 1978-0020	☐	☐	☐	☐
1404	West Avenue	Daniel Caswell House	C14H- 1974-0003	☑	☐	☑	☐
1502	West Avenue	William T. Caswell House	C14H- 1977-0041	☐	☐	☑	☐
1503	West Avenue	Dozier - Beal House	C14H- 1995-0004	☐	☐	☐	☐
1504	West Avenue	Dignan - Mickey House	C14H- 1983-0020	☐	☐	☐	☐
1610	West Avenue	Millican House	C14H- 1974-0004	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1703	West Avenue	West Hill	C14H- 1975-0009	☑	☐	☑	☐
1717	West Avenue	H. B. Hancock House	C14H- 1980-0029	☑	☐	☐	☐
1801	West Avenue	J. W. and Cornelia Rice Scarbrough House	C14H- 2009-0035	☐	☐	☐	☐
1803	West Avenue	Denny - Holliday House	C14H- 1978-0017	☑	☐	☐	☐
3018	West Avenue	Brogan House	C14H- 2007-0035	☐	☐	☐	☐
3112	West Avenue	Heritage House	C14H- 1975-0011	☐	☐	☐	☐
3506	West Avenue	Leser House	C14H- 1978-0004	☑	☐	☐	☐
808	West Avenue	Montgomery House	C14H- 1979-0020	☐	☐	☐	☐
1510	West Lynn	The Wroe - Yeates House	C14H- 2009-0030	☐	☐	☐	☐
1504	West Lynn Street	The Violet Crown	C14H- 2003-0007	☐	☐	☐	☐
610	West Lynn Street	Sheeks - Robertson House	C14H- 1976-0001	☐	☐	☑	☐
906	West Lynn Street	Mathews Elementary School	C14H- 1999-0002	☐	☐	☐	☐
6240	U.S. Highway 290	Oak Hill School	C14H- 2000-2095	☐	☐	☑	☐
6266	U.S. Highway 290	Patton Store	C14H- 1993-0026	☑	☐	☐	☐
1515	Westover Road	Cullers - Adkins House	C14H- 2009-0009	☐	☐	☐	☐
3120	Wheeler Street	Walter Keeling House	C14H- 2001-0003	☐	☐	☐	☐
3124	Wheeler Street	Penn and Nellie Wooldridge House	C14H- 2003-0004	☐	☐	☐	☐
2629	Whitis Avenue	All Saints Chapel	C14H- 1980-0022	☐	☐	☐	☐
1001	Willow Street	Frank and Martha Jones House	C14H- 2009-0002	☐	☐	☐	☐
1200	Windsor Road	Cruchon - Cabaness - Spiller House	C14H- 1995-0002	☐	☐	☐	☐
2200	Windsor Road	Adams House	C14H- 2003-0022	☐	☐	☐	☐
2210	Windsor Road	Davis - Sibley House (aka Davis - Sibley Bell House)	C14H- 2008-0016	☐	☐	☐	☐
2213	Windsor Road	The Bull House	C14H- 2009-0056	☐	☐	☐	☐
2309	Windsor Road	A.D. and Mae Bolm House	C14H- 2006-0035	☐	☐	☐	☐

Address		Building Name	Case Number	Recorded Texas Historic Landmark	State Archaeological Landmarks	National Register	Local Historic District
1608	Woodlawn Boulevard	The Lassberg House	C14H- 2009-0060	☐	☐	☐	☐
2302	Woodlawn Boulevard	Governor Dan Moody House (aka Moody - Baskin House)	C14H- 2009-0005	☐	☐	☐	☐
1405	Wooldridge Drive	Greenwood and Nina Wooten House	C14H- 2009-0010	☐	☐	☐	☐
1415	Woolridge Drive	Pemberton Castle	C14H- 1995-0006	☑	☐	☐	☐
1505	Wooldridge Drive	Fisher (Lucille) House	C14H- 2003-0023	☐	☐	☐	☐
2431	Wooldridge Drive	Hildebrand - Scott House	C14H- 2009-0051	☐	☐	☑	☐
2603	Wooldridge Drive	The Huron Mills House	C14H- 2009-0042	☐	☐	☑	☐
2607	Wooldridge Drive	Potter - Pincoffs House	C14H- 2009-0027	☐	☐	☐	☐
2815	Wooldridge Drive	Burns - Klein House (Splitrock)	C14H- 2004-0006	☐	☐	☐	☐

Grand Total

Updated 5/26/ 2011, 3:45 p.m.

Attachment B

Historic Preservation Related Grant List

National Park Service Local Government Program – Certification is accomplished through the Texas Historical Commission. Last funding was in 2010 at $3 million nationwide.

National Trust for Historic Preservation include the following:

- National Trust Preservation Funds provide two types of assistance to nonprofit organizations and public agencies 1) matching grants from $500 to $5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies.
- Johanna Favrot Fund for Historic Preservation provides nonprofit organizations and public agencies grants ranging from $2,500 to $10,000 for projects that contribute to preservation or recapture of authentic sense of place.
- Cynthia Woods Mitchell Fund for Historic Interiors provides nonprofit organizations and public agencies grants ranging from $2,500 to $10,000 to assist in the preservation, restoration, and interpretation of historic interiors.
- Partners in the Field Challenge Grant for Statewide and Local Partners is a transformative challenge grant program to expand preservation field services nationwide.
- Peter H. Brink Leadership Fund helps to build the capacity of existing preservation organizations to encourage collaboration among such organizations with grants of up to $1,500.

Texas Preservation Trust Fund Grant Program This interest-earning fund begun in 1989 of public and private money is administered as matching to qualified applicants for the acquisition, survey, restoration, preservation or for the planning and educational activities leading to the preservation of historic architectural and archeological properties and associated collections of the State of Texas. Competitive grants are awarded on a one-to-one match basis and are paid as reimbursement of eligible expenses incurred during a project.

Fiscal Year 2009 Funded Projects were as follows:

- Grand Theater in Wichita County in the amount of $30,000;
- Stephen F. Austin Anthropology Lab Improvements in Nacogdoches County in the amount of $7,000;
- Fort Worth Central Business District in Tarrant County in the amount of $15,000;
- Hunter Gymnasium in Presidio County in the amount of $24,950;
- Barnard's Mill and Art Museum in Somervell County in the amount of $30,000;
- African American Archaeology Statewide in the amount of $30,000;
- PPHM State Repository Improvement Project Statewide in the amount of $23,000;

- Memorial City Hall in Harrison County in the amount of $30,000;
- 1878 First National Bank Building in Galveston County in the amount of $30,000;
- Northside ISD School Museum in Bexar County in the amount of $5,000;
- Most Endangered List & National Trust for Historic Preservation Scholarship Fund Statewide in the amount of $30,000;
- 1874 Church Restoration in Bell County in the amount of $5,000;
- Treviño-Uribe Fort in Zapata County in the amount of $40,000;
- Woodmen of the World Lodge in Orange County in the amount of $4,000; and
- Mount Olive Missionary Baptist Church in Galveston County in the amount of $30,000.

Texas Historical Foundation (THF) was established in 1954 and is made up of several endowments from private resources and it receives no state or federal funds. It supports preservation projects statewide through the Texas Historical Commission.

2011THF Grants were as follows:

- Charles Goodnight Historical Center in Claude to finish the restoration of the Charles Goodnight Home;
- Historic Wellington Inc. in Wellington to restore the Ball Service Station;
- Williamson Museum of Georgetown for expenses for the annual Pioneer Day at Old Settlers Park in Round Rock;
- Documentary Alliance of Bellaire for post production costs for Before the Curtain Rises, a documentary on Texas' Interstate Theatre motion picture exhibition company;
- Former Texas Rangers Foundation in Kerrville to purchase 70 memorial crosses for the Texas Ranger Memorial Cross Program; and
- Friends of the Ballinger Indian Statue in Ballinger to partially fund costs for the casting and installing a replica of the Friend of the Indian Statue in Ballinger City Park.

2010 THF Grants included:

- Lone Grove Community Club in Llano for expenses to upkeep the Lone Grove School built in 1909;
- Cibolo Nature Center-Herff Farm of Boerne to stabilize and repair stone walls at the Herff Farm, a German-style farmhouse;
- River Pierce Foundation of San Ygnacio for emergency stabilization of the masonry of the Treviño-Uribe Rancho in San Ygnacio; and
- Blackshear/O.L. Price Ex-Student Association of Taylor for development of a preservation plan for the Dr. James Dickey House.

TEXAS HISTORICAL COMMISSION

TEXAS PRESERVATION TRUST FUND GRANT PROGRAM

Texans have inherited a wide array of historic architecture and archeological sites that reflect the diversity of all those who have called Texas home. The most serious problem facing historic preservation in Texas is the rapid deterioration and destruction of thousands of Texas' historic and pre-historic sites. To meet this challenge, the 71st Texas Legislature established the Texas Preservation Trust Fund (TPTF) in 1989. This interest-earning fund of public and private money is administered as matching grants to qualified applicants for the acquisition, survey, restoration, preservation or for the planning and educational activities leading to the preservation of historic architectural and archeological properties and associated collections of the State of Texas. Competitive Grants are awarded on a one-to-one match basis and are paid as reimbursement of eligible expenses incurred during the project.

Applications will be available early each year to public or private entities for projects involving eligible historic properties, sites or projects. There are two steps in the grant application process. First, all applicants are required to submit brief application forms for the THC to review prior to each year's deadline. The THC will select the highest priority projects from the initial applications and invite those applicants to move forward to the second step. Successful applicants will continue the process by submitting detailed project proposals and budgets. Full project proposals will be considered by the Commission in the fall of each year. The exact timetable will be published on the THC web site as grant cycles are announced.

The Texas Preservation Trust Fund Grant program is an opportunity to save and protect Texas' threatened historic structures and significant archeological sites. For additional information and to be placed on the grant application mailing list, please contact the Texas Historical Commission, Architecture Division, P.O. Box 12276, Austin, TX 78711, (512) 463-6094 or view THC's web site at www.thc.state.tx.us.

TPTF PROGRAM GUIDELINES

I. TYPES OF PRESERVATION GRANTS

Preservation grants can be awarded only for these types of architecture and archeology projects:

A. **Development** ("preservation," "restoration," "rehabilitation," and "reconstruction," as defined by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995) architecture costs include professional fees to supervise actual construction, the costs of construction, and related expenses approved by the Commission; or archeology costs necessary for stabilizing or repairing damage sustained at an archeological site or for protective measures; or

B. **Acquisition** of absolute ownership of eligible historic resources and related costs and professional fees; or

C. **Planning** costs necessary for the preparation of property specific historic structure reports, historic or cultural resource reports, preservation plans, maintenance studies, resource surveys, local and regional preservation plans or surveys, and/or feasibility studies; or for professional inventory and/or rehabilitation of state associated held-in-trust archeological collections, professional archeological investigation for site assessment or data collection purposes and the subsequent analysis and reporting of those results to address specific and significant archeological issues to aid with archeological site planning.

D. **Heritage Education** costs necessary for training individuals and organizations about historic resources and historic preservation techniques.

II. Requirements for Eligibility

A. Project/Property Information

To be considered eligible for grant assistance projects including buildings/structures, landscapes or archeological sites must have a required historic designation or be eligible to receive one.

B. Applicants Eligible to Receive Grant Assistance

Preservation grants can be made to any public or private entity that is the owner, manager, lessee, maintainer, potential purchaser of an eligible property, or any public or private entity whose purpose includes historic preservation.

Note: If applicant is not the owner of the historic property, then the owner must be aware of the application and agree to follow all rules and conditions of the THC that are required for receipt of funds for development or planning projects.

C. Eligible Match for Grant Assistance

Applicants eligible to receive grant assistance must provide a minimum of one dollar in matching cash to each state dollar for approved project costs.

D. Project Proposals

To be considered for grant funding, the commission will select initial applicants to submit detailed project proposals. The project proposal consists of professional documents describing in detail how the proposed work will be carried out. A qualified professional should prepare the project proposal and all project proposals for acquisition, development and planning must be consistent with preservation standards (Architecture: The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995; Archeology: Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, 1983, as appropriate; Curatorial: Consistent with standards outlined in Curatorial Facility Certification Program).**The project proposal must be reviewed and selected for grant funding by the THC prior to any construction work being undertaken.**

E. Easement

All acquisition and development projects will be required to grant an easement, in a format acceptable to the Commission, to ensure the long-term preservation of the grant-assisted property. However, architectural properties and archeological sites are exempt from the easement if the property/site is designated a State Archeological Landmark (SAL) or if there is an existing conservation easement equivalent to the program requirements. The easement shall run with the land and be enforceable by the State of Texas, and its duration will be based upon the cumulative amount of grant assistance as follows:

less than $10,000	10 years from the start of the easement
$10,000 - $30,000	15 years from the start of the easement
$30,001 - $50,000	20 years from the start of the easement
Greater than $50,000	30 years from the start of the easement

Attachment C

EXECUTIVE SUMMARY RECOMMENDATIONS

1. Designation Criteria

Committee Discussions:

There was a general consensus to retain the existing criteria with modifications to address alterations to proposed landmarks, and to allow for the designation of vernacular architecture, especially in East Austin and South Austin. The Committee agreed that the designation criteria should be flexible enough to protect from demolition the more common buildings that represent the lives and history of ordinary people. The Committee discussed the question of historic zoning for just the footprint of the building rather than the entire parcel as is current practice. Committee members also discussed whether reversible alterations should restrict a building from landmark designation.

Staff Recommendation

Staff recommends tightening the criteria to better ensure that the buildings nominated for landmark designation are truly significant to the history of the city because of their architecture, historical associations, or community value. Staff recommends retention of the existing designation criteria with modifications to stress an emphasis on the significance (historical, architectural, community) of the building, and to add three new provisions:

a. The period of significance for the contextual evaluation of a landmark must have been at least 50 years ago, in conformance with National Register designation criteria.

b. Any building located in a local historic district cannot be nominated for its architecture. The architectural character of the building is already protected by the design standards for the local historic district.

c. No property can have alterations or additions which have significantly compromised its original height, scale, or materials, unless the alteration or addition is at least 50 years old, or the building is being nominated for extraordinary historical, cultural, or community significance.

2. Historic District Designation Process

Committee Discussions:

The Committee addressed public concerns that the process for designating local historic districts in Austin is too burdensome and recommended the establishment of a fund or program to enable neighborhood groups to hire a consultant to perform the survey, research the history of the district, and write the nomination, with a thought that if the city began charging for the inspection of historic landmarks, that money could be used to maintain the consultant fund. Individual committee members recommended lowering the threshold of support required in the historic district nomination from 51% to 41%, establishing conservation districts in addition to local historic districts to better protect large areas of the city, creation of a template for design standards for local historic districts, and establishing greater entitlements for historic landmarks, such as easing site development regulations regarding parking, impervious cover, and setbacks

to allow landmark property owners greater flexibility in developing their property and discouraging demolitions.

Staff Recommendation

a. Change the requirements for owner support to allow the owners of 51% of the property within the district or 51% of the property owners within the district to sign the petition of support for the district, following the San Antonio provision for the designation of historic districts, and to promote greater proportional representation in the creation of historic districts.

b. Strengthen the protections for contributing properties within National Register Historic Districts with a goal of establishing local historic districts. Staff recommends adoption of standardized advisory design guidelines for all National Register Historic Districts and providing a greater bar to demolition of contributing structures within the district. Many of Austin's National Register Historic Districts have no design guidelines; introducing advisory design guidelines will encourage more sensitive design decisions for contributing properties in National Register Historic Districts. Additionally, the only protection from demolition currently in place for contributing structures in National Register districts is to determine that a threatened building qualifies as a historic landmark. Local historic districts in Austin require a Certificate of Appropriateness for the demolition of a contributing structure; this protection should extend to contributing structures in National Register Districts as well.

   Designation as a local historic district would require the adoption of binding design standards by a majority of the owners or the owners of the majority of the land within the district; designation as a local historic district also qualifies property owners within the district to apply for the existing local historic district property tax incentive for the rehabilitation of contributing structures.

c. Institute a demolition delay on contributing properties within National Register and pending local historic districts for up to 180 days after the date of mailing of notice for the first public hearing on the application for demolition of a contributing property, or the creation of the district at the Historic Landmark Commission. Austin now has a pendency of designation statute to protect individual buildings which are before the Historic Landmark Commission for designation as a historic landmark from demolition; this protection should be extended to contributing buildings within National Register and nominated local historic districts which have been placed on the Historic Landmark Commission agenda for review. Demolition delays exist to protect potential landmarks and nominated historic districts in most of our peer cities.

d. Staff further recommends exceptions to the demolition delay for dangerous buildings which pose a threat to public health and safety, demonstration of economic hardship, and non-contributing buildings as well as an education process for the public on this provision.

3. Modify the tax incentive structure for historic landmarks

The average City exemption for an owner-occupied homestead is $2,581. The average exemption for an income-producing property is $2,763.

Committee Discussions:

a. Adopt and apply the property tax incentive for the rehabilitation of contributing buildings in local historic districts to historic landmarks. Most other cities and states provide a rehabilitation incentive for historic structures. The Committee agrees with the recommendations of the Heritage Society of Austin regarding rehabilitation incentives for individual landmarks and local historic district properties.

b. Support the process for establishing a cap on owner-occupied homestead landmarks set forth by the Heritage Society of Austin to promote the continued maintenance and preservation of historic buildings. The Committee agreed that the new cap should be phased in over time, either when the property is sold, or stepped down over a period of years, and that the exemption should not have a limited duration. Individual committee members discussed a limited duration for the provision of tax exemptions, from between 5 to 10 years, with existing exemptions expiring in 5 years and any new cases qualifying for the exemption for 7 years.

c. Request the City Manager to initiate a dialogue with other taxing entities to encourage participation in the property tax exemption program for historic landmarks.

Staff Recommendation:

Staff recommends the following changes to the tax incentive structure for historic landmarks:

OWNER-OCCUPIED HOMESTEAD RESIDENCES

a. Retain the existing formula for calculating the exemption on all historic landmarks, which is 100% of the value of the structure and 50% of the value of the land for owner-occupied homestead landmarks, and 50% of the value of the structure and 25% of the value of the land for income-producing landmarks OR base the exemption on 60% of the total property value to realize higher savings – the 60% exemption will affect lower-end properties, especially if a cap is also applied.

b. Institute a cap of $2,000 as the maximum amount of the tax exemption for all owner-occupied homestead landmarks, to become effective January 1, 2013 to allow the owners of residential landmarks to make necessary modifications to their budgets. Staff recommends that there be no limit on the duration of the capped "maintenance" type of preservation incentive.

Staff also recommends consideration of an alternative philosophy to the provision of the tax exemption to provide a higher cap to older landmarks (over 100 years old), recognizing that the everyday maintenance and preservation of older landmarks generally entails a greater expense than the maintenance and preservation of more recent buildings. Shifting some of the focus of the tax incentive away from pure property value towards the age and maintenance of the building will also benefit more landmarks throughout the city, especially in areas where property values are lower, and may enable smaller preservation projects that would not normally qualify for the proposed rehabilitation property tax incentive. If this approach were adopted, staff recommends a maximum cap of $2,250 for historic landmarks over 100 years old.

c. Adopt and apply to historic landmarks the property tax incentive for rehabilitation of contributing buildings within local historic districts to encourage and promote continued rehabilitation projects on historic buildings.

d. Establish a revolving low-interest loan fund for low-income owners of historic landmarks to more fully participate in the preservation and rehabilitation of their historic homes, with the qualification that they cannot sell or transfer the property for a period of years after completion of the rehabilitation project without financial consequences. This will allow low-income landmark owners to better maintain their properties and will guard against a temptation to get a low-interest loan to restore a house and then "flip" it.

INCOME-PRODUCING PROPERTIES

a. Retain the existing property tax incentives for historic landmarks – 50% of the value of the structure and 25% of the value of the land with no cap. Large downtown buildings are valued at many times the value of the land, so to institute a flat percentage and cap such as that proposed for owner-occupied residential landmarks (where structure and land values are generally more evenly matched up) makes no sense and would work a severe detriment to the preservation of Austin's most noticeable and important downtown historic buildings.

b. Institute a rehabilitation property tax incentive identical to that now offered for the qualified rehabilitation of contributing buildings within local historic districts to encourage and promote continued rehabilitation projects on historic buildings.

c. Establish a revolving low-interest loan fund for façade rehabilitations on historic income-producing buildings in the CBD to encourage better preservation of historic facades and even the restoration or reconstruction of historic facades that have been replaced by modern storefronts.

4. Additional recommendations

Committee Discussions:

a. Continue the current Code limiting the number of owner-initiated historic zoning cases to no more than 3 per month.

b. Review applications for historic zoning more stringently to require the applicant to provide a complete application, including all research necessary for the consideration of a historic zoning case.

c. Require property owners to prove compliance with all permit approval requirements before the Historic Landmark Commission takes action on an application for a Certificate of Appropriateness.

d. Establish a more thorough inspection process for the annual inspection of historic landmarks.

e. Establish a fee for landmark property owners to pay for the more thorough inspections of their properties to qualify for the property tax exemption.

f. Provide a technical and loan assistance program to better enable the rehabilitation of historic structures in South and East Austin.

Staff Recommendations:

a. Establish a fund to provide plaques for every landmark in the City. The plaques currently cost around $98 each, and many existing landmarks have never received a plaque. Staff believes that every landmark property in the city should be recognized with a plaque, as public awareness and education is one of the primary goals of the historic preservation program. Staff further recommends that the cost of the plaque be included in the application fee for any new historic landmark.

REPORT AND RECOMMENDATIONS FOR CHANGES TO THE CITY OF AUSTIN HISTORIC PRESERVATION PROGRAM

Prepared by the
Operations Committee
Historic Landmark Commission

Historic Preservation Office
Planning and Development Review Department
March, 2011

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NTRODUCTION

On June 10, 2010, Council passed Resolution 20100610-029, directing the City Manager to process amendments to the City Code to:

1. Limit the number of owner-initiated and Historic Landmark Commission-initiated historic landmark nominations to three per month, except in the case of nominations initiated by the Commission in response to a request for a demolition or relocation permit; and

2. Limit the number of owner-initiated and Historic Landmark Commission-initiated historic landmark nominations which are located in National Register or Local Historic Districts, other than those initiated by the Commission in response to a request for a demolition or relocation permit, to one per month, unless the other two slots for historic nominations are not completely filled, in which case they may be filled by nominations from National Register or Local Historic districts.

The same resolution directed the City Manager to:

1. Examine historic landmark preservation practices in peer United States cities and identify best practices for identifying, designating and ensuring the preservation of historic properties;

2. Work with the Historic Landmark Commission to prepare recommendations to limit the total amount of property tax exemption for each historic property to a fixed dollar amount per year and prepare recommendations on the proper size of this limit;

3. Work with the Historic Landmark Commission to prepare recommendations on any other aspects of the historic property identification and designation process, the benefit structure for historic properties, and the allocation of City resources for historic preservation purposes; and

4. Prepare an analysis of the economic benefits of historic preservation.

The Operations Committee of the Historic Landmark Commission, comprised of Laurie Limbacher, Joe Arriaga, and John Rosato, with Patti Hansen as an alternate member, met every other Wednesday from June 16, 2010 to April 11, 2011 with a set agenda specifying the items for discussion per Council Resolution 20100610-029.

The Committee first addressed and made recommendations regarding the proposed Code amendments to limit the number of owner-initiated historic zoning cases. These recommendations were presented to the City Council on August 19, 2010. Council adopted an ordinance which:

1. Added new Code Section 25-2-351 which states that the Historic Landmark Commission may consider no more than a total of three applications per month for historic landmark designation, and the Historic Landmark Commission may consider no more than one application per month for historic landmark designation of property located in any National Register or Local Historic District, unless there would otherwise be fewer than a total of three applications for historic landmark designation considered in that month, but the limitations above do not apply to applications initiated by the Historic Landmark Commission in response to a request for a demolition or relocation permit. The limitation on the number of historic zoning cases per month expires on December 31, 2011.

2. States that an application to designate a structure or site as a historic landmark or an area as a historic district must demonstrate that the structure, site, or area satisfies the criteria for designation and include the information required by administrative rule.

3. States that a record owner or the record owners' agent filing an application for an owner-initiated historic landmark designation shall affirm that no person involved in the matter was or will be compensated on a contingent fee basis or arrangement.

4. Requires that prior to action by the Historic Landmark Commission, a preservation plan submitted as part of an application for a combining district shall be forwarded by the Historic Preservation Officer to the Austin Energy Green Builder (or successor) program for review and written recommendations. These recommendations shall address the opportunity to incorporate sustainable elements listed in §25-2-356(c). The recommendations shall be provided to all boards and commissions and council prior to public hearing and action on the application.

As part of their deliberations and discussions, the Committee invited guest speakers to give presentations to the Committee members, including Denise Pierce, of the Travis Central Appraisal District, who explained the tax exemption process and answered committee members' questions, Derek Satchell, then of the Texas Historical Commission, who spoke about Austin's role and responsibilities as a Certified Local Government, Michael Odom, of the University of Texas, who spoke on the general economic benefits of historic preservation. The Committee also hosted a session for stakeholders to present information to the committee members. The stakeholders who presented information to the committee members were Maureen Mettauer, representing the owners of landmarks in Old Enfield, and providing financial trend information to the committee with reference to historic preservation and the designation of landmarks in the Old Enfield neighborhood, Rick Hardin, who presented information about the how to change the historic preservation program, and Lin Team, of the Heritage Society of Austin, who presented the preliminary recommendations of the Heritage Society of the issues confronting the committee members. Additionally, Julie Fitch and Charles Betts of the Downtown Austin Alliance presented information regarding the property tax incentives for downtown commercial buildings, and Nancy Burns, of the Norwood Tower, presented information on the special needs of downtown commercial buildings. The Committee also held two executive sessions with city legal staff. Historic Preservation Office staff provided the Committee with information regarding the preservation practices of peer cities, including designation criteria, the process for establishing historic districts, the establishment and benefits of conservation districts, comparative tables of property tax incentives, a map showing all of the city's historic landmarks with color coding for the date of designation, zip codes, and neighborhood planning areas, and a database containing all of the landmarks, their addresses, date of designation, date of construction, architectural style, current property value, current property tax exemption, and various scenarios of the effects of limiting the property tax exemption through a cap or a different formula for calculating the amount of the property eligible for exemption.

RECOMMENDATIONS FOR CHANGES TO THE HISTORIC PRESERVATION PROGRAM

BEST PRESERVATION PRACTICES

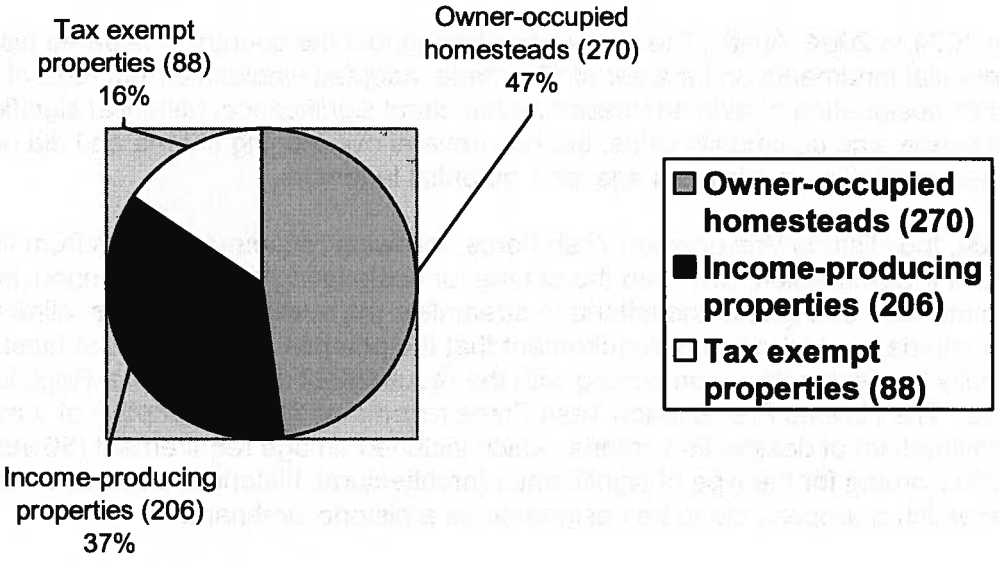
The Committee and staff reviewed information regarding the following areas of historic preservation practices in other cities, both in Texas and across the country, to determine the best practices for the following aspects of Austin's historic preservation program:

1. Designation criteria for historic landmarks
2. Designation process for historic districts
3. Demolition delays for properties in historic districts
4. Incentives for historic preservation.

I. DESIGNATION CRITERIA FOR HISTORIC LANDMARKS

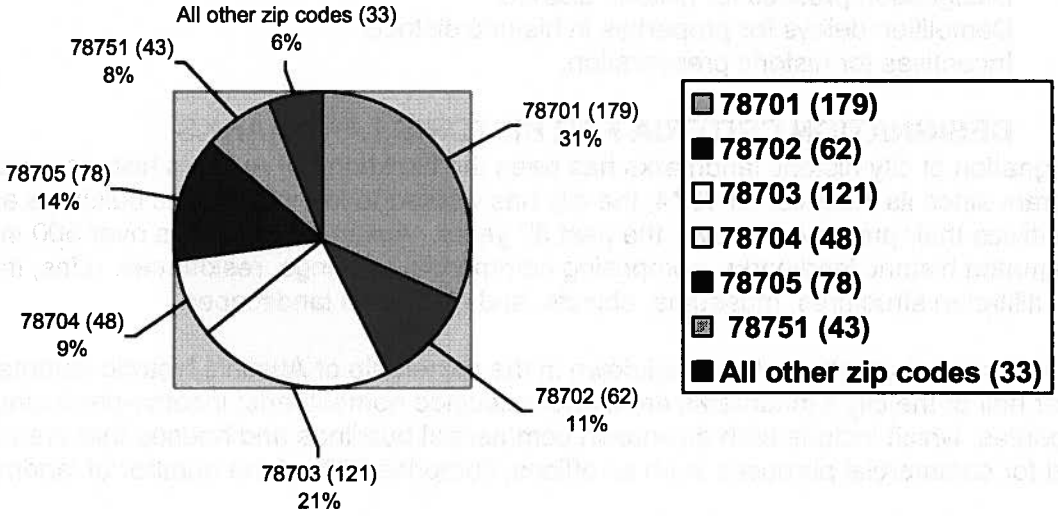
Designation of city historic landmarks has been the backbone of Austin's historic preservation program since its inception in 1974; the city has worked to identify historic buildings and incentivize their preservation over the past 37 years. Austin currently has over 500 individually-designated historic landmarks, comprising commercial buildings, residences, ruins, industrial and utilitarian structures, museums, objects, and significant landscapes.

The following chart shows the breakdown in the ownership of Austin's historic landmarks – just under half of the city's landmarks are owner-occupied homesteads; income-producing properties, which include both downtown commercial buildings and houses that are currently used for commercial purposes such as offices, comprise 37% of the number of landmarks.



The following chart shows the geographical breakdown of all Austin landmarks by zip code

78701: Central business district
78702: Near East Austin
78703: West Austin
78704: Near South Austin
78705: North University area
78751: Hyde Park



From 1974 to 2004, Austin, like many cities throughout the country, evaluated historic buildings as potential landmarks under a set of 13 criteria, adopted wholesale from federal templates. Austin's designation criteria addressed architectural significance, historical significance, cultural significance, and community value, but had several overlapping criteria and did not include a requirement setting a minimum age for a potential landmark.

In 2004, the Historic Preservation Task Force, following recommendations from the Historic Landmark Commission, reviewed the criteria for designating historic landmarks in Austin and recommended changes to the criteria to streamline the evaluation process, eliminate vagueness in the criteria, and introduce a requirement that the potential landmark be at least 50 years old to qualify for designation, comporting with the requirement of the National Register of Historic Places. The Historic Preservation Task Force recommended the adoption of a more streamlined set of designation criteria, which included an age requirement (50 years) and more specific wording for the type of significance (architectural, historical, cultural, or community) under which a property could be designated as a historic landmark.

The Committee reviewed Austin's current designation criteria as well as the criteria for landmark designation from 46 other cities with active landmark designation programs, including 11 cities in Texas. Nine of the studied cities had an age criterion for historic landmarks, with 4 (Houston, Fredericksburg, Phoenix, and Las Vegas) requiring that the property be at least 50 years old (as does Austin), 2 (Brownsville, Texas and Columbus, Ohio) requiring the property to be 40 years old, 2 (New York City and Denver) requiring the property to be 30 years old, and 1 (Seattle) requiring the property to be 25 years old.

The Committee also reviewed the types of buildings that should be eligible for designation as a historic landmark, analyzing the data from the studied peer cities, which revealed that most cities have similar boilerplate language for their designation criteria, which address historical, architectural, and archeological significance. Architectural criteria appear to be generally similar to those in Austin, with some modifications, such as words emphasizing important examples of architectural styles and noteworthy works of renowned architects, contractors, or builders. San Antonio also addresses architectural rarities, utilitarian buildings, and important uses of indigenous materials in architecture and design.

The vast majority of the studied cities adopted remarkably similar criteria for historical and archeological significance, and comport with those adopted by the City of Austin in 2004. Fort Worth also emphasized historical significance in the building's representation of a trend in the development of the city or region, and outlined several historical contexts for potential historic landmarks.

Fourteen of the 46 studied cities had no specific criteria for community value. The rest of the cities addressed community value in terms of value to the entire community (Atlanta, Grapevine, Houston, Berkeley, Denver, Miami), a neighborhood (Brownsville, Fort Worth, Galveston, Louisville, Minneapolis, Seattle), or a potential historic district (Dallas, Fort Worth). Richmond, Virginia provides a definition of community value to include a building that would otherwise meet the criteria for designation that is contiguous to an existing or potential historic building or district and changes to the potential landmark would impact the contiguous building or district. Smaller cities such as Orland Park, Illinois have put more expansive definitions of community value in their designation criteria in protecting buildings which may be threatened by alteration or demolition, or is subject to "encroachment by detrimental influences."

Committee members discussed the issue of alterations to potential historic landmarks. Analysis of the data revealed that only Miami Beach has a specific criterion for evaluating the presence of building additions or other modifications to a potential historic landmark, stating that alterations are acceptable if they are reversible and that the principal architectural features of the building remain intact or are repairable. The vast majority of the studied cities, including Austin, have general provisions relating to the requirement that the property maintain its integrity of design, materials, and/or location sufficiently to express its historic appearance.

Of the studied cities, only Memphis and Austin have a criterion which allows for designation of a building if it is listed in the National Register of Historic Places. Austin has expanded the criterion for local designation if the building is listed in the National Register of Historic Places, or is designated by the state or federal governments as historically significant.

Because Austin has relied so heavily on its individual landmark designation program for the last 30+ years, there are now more historic landmarks than locally-designated historic districts, and more historic landmarks than most of the studied cities. Many cities throughout the country have shifted the focus of their programs from individual designations to district designations to make their preservation program more encompassing, reflective, and protective of historic urban neighborhoods. Austin's 1981 Preservation Plan also recommended a move away from individual landmark designations in favor of historic districts. If the city favors a shift towards the designation of historic districts, then consideration of modifications to the city's designation criteria are warranted to reserve landmark designation for only those buildings with demonstrated and exceptional historical, architectural, cultural, or community significance.

COMMITTEE DISCUSSIONS – DESIGNATION OF HISTORIC LANDMARKS:
The Committee generally recommends retention of the current designation criteria, which the committee believes are flexible enough to allow for the designation of all kinds of buildings that make up Austin's built heritage, especially vernacular and utilitarian structures in East Austin and South Austin. Committee members support modifications to the designation criteria to protect more common buildings and those without high-style architecture from demolition, such as the bungalows and cottages in working-class areas of the city. Committee members offered opinions on designating just the footprint of the building as historic, and on how to evaluate alterations to a proposed landmark, suggesting that if the basic integrity of the building remains intact or repairable, and the alterations are reversible, then a building should not be disqualified from landmark designation to protect it from demolition, following the philosophy of a provision of the Miami Beach, Florida designation criteria.

STAFF RECOMMENDATION – DESIGNATION OF HISTORIC LANDMARKS:
Staff recommends the following changes to Austin's designation criteria for historic landmarks:

To be designated a City of Austin Historic Landmark, a property must:

1. Be at least 50 years old, and represent a period of significance of at least 50 years ago, unless it possesses exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and

2. Retain a very high degree of ~~sufficient~~ integrity of materials and design to clearly convey its historic appearance; and

3. Be individually listed in the National Register of Historic Places, designated a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark, OR

4. Have demonstrated significance ~~Be significant~~ in at least **two** of the following categories:
   A. ARCHITECTURE
   The property:
   - ★ Embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; or
   - ★ Exemplifies ~~Represents~~ technological innovation in design and/or construction; or
   - ★ Displays high artistic value in ~~Contains features~~ representing ethnic or folk art, architecture or construction; or
   - ★ Represents a rare example of an architectural style in the City; or
   - ★ Serves as an outstanding ~~representative~~ example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation, or
   - ➢ Possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure.
   - ➢ Represents an architectural curiosity or one-of-a-kind building.

   B. HISTORICAL ASSOCIATIONS
   The property:
   - ★ Has long-standing significant associations with persons, groups, institutions, businesses, or events of historical importance which contributed significantly to the history of the city, state or nation; or

★ Represents a significant portrayal of the environment of a definable group of people in a historic time.

C. ARCHEOLOGY
The property has, or is expected to yield significant data concerning the human history or prehistory of the region.

D. COMMUNITY VALUE
The property has a unique location or physical characteristic that represents an established and familiar visual feature of the ~~neighborhood or the~~ city, and contributes to the character or image of the city as a whole.

E. LANDSCAPE FEATURE
The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

5. No property with an addition or alteration which has significantly compromised its original footprint, height, scale, or materials may be considered a historic landmark, unless such addition or alteration is more than 50 years old, or the property is being nominated as a historic landmark for extraordinary historical, cultural, or community significance.

6. Properties located within a local historic district are ineligible to be nominated for landmark designation under the criterion for architecture.

Staff recommends the proposed changes to reserve landmark designation for those buildings which are truly significant to the history of the city, region, state, or nation. Staff adopted a position on the community value criterion to clarify that community value refers to the city as a whole, rather than an individual neighborhood. Staff recommends a clearer standard for evaluating alterations to potential historic landmarks, and recommends a limitation on landmark nominations of buildings within local historic districts for their architectural significance, as the design standards of the local historic district provide protections for the architectural character of contributing buildings within the district.

II. DESIGNATION OF HISTORIC DISTRICTS

The Austin City Council authorized the establishment of local historic districts in 2004. The process for designating a local historic district followed a philosophy of grass-roots participation by the district property owners, requiring that the owners of 60% of the property within the district affirmatively demonstrate their support for the designation of the district. This 60% threshold was met with dismay from many neighborhood groups seeking to establish local historic districts, and the Code was amended to reduce the threshold from the owners of 60% of the property down to the owners of 51% of the property. In addition, a Council resolution resulted in a new Code section affirming City support for the designation of historic districts by stating that City-owned property within a district could account for as much as 17% of the 51% of the support required for designation. These are the only changes to the ordinances produced in 2004 to establish local historic districts.

The Committee reviewed the designation processes from 48 cities throughout the country, including 15 municipalities in Texas, ranging from Dallas, Fort Worth, San Antonio and Houston to smaller cities such as Abilene, Lubbock, Brownsville, and New Braunfels. Several approaches emerged from this comparative analysis and shed light on where Austin's program fits into the spectrum of cities with active historic district programs.

Of the 48 cities surveyed, 19 (40%) had a requirement for a demonstration of owner support for creation of historic districts; the remainder of the cities handle the designation of historic districts through the public hearing process at various commissions and the City Council. Of the cities which required a demonstration of support, the numbers varied widely, from 100% in Portland, Oregon to 10% in Atlanta and St. Louis. Chicago requires the support of all property owners within a district for the district to be designated without a public hearing – if there is less than full support for the district, the designating body must have a supermajority vote to establish the district. Los Angeles requires the support of 75% of the owners or renters within the district for designation, and allows for the owners or renters of property within the district to petition for its creation. Both San Jose and Santa Cruz, California require a petition by the owners of 60% of the land within the district. St. Petersburg, Florida allows any citizen to petition for the creation of a district, but will not designate a district without the consent of the owners of 2/3 of the property within the district. In Pittsburgh, 25% of the record owners must petition for the creation of a district if the original petitioner was a private citizen or an organization. There is no requirement for a demonstration of owner support if the petition was made by a commission member, council member, or the mayor.

Of the Texas cities surveyed, Amarillo requires a showing of support of 20% of the owners of property within the district (**note**: not the owners of 20% of the land within the district), Fort Worth requires a showing of support by the owners of 50% of the parcels and 50% of the land area within the district, Houston requires a showing that the owners of 67% of the property within the district support the designation, New Braunfels and San Antonio require a showing of support by either 51% of the owners of property within the district OR by the owners of 51% of the property within the district, and Waco requires a showing of support by 40% of the property owners within the proposed district.

Several Texas cities, including Corsicana, Waxahachie, and Wichita Falls, allow for property owners to exclude themselves from the district; Wichita Falls further states that if a property is excluded from the district upon the owner's petition, then the exclusion ends when the petitioner is no longer the owner of the property.

Analysis of the district designation process in 48 cities reveals certain trends:

Cities are split between those which require a demonstration of owner support (19) and those which leave the designation process up to a commission or other governmental entity (27). Two cities (Chicago and Tulsa) require a supermajority of the enacting body to establish a district if a certain percentage of the property owners object to designation. Chicago allows a historic district to be enacted without a public hearing if all of the property owners consent to the designation, but requires a public hearing and a 6 out of 7 supermajority vote to designate a district over the objection of 51% of the property owners. Salem, Oregon has a reverse approach to the positive demonstration of owner support – their ordinance specifies that the historic district will be established unless 51% of the property owners object to it.

Those cities which delegate the nomination process to a commission or other governmental entity generally rely on the public hearing process and have stringent requirements that all property owners within a proposed district receive proper notice of the impending designation, generally by certified mail, notices in the newspaper, and/or signs within the district. Some cities are under the advisory jurisdiction of the State Historic Preservation Office (Charlotte and Raleigh, N.C. and Jackson, Miss.), some are under state law which establishes the provisions for designating historic districts (Cambridge, Mass., Manchester, N.H., and Minneapolis, Minn.)

COMMITTEE DISCUSSIONS – DESIGNATION OF HISTORIC DISTRICTS:
The Committee agreed that the process for designating historic districts has been the topic of concern for many individuals and groups in Austin trying to nominate areas for historic district status, and that the principal concerns revolve around the development of design standards and the showing of support necessary to designate a historic district. The Committee recommends the establishment of a fund for neighborhood groups and other nominating parties to hire professional consultants to perform survey and inventory of buildings within the district, and research and write the history and context of the district. Individual committee members recommended lowering the threshold of support required in the historic district nomination from 51% to 41%, establishing conservation districts in addition to local historic districts to better protect large areas of the city, creation of a template for design standards for local historic districts, and to establish greater entitlements for historic landmarks, such as easing site development regulations regarding parking, impervious cover, and setbacks to allow landmark property owners greater flexibility in developing their property and discouraging demolitions.

STAFF RECOMMENDATION – DESIGNATION OF HISTORIC DISTRICTS:
A. DESIGNATION PROCESS
Because designation of historic districts in Austin has proven to be more contentious than originally envisioned, staff suggests a new approach to creating local historic districts:

1. Strengthen the protections for contributing buildings in National Register Historic Districts with the goal of National Register districts becoming local historic districts. Staff recommends the adoption of advisory design guidelines, a standard set of guidelines addressing design considerations such as the location and setback of additions to existing buildings, appropriate materials for additions or new construction, and other guidelines to better preserve the architectural and historical character of National Register districts. Upon adoption of the design guidelines, the city could offer a higher bar to demolition of contributing buildings such as a demolition delay or a requirement that the applicant obtain a Certificate of Appropriateness from the Historic Landmark Commission to demolish a contributing building, as is currently provided for in local historic districts. The only protection against demolition of contributing buildings in National Register districts today is a determination that a threatened building qualifies as a historic landmark.

Adoption of design guidelines in the National Register districts is important for property owners, architects, contractors, staff, and the Historic Landmark Commission. Currently, only Hyde Park, Shadow Lawn, and Willow-Spence have design guidelines for additions and new construction, and those for Hyde Park and Shadow Lawn have been supplanted by the NCCD and local historic district design standards. Expansive National Register districts such as Old West Austin and West Line have no design guidelines, which hamper property owners, staff, and the commission in making intelligent, sensitive, and appropriate design decisions for additions and new construction within those districts.

Adoption of design guidelines and a higher bar to demolition of contributing structures accomplish the goals of introducing the concept of design guidelines to property owners within the district as well as providing a greater protection to the buildings which contribute to the historic character of the district.

Areas which are not currently National Register Historic Districts would have to prepare a National Register District nomination, which is comprised of an inventory of all buildings within the district, an evaluation of whether each building is contributing to the historic character of the

district, and a historical and architectural context narrative. Neighborhoods which are not currently National Register Historic Districts are at a disadvantage, because there is no nomination containing the documentation, inventory, or evaluation of the buildings, but this information is necessary for the designation and evaluation of the neighborhood as a historic district. Under the National Register Historic District application, there is no requirement to research the histories of a certain percentage of the contributing buildings, nor is there a requirement for a positive show of support for the district, or the adoption of binding design standards, all of which are concerns voiced by the proponents of local historic districts in Austin.

Staff recommends a re-evaluation of the status of contributing and non-contributing buildings in all National Register Historic Districts before the adoption of design guidelines; many of Austin's National Register districts were designated years ago, and the buildings that were deemed contributing at the time of designation may have had alterations to the extent that a new determination of whether the building is still contributing will be necessary.

2. National Register Districts with design guidelines could then become eligible for full local historic district status with the adoption of a preservation plan containing binding design standards with the support of a majority of the property owners, or the owners of a majority of the property within the district. Designation as a historic district with binding design standards would enable property owners within the district to apply for the existing property tax incentives for rehabilitating contributing buildings.

B. PROPERTY OWNER SUPPORT FOR LOCAL HISTORIC DISTRICTS

Staff recommends consideration of a new concept of determining property owner support to allow for a showing of support by either the owners of a certain percentage of the land OR by the number of property owners within the proposed district, as is done in San Antonio and New Braunfels. In workshops and public hearings on the designation of local historic districts in Austin, a repeated concern is that the owners of larger tracts within the historic district have an unfair advantage over the owners of smaller tracts, making the requirement that the owners of 51% of the land within the district support designation potentially disproportionately weighted towards the larger landowners. For example, say there are 20 individually-owned parcels totaling 10 acres in a proposed district, and 5 people own a total of 6 acres, then those 5 people own more than the required 51% of the land needed for designation of the district, but represent only 25% of the property owners in the district. To promote greater fairness to and representation of the number of property owners in a proposed district, staff recommends that the requirement for an affirmative showing of support by the property owners should be modified to allow a showing of support by 51% of the property owners within the district.

Another issue raised by applicants for local historic district status is the amount of work required to prepare a district nomination, which includes a full and current survey of all buildings within the proposed district, a written historical narrative focusing on the history of the development of the district and establishing the period of significance for the district, and detailed histories of a number of contributing buildings within the district. Staff supports retention of all of the current research and survey requirements, as these requirements provide the justification for the designation of the district and adoption of the design standards. However, there have been numerous concerns raised by applicants that the burden of a survey and research is too much for volunteers and there should be more assistance provided to district nominating groups. Staff supports the Committee's discussions in favor of the creation of a grant fund to provide district nominating teams with the opportunity to hire an outside consultant to conduct the survey, research, and writing associated with the district nomination, as well as the loan of camera equipment or other resources to enable volunteers to complete more of the work themselves. A

nominating team would have to show a sufficient level of support to apply for the grant and assistance.

III. DEMOLITION DELAYS

Many cities have enacted demolition delays in the process for designating a historic landmark or a historic district to help prevent against runaway or speculative demolitions of contributing buildings within the district prior to the establishment of the historic zoning overlay. Austin already has a pendency of designation provision for historic landmarks, which prevents the issuance of permits for demolition, relocation, or building without a Certificate of Appropriateness from the Historic Landmark Commission, and with a time limit of 75 days from the date that the case is first placed upon the Landmark Commission agenda, but there is no provision for a demolition delay for contributing properties in National Register Historic Districts or in a nominated but not designated historic district.

The Committee reviewed information on demolition delays from the 48 cities which were studied for provisions relating to the process for designating a local historic district. Of those 48, 18 cities had provisions for a demolition delay during the pendency of designation for a historic district, including Fort Worth, Dallas, Houston, Lubbock, and San Antonio in Texas, and Pittsburgh, Phoenix, Minneapolis, and Denver. The general trend among cities with a demolition delay is to place a moratorium on demolition permits during the pendency of designation for the historic district, or a fixed period of days or months, allowing time for the district nomination to go through the process of designation. Tulsa has a 60-day demolition delay, which may be extended for another 60 days. In Philadelphia, the commission may postpone demolition for up to 6 months and may deny the demolition permit if the applicant is not able to demonstrate no economically viable use for the property. Philadelphia applicants must also present plans for the replacement structure to obtain the demolition permit. Several cities cited emergency health and safety issues and economic hardship as exceptions to the demolition delay. Several cities also clearly stated that one purpose of the demolition delay was to allow for conversations with the applicant to determine if an alternative to demolition of a contributing building is possible, even offering the possibility of the sale of the building by the applicant to prevent its demolition, as in Richmond, Virginia. Most cities with demolition delay provisions set a date for the beginning of the demolition delay; no city had a provision for a demolition delay until the complete application for designation of a district has been submitted or acted upon. In Fort Worth, Denver, and Atlanta, the demolition delay begins after the mailing of notices to property owners within the district. Other cities begin the demolition delay when the district nomination is officially received by the city or commission. The demolition delays range in duration from 60 days in Tulsa to 2 years in Dallas, with more provisions allowing for demolition delays from 120 to 180 days after the trigger date. Most cities also have an escape clause, providing that the demolition delay only lasts for the period of pendency of the district nomination – if the nomination fails or is withdrawn before the expiration of the set duration, the demolition delay also expires and the demolition permit is released.

The 2004 Task Force considered but rejected demolition delays in their recommendations for the establishment of local historic districts, but did not specifically address demolition delays for contributing properties in National Register Historic Districts.

COMMITTEE DISCUSSIONS:

The Committee is generally in favor of demolition delays to protect contributing buildings in pending local historic districts.

STAFF RECOMMENDATION:
Extend the pendency of designation provisions applicable to historic landmarks to:
1. Contributing structures within National Register Historic Districts which adopt advisory design guidelines, in accordance with the staff recommendation for modifying the district designation process and protections set forth above. Currently, the only means to forestall or prevent the demolition of a contributing building in a National Register Historic District is to determine that it qualifies as an individual landmark, which has resulted in a loss of historic fabric in Austin's National Register Historic Districts. While Austin has extended more protections than most cities to contributing properties within National Register Historic Districts, a meaningful protection against demolition of contributing buildings has been lacking from the city's toolbox. A demolition delay is an opportunity to open conversations about alternatives to demolition of a contributing structure, but is not an absolute bar to demolition; and

2. Contributing buildings in pending local historic districts. The proposed demolition delay would become effective at the time that the notices are sent out for the first public hearing on the designation of the district at the Historic Landmark Commission and would be in force for 180 days to allow public hearings on the district nomination at the Historic Landmark Commission, appropriate land use commission, and the City Council. Addressing a concern that the list of which buildings are contributing to the district (and subject to the demolition delay) is not final until the zoning is approved by the City Council, past history has demonstrated that changes to determinations of whether a building is contributing to the district are unlikely after review and certification of the application by the Historic Preservation Office.

Staff further recommends exceptions to the demolition delay for dangerous buildings which pose a threat to public health and safety, for a showing of economic hardship, and non-contributing buildings. Determination of what constitutes economic hardship will have to be clarified in the Code.

Staff would also create an education component to inform the appropriate parties of this program.

The time clock for a demolition delay would have to be tolled for any postponement of the public hearing requested by anyone other than the applicant for the historic district.

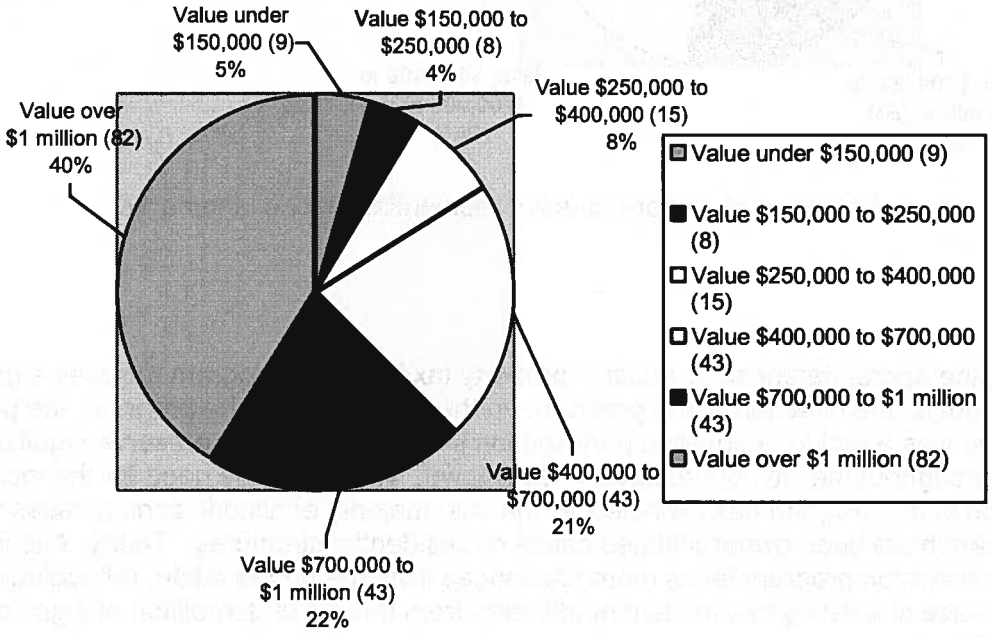
IV. PROPERTY TAX INCENTIVES FOR HISTORIC LANDMARKS

In 1977, the City of Austin, Travis County, the Austin Independent School District, and the Austin Community College District began offering property tax exemptions to encourage the continued preservation of existing landmarks as well as provide an incentive for the owners of potential landmarks to participate in the program. These property tax exemptions remained intact until 2004, when the City of Austin authorized a cap on the amount of the tax exemption at the greater of 50% of the city taxes or $2,000. The cap applies only to those landmarks designated after December 2, 2004, and to any previously-designated landmark which changed hands after December 2, 2004 in an effort to "grandfather" the long-time owners of existing landmarks. The second round of changes to the original tax exemption program occurred late last year as the Austin Independent School District and the Austin Community College District withdrew from the property tax exemption program.

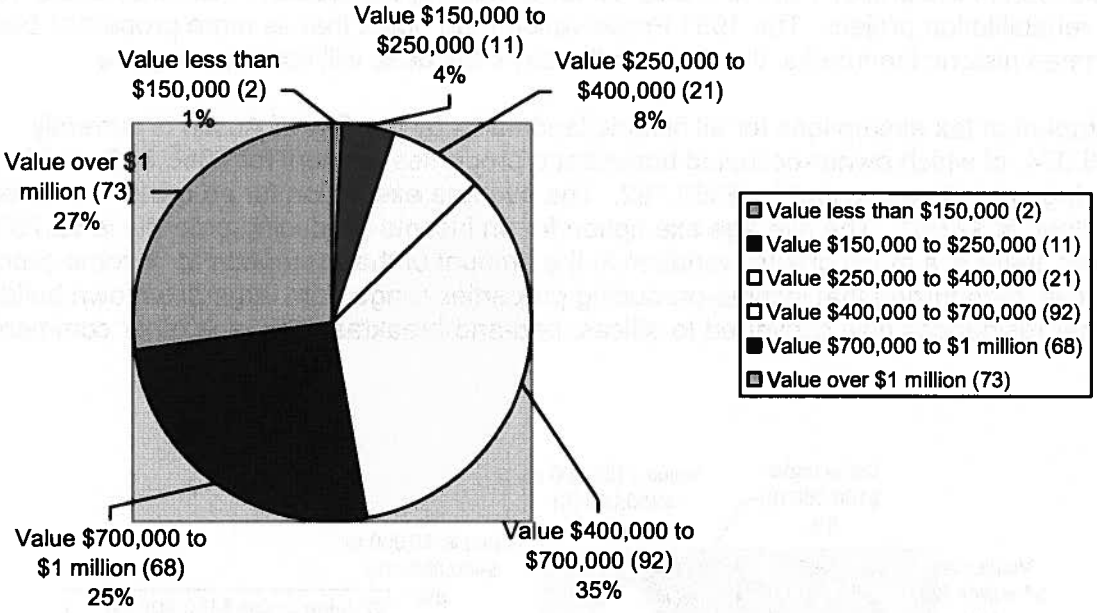
Austin's 1981 Preservation Plan recommends a shift from the existing "maintenance" property tax incentives, which require no rehabilitation work by the property owner, towards a rehabilitation-type incentive which fosters preservation projects at historic landmarks by freezing

the valuation of the property at the pre-rehab level, helping the property owner amortize the cost of the rehabilitation project. The 1981 Preservation Plan notes that as more properties become designated historic landmarks, the drain on the city's tax base will continue to grow.

The amount of tax exemptions for all historic landmarks by the City of Austin is currently $1,256,074, of which owner-occupied homestead properties account for $686,882, and income-producing properties account for $569,192. The average exemption for an owner-occupied homestead is $2,581. The average exemption for an income-producing property is $2,763; however, there is a much greater variation in the amount of the exemption for income-producing properties, recognizing that income-producing properties range from large downtown buildings to former residences now converted to offices, bed-and-breakfast inns, and other commercial uses.



Valuation of Austin's income-producing historic landmarks



Valuation of owner-occupied residential historic landmarks

Evaluating the appropriateness of Austin's property tax incentive program requires a good hard look at the goals and direction of the program. In the early years of the program, the property tax incentive was a tool to encourage participation in the program and preserve significant buildings throughout the city, but especially downtown. With time, the need for the incentive for participation in the program has dwindled as the vast majority of historic zoning cases within the last few years have been owner-initiated cases on residential structures. Today, Austin's historic preservation program faces more challenges from the preservation, rehabilitation, and adaptive re-use of existing historic landmarks than from threats of demolition of significant historic buildings.

Most cities in the country have incentivized the rehabilitation and restoration of important historic buildings, especially in the context of historic districts. Austin has also established a rehabilitation incentive in historic districts, providing a property tax freeze for qualified rehabilitation projects which receive approval from the Historic Landmark Commission in the form of a Certificate of Appropriateness and have been constructed in strict accordance with the approved plans. In Austin's local historic districts, owner-occupants of contributing buildings may propose a project totaling a minimum of 25% of the value of the structure to qualify for the property tax freeze; owners of income-producing contributing buildings must invest 40% of the value of the structure in the rehabilitation project to qualify for the incentive.

Austin currently has a property tax incentive program best described as a "maintenance" type program which does not require the property owner to engage in any rehabilitation or preservation work on a historic landmark, and does not recognize rehabilitation projects as a basis for granting the annual property tax exemption. Landmark owners who maintain their property to minimum standards are eligible for the property tax exemption if they file an annual application and pass an annual inspection conducted by city staff. However, Austin's current

property tax incentive program also recognizes that the owners of historic landmarks are stewards of significant historic buildings, and have greater responsibilities in their ownership of the building. Owners of historic landmarks must obtain a Certificate of Appropriateness from the Historic Landmark Commission for any changes to the exterior of the building or to the site, a requirement and responsibility that non-landmark owners do not share. In many cases, the owners of historic landmarks have also sacrificed the highest and best use of their property to preserve the historic landmark.

Austin's current property tax incentive program has been a driving force in the generally excellent stewardship of historic landmarks. The current property tax incentive program also helps keep historic landmarks competitive in the market, and has allowed persons of more moderate means with a passion for historic buildings to purchase and maintain them. The city, the public, and tourists all benefit greatly from the preservation of important historic buildings; there is a clear, vested interest in maintaining these buildings for present and future generations. It would be fundamentally unfair to the owners of historic buildings to "pull the rug" out from under them by doing away with the maintenance incentive altogether, although it has become very clear that consideration of modifications to the incentive structure are due and appropriate now.

In 2004, the City Council-appointed Historic Preservation Task Force to study incentives for historic landmarks. The Task Force recommendation, which was ultimately codified, called for a cap to be placed on the amount of property taxes exempted for properties designated after December, 2004, or which changed hands after December, 2004. The cap was set at the greater of 50% of the city taxes before any exemptions, or $2,000; the cap has been consistently applied, but in practice, applies only to those properties worth in excess of $800,000.

In the review of property tax incentives provided by other cities, several trends emerge for study. Texas is one of the few states which provides for a property tax exemption to encourage historic preservation, principally because Texas has no state income tax – most other states rely on income tax credits to incentivize rehabilitation projects on historic buildings, as does the federal government (for income-producing properties only). Several states, including California, with the Mills Act, have official state programs to encourage the rehabilitation of historic properties. In the Texas cities with maintenance-type incentives similar to Austin's the general trend is to exempt a portion of the value of the land and a portion of the value of the structure from ad valorem taxation. Some cities, such as Round Rock and Austin, have no expiration date for the duration of the incentive – as long as the property is appropriately maintained, the owner is eligible for an annual exemption. Other cities, such as San Angelo and Abilene, have placed a monetary limit on the amount of the exemption, as Austin did in 2004 with the enactment of the cap for newly-designated landmarks. Still others, such as Denton, have placed a time limit on the duration of the exemption.

The majority of Austin's peer cities in Texas and throughout the country offer tax exemption incentives for qualified rehabilitation projects which are designed to encourage the preservation, rehabilitation, and restoration of historic landmark properties. Historic structures in those cities do not provide a property tax incentive for the maintenance of the building – the property owner must embark upon a significant preservation project approved by the landmark commission to qualify for the incentive, which usually consists of a freeze on the value of the property for a set period of time (usually between 5 and 10 years), after which, the property is re-assessed and taxes at the new value ensue. The rehabilitation-type incentive has worked well in other cities

to encourage preservation work on historic structures, and formed the basis for the property tax incentive available for preservation projects in Austin's local historic districts.

COMMITTEE DISCUSSIONS – PROPERTY TAX INCENTIVES FOR HISTORIC LANDMARKS:

The Committee reviewed literature from other cities as well as the Heritage Society of Austin proposal, and recommends the following modifications to Austin's property tax incentives for historic landmarks:

a. Support the process for establishing a cap on owner-occupied homestead landmarks set forth by the Heritage Society of Austin, which would result in approximately at maximum cap of $2,700 for owner-occupied homesteads and retain the current exemption with no cap for income-producing properties, to be renewed annually by application and justified by a successful and thorough inspection of the property to ensure its continued preservation. The Committee agreed that the new cap should be phased in over time, either when the property is sold, or stepped down over a period of years. Individual committee members also recommended a limited duration for the provision of tax exemptions, from between 5 to 10 years, with existing exemptions expiring in 5 years and any new cases qualifying for the exemption for 7 years.

b. Adopt and apply the property tax incentive for the rehabilitation of contributing buildings in local historic districts to historic landmarks. Most other cities and states provide a rehabilitation incentive for historic structures. The Committee agrees with the recommendations of the Heritage Society of Austin regarding rehabilitation incentives for individual landmarks and local historic district properties.

STAFF RECOMMENDATION – PROPERTY TAX EXEMPTIONS FOR HISTORIC LANDMARKS:

Owner-occupied residential landmarks:

a. Retain the existing formula for calculating the amount of the exempted property – 100% of the value of the structure and 50% of the value of the land for owner-occupied homestead properties, and 50% of the value of the structure and 25% of the value of the land for income-producing properties. If a greater reduction in the total amount of property tax exemptions is the desired goal, then staff further recommends reformulating the calculation on what portion of the property is eligible for exemption to 60% of the total value of the property. Using a flat percentage of the total value of the property offsets discrepancies between the value of the land and the value of the structure in relation to the total property value, but results in lower exemption amounts for most landmark owners, particularly those with lower-valued properties.

b. Cap the maximum exemption for owner-occupied residential landmarks at $2,000, with a possible consideration of increasing the exemption to $2,250 for owner-occupied residential landmarks that are at least 100 years old. Adding an age criterion to determining the proper exemption for historic landmarks, i.e., awarding a higher cap to older properties where the everyday care and maintenance is generally more expensive than newer properties. Properties over 100 years old generally have architectural features that cannot be readily replaced with modern materials, absent custom milling or manufacture, making restoration or reconstruction of missing or deteriorated architectural features more expensive when compared to more recent buildings. The higher cap for owner-occupied residential landmarks over 100 years old takes into account the greater cost of restoration, rehabilitation, or reconstruction of architectural features. While many rehabilitation projects may qualify for the proposed rehabilitation property tax incentive, the threshold for qualifying for an incentivized rehabilitation project may be more

than what the property owner is prepared to do – perhaps all that is necessary is the replacement of a missing architectural feature and not a larger project, as is envisioned by the rehabilitation property tax incentive. Establishing a higher cap for older residential properties will also provide an advantage to property owners in the central core, East Austin, and South Austin, where most of the residential landmark properties are over 100 years old, as opposed to residential landmark properties in West Austin, where most date from the 1920s and 1930s.

Of the 270 owner-occupied residential landmarks in Austin today, 77 were built before 1900, 39 were built between 1900 and 1910, 35 were built between 1911 and 1920, 53 were built between 1921 and 1930, 38 were built between 1931 and 1940, and 21 were built between 1941 and the present. Of the 77 owner-occupied residential landmarks built before 1900, 22 are located in East Austin (78702 zip code), 18 are located in West Austin (78703 zip code), and 15 are located in South Austin (78704 zip code). By comparison, of the 59 owner-occupied residential landmarks built since 1931, 1 is located in East Austin (78702), 42 are located in West Austin (78703), and 6 are located in South Austin (78704).

This cap will affect the highest valued landmarks the most – there are 105 owner-occupied historic landmarks which currently have an exemption over $2,000, but 11 of those have an exemption of between $2,000 and $2,200. Another 16 have current exemptions of between $2,200 and $2,500, and another 20 have exemptions of between $2,500 and $3,000. Of the 105 affected landmarks, 47 would not see an increase of more than $1,000 in their city taxes.

Decreasing the amount of the exemption will likely pose a hardship for owners of homestead landmarks, especially those that will be facing a reduction of $1,000 or more in their tax exemption, so staff recommends introducing the reduced exemption formula over a two-year period, or to begin January 1, 2013. All owner-occupied residential landmarks would retain their current exemption until that time, then the new formula would go into effect for all owner-occupied residential landmarks.

c. Adopt and apply to historic landmarks the property tax incentive for rehabilitation of contributing buildings within local historic districts to encourage and promote continued rehabilitation projects on historic buildings. A rehabilitation incentive is the most pervasive tool for preserving significant historic buildings in almost all of the peer cities and states reviewed in the research.

d. Establish a revolving low-interest loan fund for low-income owners of historic landmarks to more fully participate in the preservation and rehabilitation of their historic homes, with the qualification that they cannot sell or transfer the property for a period of years after completion of the rehabilitation project without financial consequences. This will allow low-income landmark owners to better maintain their properties and will guard against a temptation to get a low-interest loan to restore a house and then "flip" it.

Income-producing landmarks

a. Retain the existing property tax incentives for historic landmarks – 50% of the value of the structure and 25% of the value of the land with no cap. Large downtown buildings are valued at many times the value of the land, so to institute a flat percentage and cap such as that proposed for owner-occupied homestead landmarks (where structure and land values are generally more evenly matched) would work a severe detriment to the preservation of Austin's most noticeable and important downtown historic buildings.

b. Institute a rehabilitation property tax incentive identical to that now offered for the qualified rehabilitation of contributing buildings within local historic districts to encourage and promote continued rehabilitation projects on historic buildings.

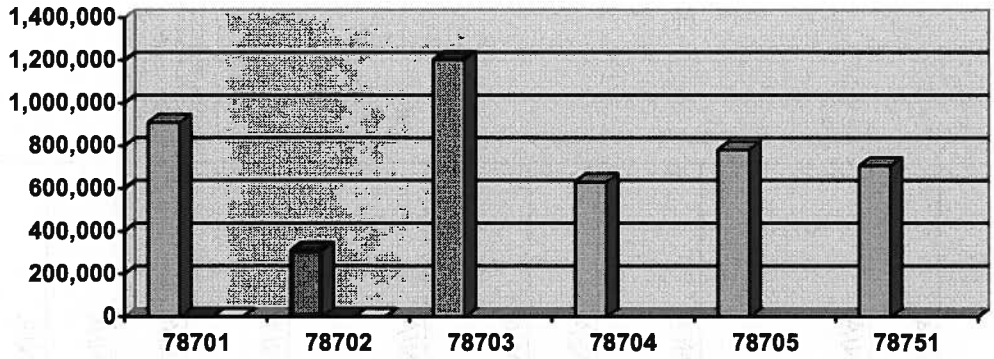
c. Establish a revolving low-interest loan fund for façade rehabilitations on historic income-producing buildings in the downtown area to encourage better preservation of historic facades and the restoration or reconstruction of historic facades that have been replaced by modern storefronts.

Discussion and Examples of Staff Recommendations
Austin's current property tax incentive system, even with the caps instituted by Council in 2004, remains one of the most generous in the state. Critics of the system allege that the property tax incentive has outlived its usefulness in encouraging property owners to participate in the historic preservation program. The 1981 Historic Preservation Plan for the city recommended that the city consider modifications and alternatives to the current system.

Shift towards a hybrid of maintenance and rehabilitation incentives
Staff recommends a shift from the "maintenance" type of exemption for the owners of historic landmarks towards a hybrid, which retains a reduced level of the "maintenance" exemption and adds a property tax incentive for qualified rehabilitation projects on historic landmarks.

The current system of granting a property tax incentive for maintaining a historic landmark and recognizing the additional responsibilities placed upon the owners of historic landmarks does not adequately address preservation projects that will extend the life of the building. Staff recommends the establishment of the same property tax incentive for rehabilitation of contributing buildings in local historic district, i.e., a "freeze" on the pre-rehabilitation value of the property for tax purposes for 7 years if the building is an owner-occupied residential landmark, and for 10 years if the building is income-producing. Property owners will be required to make a certain level of investment in the rehabilitation project, and the project will require approval by the Historic Landmark Commission and inspection and verification by the city to ensure that the project strictly adheres to the approved plans in order to qualify for the rehabilitation incentive.

Basis for determining the property value to be exempted
The current exemption is determined on a basis of exempting 100% of the value of the structure and 50% of the value of the land from ad valorem taxes for owner-occupied residential landmarks, and 50% of the value of the structure and 25% of the value of the land for income-producing landmark properties. Staff recommends either retention of the existing formula, with a cap on the amount of the exemption available for owner-occupied homestead landmarks, or a new formula for determining the partial ad valorem tax exemption which eliminates separate determinations of the value of the structure and the value of the land for owner-occupied residential landmarks. Exemptions to date have favored properties in West Austin, where land values are generally higher than in East or South Austin, and this determination does not have any relevance to the preservation of a historic structure.



Comparison of property values for owner-occupied historic landmarks by zip code

Average values – owner-occupied homesteads:

78701 (Downtown):	$909,772
78702 (East Austin)	$310,097
78703 (West Austin)	$1,202,091
78704 (South Austin):	$630,627
78705 (North University):	$782,664
78751 (Hyde Park):	$706,494

Establishing a formula for property tax exemptions requires two steps: 1) determining what portion of the value of the property to exempt from taxes, and 2) setting a cap, or maximum amount of any exemption. Establishing a cap requires examination of what each percentage of the exempted portion of the property value would yield – at lower percentages, the cap has less meaning because the percentage of exempted property does not reach the cap. Conversely, a higher percentage results in more landmarks being subject to the cap.

Staff reviewed the effects that exempting different percentages of the value of the property from taxation, and determined that exempting 50% of the total value of the property would reduce the property tax exemption for 212 owner-occupied homestead landmarks by an average of $701; exempting 60% of the total value of the property would reduce the property tax exemption for 178 owner-occupied homestead landmarks by an average of $471.

From the chart below, it is evident that exempting even 60% of the total value of the property from ad valorem taxation will reduce the exemption for owner-occupied homestead landmarks at the lower end of the valuation scale, where the $2,000 cap does not come into play. Applying the $2,000 cap will only affect those landmarks that already qualify for an exemption of $2,000 or more, and the formula for exempting 60% of the total value of the property becomes less material. If the desired result is to reduce the property tax exemptions for <u>all</u> owner-occupied homestead landmarks, then a combination of the 60% formula and the cap of $2,000 will accomplish the goal. If, however, the current formula for determining the amount of property value to be exempted is retained, only those landmarks with a current exemption of at least $2,000 will be affected.

Updated 5/26/ 2011, 3:45 p.m.

NOTE: The difference from the current exemption is shown in parentheses.

NAME	ADDRESS	CURRENT VALUE	CURRENT EXEMPTION	EXEMPTION IF 40% IS EXEMPTED	EXEMPTION IF 50% IS EXEMPTED	EXEMPTION IF 60% IS EXEMPTED	DIFFERENCE IF CAPPED AT $2,000
Sallie Johnson House	1148 Northwestern Avenue	$146,872	$516	$268 ($247)	$335 ($180)	$403 ($113)	N/A
Paulson-Sing House	1705 Willow Street	$181,198	$622	$291 ($331)	$414 ($208)	$497 ($126)	N/A
James Smith Place (Boggy Creek Farm)	3414 Lyons Road	$202,576	$738	$370 ($368)	$462 ($276)	$555 ($183)	N/A
Scott-Hammond House	1191 San Bernard Street	$234,887	$772	$429 ($343)	$536 ($236)	$644 ($128)	N/A
Willie Wells House	1705 Newton Street	$245,438	$664	$448 ($216)	$560 ($104)	$672 (+$8)	N/A
McGown-Griffin House	1202 Garden Street	$274,787	$1,050	$503 ($547)	$628 ($422)	$754 ($297)	N/A
Southwind (Seymour Fogel House)	2411 Kinney Road	$375,917	$1,261	$687 ($574)	$859 ($402)	$1,031 ($230)	N/A
Lewis-Thomas House	1508 Newning Avenue	$377,547	$1,085	$690 ($395)	$862 ($223)	$1,035 ($50)	N/A
Stuart House	1208 Inks Avenue	$386,557	$1,494	$706 ($788)	$883 ($611)	$1,059 ($435)	N/A
Brogan House	3018 West Avenue	$450,526	$1,488	$824 ($664)	$1,030 ($458)	$1,235 ($252)	N/A
Lindemann House	1100 E. 8th Street	$457,052	$1,769	$836 ($933)	$1,045 ($724)	$1,254 ($515)	N/A

NAME	ADDRESS	CURRENT VALUE	CURRENT EXEMPTION	EXEMPTION IF 40% IS EXEMPTED	EXEMPTION IF 50% IS EXEMPTED	EXEMPTION IF 60% IS EXEMPTED	DIFFERENCE IF CAPPED AT $2,000
Stanley Homestead	1811 Newton Street	$460,491	$1,419	$841 ($577)	$1,152 ($367)	$1,262 ($156)	N/A
Wedding House	604 E. 3rd Street	$479,835	$1,386	$877 ($509)	$1,097 ($289)	$1,317 ($69)	N/A
Preston-Garcia House	1214 Newning Avenue	$479,867	$1,645	$877 ($768)	$1,097 $548)	$1,316 ($329)	N/A
I.V. Davis Homestead	1610 Virginia Avenue	$558,497	$1,693	$1,021 ($672)	$1,276 ($417)	$1,531 ($162)	N/A
Bergen-Todd House	1403 S. Congress Avenue	$586,247	$1,732	$1,072 ($660)	$1,339 ($393)	$1,607 ($125)	N/A
Clark-Emmert House	4300 Avenue D	$601,457	$1,906	$1,100 ($806)	$1,375 ($531)	$1,650 ($257)	N/A
Millbrook	1803 Evergreen Avenue	$621,250	$2,468	$1,136 ($1,332)	$1,419 ($1,049)	$1,703 ($764)	$468 from current; N/A under 60% formula
Elvira T. Davis House	4112 Avenue B	$630,584	$2,311	$1,153 ($1,158)	$1,441 ($870)	$1,729 ($581)	$311 from current; N/A under 60% formula
Lolla Peterson House	2410 Jarratt Avenue	$719,253	$2,000 CAPPED	$1,315 ($685)	$1,644 ($356)	$1,972 ($28)	0 from current; N/A under 60% formula
Rogers-Lyons House	1001 E. 8th Street	$726,056	$3,027	$1,327 ($1,700)	$1,659 ($1,368)	$1,991 ($1,036)	$1,027 from current; N/A under 60% formula

NAME	ADDRESS	CURRENT VALUE	CURRENT EXEMPTION	EXEMPTION IF 40% IS EXEMPTED	EXEMPTION IF 50% IS EXEMPTED	EXEMPTION IF 60% IS EXEMPTED	DIFFERENCE IF CAPPED AT $2,000
Boner House	1508 Hardouin Avenue	$778,218	$2,000 CAPPED	$1,423 ($577)	$1,779 ($221)	$2,134 (+$134)	0 from current; $134 under 60% formula
Louis and Flossie John House	1924 Newning Avenue	$779,919	$2,000 CAPPED	$1,426 ($574)	$1,783 ($217)	$2,139 (+$139)	0 from current; $139 from 60% formula
Max Bickler House	901 W. 16th Street	$913,937	$2,504	$1,671 ($833)	$2,089 ($415)	$2,506 (+$2)	$504 from current; $506 under 60% formula
Hill-Searight House	410 E. Monroe Street	$922,484	$2,345	$1,687 ($658)	$2,108 ($245)	$2,530 (+$185)	$345 from current; $530 under 60% formula
Covert House	3912 Avenue G	$1,048,730	$2,397 CAPPED	$1,917 ($1,848)	$2,397 (0)	$2,876 (+$479)	$397 from current; $876 under 60% formula
Red-Purcell House	210 Academy Drive	$1,089,155	$2,922	$1,992 ($930)	$2,489 ($433)	$2,987 (+$65)	$922 from current; $987 under 60% formula
Hugo Kuehne House	500 E. 32nd Street	$1,190,055	$3,868	$2,176 ($1,692)	$2,720 ($1,148)	$3,264 ($604)	$1,868 from current; $1,264 under 60% formula
McClendon-Kozmetsky House	1001 W. 17th Street	$1,216,552	$2,781 CAPPED	$2,225 ($555)	$2,781 (0)	$3,337 (+$556)	$781 from current; $1,337 under 60% formula

NAME	ADDRESS	CURRENT VALUE	CURRENT EXEMPTION	EXEMPTION IF 40% IS EXEMPTED	EXEMPTION IF 50% IS EXEMPTED	EXEMPTION IF 60% IS EXEMPTED	DIFFERENCE IF CAPPED AT $2,000
Pemberton Castle	1415 Wooldridge Drive	$1,888,138	$4,315 CAPPED	$3,453 ($862)	$4,315 (0)	$5,178 (+$1,403)	$2,315 from current; $3,178 under 60% formula
Ben M. Barker House	3215 Duval Street	$1,889,937	$6,410	$3,456 ($2,954)	$4,319 ($2,091)	$5,183 ($1,227)	$4,410 from current; $3,183 under 60% formula
Sweetbrush	2408 Sweetbrush Drive	$2,015,646	$4,607 CAPPED	$3,686 ($921)	$2,397 (0)	$5,528 (+$921)	$2,607 from current; $3,528 under 60% formula

Apply a cap of $2,000 to owner-occupied homestead landmarks
Staff recommends a $2,000 cap for all owner-occupied homestead landmarks. The average exemption for owner-occupied landmarks is currently $2,581. A cap of $2,000 will not affect the current exemptions of landmarks with low property values, the majority of which are in East Austin, but will reduce the exemptions on those landmarks which already qualify for an exemption exceeding $2,000, including landmarks which were capped at the 50% of the city taxes on the property. Staff also does not recommend a cap of any lower than $2,000 as this would likely result in a great hardship for many landmark owners, and their stewardship of landmark properties has kept Austin's program excellent through the years. Staff would also recommend a review of the cap after a certain period of time to determine if it needs to be adjusted.

Staff and the Committee reviewed various scenarios for reducing the property tax incentive for historic landmarks, including:

a. Exempt the value of the structure only.
b. Cap the exemption at $1,000
c. Cap the exemption at $1,500
d. Cap the exemption at $2,000
e. Cap the exemption at $2,500
f. Cap the exemption at $2,700.

a. Exempt the value of the structure only.
Exempting only the value of the structure will have a greater effect on those landmarks where the value of the land is higher than the value of the structure, which is true at 130 (48%) of the 270 owner-occupied residential landmarks and at 67 (33%) of the 206 income-producing landmarks. The residential landmarks have an average land value of $426,935 and an average structure value of $443,232. The income-producing landmarks have an average land value of $477,762 and the average structure value is $999,272. This proposal will have a greater effect on owner-occupied residential landmarks than it would on income-producing landmarks because in the higher value of income-producing structures, particularly in downtown Austin, although every landmark in the city would be affected.

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Eliminating the value of the structure from the exemption formula would result in a total amount of exemptions from all landmark properties of an estimated $978,785, or a savings of $276,118 annually from all landmarks. Owner-occupied residences account for $520,482 of the new exemption total and represent a savings of $165,229. Commercial landmarks account for $458,303 of the reduced exemption total.

Residential landmark examples:

NAME	ADDRESS	LAND VALUE	STRUCTURE VALUE	CURRENT EXEMPTION	EXEMPTION ON STRUCTURE ONLY	$ DIFFERENCE	% DIFFERENCE
Oliphant House	3900 Avenue C	$375,000	$420,497	$2,779	$1,714	$857	38%

NAME	ADDRESS	LAND VALUE	STRUCTURE VALUE	CURRENT EXEMPTION	EXEMPTION ON STRUCTURE ONLY	$ DIFFERENCE	% DIFFERENCE
Red-Purcell House	210 Academy Drive	$900,000	$189,155	$2,922	$865	$2,057	70%
Ben Pillow House	1403 W. 9th Street	$562,500	$315,168	$2,725	$1,440	$1,285	47%
James Smith Place (Boggy Creek Farm)	3414 Lyons Road	$81,900	$120,676	$738	$551	$187	25%
Scott-Hammond House	1191 San Bernard Street	$131,750	$103,137	$772	$471	$301	39%
William Green Hill House	910 Blanco Street	$837,500	$464,158	$4,035	$2,122	$1,914	47%
Flower Hill	607 Pressler Street	$2,250,000	$647,491	$8,103	$2,962	$5,141	63%
Clem Lindsay House	904 Juniper Street	$42,500	$78,147	$454	$357	$97	21%
Bull House	2213 Windsor Road, East	$637,500	$119,544	$2,003	$546	$1,457	73%
Lolla Peterson House	2410 Jarratt Avenue	$425,000	$294,253	$2,000 (capped)	$1,345	$655	33%
Frank and Martha Jones House	1001 Willow Street	$144,000	$219,226	$1,331	$1,002	$329	25%
Seymour Fogel House (Southwind)	2411 Kinney Road	$200,000	$175,917	$1,261	$804	$457	36%
Berner-Clark-Mercado House	1807 E. Cesar Chavez	$90,000	$173,676	$999	$794	$206	21%

The ca. 1885 Red-Purcell House on Academy Drive in South Austin represents one end of the spectrum, where the land is valued at considerably more than the structure. The property has a valuation of $1,089,055, of which $900,000 represents the value of the land and $189,055 represents the value of the structure. The current tax exemption for the Red-Purcell House is $2,922. If only the structure was exempted from taxes, the exemption would drop to $865, a difference of $2,057, or 70% of the current exemption.

The Berner-Clark-Mercado House at 1807 E. Cesar Chavez Street in East Austin represents the other end of the spectrum, where the land is worth less than the structure. The property has a valuation of $263,676, of which $90,000 represents the value of the land and $173,676

represents the value of the structure. The current tax exemption for the Berner-Clark-Mercado House is $999. If only the structure was exempted from taxes, the exemption would drop to $794, a difference of $206, or 21% of the current exemption.

Income-producing landmark examples:

NAME	ADDRESS	LAND VALUE	STRUCTURE VALUE	CURRENT EXEMPTION	EXEMPTION ON STRUCTURE ONLY	$ DIFFERENCE	% DIFFERENCE
Paggi House	200 Lee Barton Drive	$338,461	$159,258	$751	$364	$387	52%
Goodman Building	202 W., 13th Street	$293,400	$910,611	$2,417	$2,081	$335	14%
Pierre Bremond House	402 W. 7th Street	$502,440	$836,473	$2,487	$1,913	$574	23%
John Bremond House	700 Guadalupe Street	$761,760	$1,059,897	$3,293	$2,423	$870	26%
Driskill-Day-Ford Building	403 E. 6th Street	$245,760	$1,304,042	$3,262	$2,981	$281	9%
Scholz Garten	1607 San Jacinto	$1,315,845	$1,041,769	$3,885	$2,382	$1,503	39%
Chicago House	607 Trinity Street	$221,520	$552,361	$1,516	$1,263	$253	17%
Franzetti Store	2402 San Gabriel Street	$462,000	$18,499	$570	$42	$528	93%
Walter Tips Building	710 Congress Avenue	$736,000	$1,698,541	$4,724	$3,883	$841	18%
Quast Building	412 E. 6th Street	$124,000	$220,800	$646	$505	$142	22%
Littlefield Building	6th and Congress	$2,235,600	$12,739,400	$31,664	$29,110	$2,554	8%
Larmour Block (A)	906 Congress Avenue	$368,000	$352,037	$1,225	$805	$420	34%
Stephen F. Austin Hotel	701 Congress Avenue	$1,987,200	$22,621,244	$53,984	$51,714	$2,270	4%
Victory Grill	1104 E. 11th Street	$46,130	$174,871	$452	$400	$52	12%
Kocurek Building	511 W. 41st Street	$151,256	$94,020	$388	$215	$173	45%
Continental Club	1315 S. Congress Avenue	$80,925	$180,165	$504	$411	$93	18%
Miller House	900 Rio Grande Street	$367,360	$275,952	$1,051	$631	$420	40%

Among the commercial landmarks, most of the downtown buildings would see a smaller decrease in their current exemption level than would commercial buildings in other areas of the city, particularly houses that are now used for commercial purposes, because the value of the structure far outweighs the value of the land. The Stephen F. Austin Hotel at 7th and Congress has a total value of $24,608,444, of which the structure accounts for $22,621,244. The current exemption at the Stephen F. Austin Hotel is $53,984; if only the structure were exempted, the exemption would drop of $51,714, a difference of $2,270, or 4% of the current exemption. At the other end of the spectrum, the Franzetti Store at 2402 San Gabriel Street is a $18,499 structure on land valued at $462,200. The current exemption of $570 would drop to $42, a difference of $528, or 93%. The Miller House at 900 Rio Grande Street is a 19th century house that has been converted to commercial use as the Tea Embassy. The property is valued at $643,312, of which the land accounts for $367,360 and the structure accounts for $275,952. The owner currently receives an exemption of $1,051, which would drop to $631, a difference of $420, or 40%. Many of the smaller buildings along 6th Street and Congress Avenue would see a reduction in the exemption in the range of 30-40%.

b. Cap the exemption at $1,000

This proposal would affect 402 (84%) of the 476 non-exempt landmarks in the city – only 18 (of 270) owner-occupied residential landmarks currently do not receive an exemption of over $1,000, and only 56 (of 206) non-exempt income-producing landmarks currently do not receive an exemption of over $1,000. The following tables show the results under a proposal to cap the exemption at $1,000:

Owner-occupied residential landmarks

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,000 CAP	% DIFFERENCE
Hearn House	902 Blanco Street	$825,844	$2,803	$1,803	64%
Worley House	802 E. 47th Street	$412,342	$1,069	$69	6%
Brunson House	200 The Circle	$457,325	$2,090	$1,090	52%
Clem Lindsay House	904 Juniper Street	$120,647	$454	NONE	0
McClendon-Price House	1606 Pearl Street	$1,417,070	$4,396	$3,396	77%
Stanley Homestead	1811 Newton Street	$460,491	$1,419	$419	30%
Elvira T. Davis House	4112 Avenue B	$630,584	$2,311	$1,311	57%
James Smith Place	33414 Lyons Road	$202,576	$738	NONE	0

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,000 CAP	% DIFFERENCE
Mather-Kirkland House	404 Academy Drive	$1,700,301	$5,030	$4,030	80%
I.V. Davis Homestead	1610 Virginia Street	$558,497	$1,693	$693	41%
Covert House	3912 Avenue G	$1,048,730	$2,397 (capped)	$1,397	58%
Sweetbrush	2408 Sweetbrush Drive	$2,015,646	$4,607 (capped)	$3,607	78%

Income-producing landmarks:

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,000 CAP	% DIFFERENCE
Paggi House	200 Lee Barton Drive	$497,719	$751	NONE	0
Walter Bremond House	711 San Antonio Street	$1,262,003	$2,489	$1,489	59%
E.H. Carrington Store	520 E. 6th Street	$1,593,011	$3,036	$2,036	67%
Old Depot Hotel (Carmelo's)	504 E. 5th Street	$2,272,043	$3,529	$2,529	72%
Franzetti Store	2402 San Gabriel Street	$480,499	$570	NONE	0
Green Pastures	811 W. Live Oak Street	$1,164,260	$2,056	$1,056	51%
Larmour Block (A)	906 Congress Avenue	$720,037	$1,225	$225	18%
Rhambo Building	406 E. 6th Street	$600,544	$1,171	$171	15%
Scarbrough Building	522 Congress Avenue	$17,401,263	$34,712	$33,712	97%

Capping the exemption at $1,000 will have little effect on lower-valued landmarks, both residential and commercial, as their exemption is already close to $1,000. Capping the exemption at $1,000 will have a much greater effect on the higher valued properties, especially those downtown, where exemptions would drop by over 90%.

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Capping the exemption at $1,000 would result in a total amount of exemptions from all landmark properties of an estimated $442,769, or a savings of $812,134 annually. Owner-occupied residences account for $265,239 of the reduced exemption total and reflect a savings of $420,472; commercial landmarks account for $177,530 of the reduced exemption total.

c. Cap the exemption at $1,500

This proposal would affect 318 (67%) of the 476 non-exempt landmarks in the city. Only 58 (of 270) owner-occupied residential landmarks currently do not receive an exemption of over $1,500, and 100 (of 206) non-exempt income-producing landmarks currently do not receive an exemption of over $1,500. The following tables show the results under a proposal to cap the exemption at $1,500:

Owner-occupied residential landmarks

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,500 CAP	% DIFFERENCE
Hearn House	902 Blanco Street	$825,844	$2,803	$1,303	46%
Worley House	802 E. 47th Street	$412,342	$1,069	NONE	0
Brunson House	200 The Circle	$457,325	$2,090	$590	28%
Clem Lindsay House	904 Juniper Street	$120,647	$454	NONE	0
McClendon-Price House	1606 Pearl Street	$1,417,070	$4,396	$2,896	66%
Stanley Homestead	1811 Newton Street	$460,491	$1,419	NONE	0
Elvira T. Davis House	4112 Avenue B	$630,584	$2,311	$811	35%
James Smith Place	33414 Lyons Road	$202,576	$738	NONE	0
Mather-Kirkland House	404 Academy Drive	$1,700,301	$5,030	$3,530	70%
I.V. Davis Homestead	1610 Virginia Street	$558,497	$1,693	$193	11%
Covert House	3912 Avenue G	$1,048,730	$2,397 (capped)	$897	37%

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,500 CAP	% DIFFERENCE
Sweetbrush	2408 Sweetbrush Drive	$2,015,646	$4,607 (capped)	$3,107	67%

Income-producing landmarks:

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $1,500 CAP	% DIFFERENCE
Paggi House	200 Lee Barton Drive	$497,719	$751	NONE	0
Walter Bremond House	711 San Antonio Street	$1,262,003	$2,489	$989	40%
E.H. Carrington Store	520 E. 6th Street	$1,593,011	$3,036	$1,536	51%
Old Depot Hotel (Carmelo's)	504 E. 5th Street	$2,272,043	$3,529	$2,029	57%
Franzetti Store	2402 San Gabriel Street	$480,499	$570	NONE	0
Green Pastures	811 W. Live Oak Street	$1,164,260	$2,056	$556	28%
Larmour Block (A)	906 Congress Avenue	$720,037	$1,225	NONE	0%
Rhambo Building	406 E. 6th Street	$600,544	$1,171	NONE	0%
Scarbrough Building	522 Congress Avenue	$17,401,263	$34,712	$33,212	96%

Capping the exemption at $1,500 will affect fewer landmarks than the $1,000 cap, but the difference is not significant. Like the $1,000 cap, a cap of $1,500 will have little effect on the lower-valued landmarks, but will significantly reduce the exemption for higher-valued properties, especially those in downtown, where exemptions would still drop by around 90%.

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Capping the exemption at $1,500 would result in a total amount of exemptions from all landmark properties of an estimated $621,291, or a savings of $633,612 annually. Owner-occupied residences account for $383,217 of the reduced exemption total and represent a savings of $302,494; commercial landmarks account for $238,074 of the reduced exemption total.

d. Cap the exemption at $2,000

Under current city Code, owner-occupied homestead landmarks designated after December 2, 2004, and those which changed ownership since that time are eligible for exemptions which are capped at the greater of $2,000 or 50% of the city tax levy, in accordance with the 2004 Historic Preservation Task Force recommendations. Since it is not a hard cap of $2,000, there has been some fluctuation in the amount of the exemptions for these more recently-designated residential landmarks, resulting in some landmarks being eligible for a property tax exemption in excess of $4,000. This proposal would set a hard cap of $2,000 for all landmarks regardless of date of designation or a change of ownership, and would affect 219 (46%) of the 476 non-exempt landmarks in the city. Of the 270 owner-occupied residential landmarks, 150 do not currently receive an exemption of over $2,000; this proposal would affect the exemptions of 120 (44%). Of the 206 non-exempt income-producing landmarks, 137 do not receive an exemption as much as $2,000, this proposal would affect the exemptions of 69 (33%). The following tables show the results under a proposal to cap the exemption at $2,000:

Owner-occupied residential landmarks

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $2,000 CAP	% DIFFERENCE
Hearn House	902 Blanco Street	$825,844	$2,803	$803	29%
Worley House	802 E. 47th Street	$412,342	$1,069	NONE	0
Brunson House	200 The Circle	$457,325	$1,747	NONE	0
Clem Lindsay House	904 Juniper Street	$120,647	$454	NONE	0
McClendon-Price House	1606 Pearl Street	$1,417,070	$4,396	$2,396	55%
Stanley Homestead	1811 Newton Street	$460,491	$1,419	NONE	0
Elvira T. Davis House	4112 Avenue B	$630,584	$2,311	$311	13%
James Smith Place	33414 Lyons Road	$202,576	$738	NONE	0
Mather-Kirkland House	404 Academy Drive	$1,700,301	$5,030	$3,030	60%
I.V. Davis Homestead	1610 Virginia Street	$558,497	$1,693	NONE	0

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $2,000 CAP	% DIFFERENCE
Covert House	3912 Avenue G	$1,048,730	$2,397 (capped)	$397	17%
Sweetbrush	2408 Sweetbrush Drive	$2,015,646	$4,607 (capped)	$2,607	57%

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Capping the exemption at $2,000 would result in the total amount of exemptions from all landmark properties of an estimated $823,376, or a savings of $431,527 annually. Owner-occupied residences account for $542,865 of the reduced exemption total, and represent $142,846 of the savings. Commercial landmarks account for $280,511 of the reduced exemption total.

e. Cap the exemption at $2,500

This proposal, which raises the existing cap for certain owner-occupied landmarks from $2,000 to $2,500, would affect 134 (28%) of the 476 non-exempt landmarks in the city. Of the 270 owner-occupied residential landmarks, 91 (34%) would be affected by this cap by having a current tax exemption in excess of $2,500. Of the 206 income-producing landmarks, 43 (21%) would be affected by a cap of $2,500. The following tables show the results under a proposal to cap the exemption at $2,500:

Owner-occupied residential landmarks

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $2,500 CAP	% DIFFERENCE
Hearn House	902 Blanco Street	$825,844	$2,803	$303	11%
Worley House	802 E. 47th Street	$412,342	$1,069	NONE	0
Brunson House	200 The Circle	$457,325	$2,090	NONE	0
Clem Lindsay House	904 Juniper Street	$120,647	$454	NONE	0
McClendon-Price House	1606 Pearl Street	$1,417,070	$4,396	$1,896	43%
Stanley Homestead	1811 Newton Street	$460,491	$1,419	NONE	0
Elvira T. Davis House	4112 Avenue B	$630,584	$2,311	NONE	0
James Smith Place	33414 Lyons	$202,576	$738	NONE	0

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $2,500 CAP	% DIFFERENCE
	Road				
Mather-Kirkland House	404 Academy Drive	$1,700,301	$5,030	$2,530	50%
I.V. Davis Homestead	1610 Virginia Street	$558,497	$1,693	NONE	0
Covert House	3912 Avenue G	$1,048,730	$2,000 (capped)	NONE	0
Sweetbrush	2408 Sweetbrush Drive	$2,015,646	$2,000 (capped)	NONE	0

Income-producing landmarks:

NAME	ADDRESS	PROPERTY VALUE	CURRENT EXEMPTION	DIFFERENCE WITH A $2,500 CAP	% DIFFERENCE
Paggi House	200 Lee Barton Drive	$497,719	$751	NONE	0
Walter Bremond House	711 San Antonio Street	$1,262,003	$2,489	NONE	0
E.H. Carrington Store	520 E. 6th Street	$1,593,011	$3,036	$536	18%
Old Depot Hotel (Carmelo's)	504 E. 5th Street	$2,272,043	$3,529	$1,029	29%
Franzetti Store	2402 San Gabriel Street	$480,499	$570	NONE	0
Green Pastures	811 W. Live Oak Street	$1,164,260	$2,056	NONE	0
Larmour Block (A)	906 Congress Avenue	$720,037	$1,225	NONE	0
Rhambo Building	406 E. 6th Street	$600,544	$1,171	NONE	0
Scarbrough Building	522 Congress Avenue	$17,401,263	$34,712	$32,212	93%

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Capping the exemption at

$2,500 would result in the total amount of exemptions from all landmark properties of an estimated $849,017, or a savings of $405,866 annually. Owner-occupied residences account for $539,383 of the reduced exemption total; commercial landmarks account for $309,634.

F. Cap the exemption at $2,700

A cap of $2,700 lines up with the proposal proffered by the Heritage Society of Austin, and would affect 64 (24%) of the owner-occupied homestead landmarks.

The total amount of current exemptions from all historic landmark properties in Austin is estimated to be $1,254,903, of which owner-occupied residences account for $685,711, and income-producing landmarks account for $569,192. Capping the exemption at $2,700 would result in a total amount of exemptions from owner-occupied homestead landmarks of $557,756, representing a savings of $127,955.

V. ESTABLISH A HISTORIC PRESERVATION REVOLVING FUND/LOW-INTEREST LOAN OR GRANT PROGRAM

Many cities have encouraged preservation through providing a revolving fund/low-interest loan or grant program to help landmark owners better preserve their historic properties. A revolving fund is basically a fund which has an initial seed money, and is loaned to applicants at a low interest rate for preservation projects. The fund is replenished when the applicant repays the loan, which makes the money available to the next applicant's project. Austin has never fully considered the establishment of a revolving loan fund, but it is clear that the availability of low-interest loans to owners of small landmark properties would go a long way in promoting a higher degree of preservation, especially along Sixth Street, where building facades are patched on more of an ad hoc basis than under a more comprehensive plan for preservation and protection of historic architectural elements. Several cities have façade-restoration programs, especially for commercial buildings in downtown entertainment districts or other areas with a high degree or potential for heritage tourism. Other cities have special programs to assist homeowners in historic districts engage in preservation projects that would not rise to the level of a project which would qualify for the rehabilitation tax incentive in Austin's local historic districts.

COMMITTEE RECOMMENDATION:

No specific recommendation but general support for the establishment of technical and financial assistance programs to enable the owners of landmarks to better maintain their buildings.

STAFF RECOMMENDATION:

Staff recommends consideration of the feasibility of establishing a revolving loan or low-interest loan fund to help fund façade restoration projects in the downtown historic districts (Sixth Street, Congress Avenue, Rainey Street, the Bremond Block), as well as establishing a low-interest loan fund or grant program to help low-income residential landmark owners embark on small-scale preservation projects which would not rise to the reinvestment levels required under the proposed rehabilitation tax incentive for historic landmarks. A funding source fro this program would have to be identified.

VI. ADDITIONAL RECOMMENDATIONS

COMMITTEE RECOMMENDATIONS:

a. Continue the current Code limiting the number of owner-initiated historic zoning cases to no more than 3 per month.

b. Review applications for historic zoning more stringently to require the applicant to provide a complete application, including all research necessary for the consideration of a historic zoning case.
c. Require property owners to prove compliance with all permit approval requirements before the Historic Landmark Commission takes action on an application for a Certificate of Appropriateness.
d. Create a third-party inspection process for the annual inspection of historic landmarks.
e. Establish a fee for landmark property owners to pay for the third party inspections of their properties to qualify for the property tax exemption.
f. Provide a technical and loan assistance program to better enable the rehabilitation of historic structures in South and East Austin.

STAFF RECOMMENDATIONS:

a. Establish a fund to provide plaques for every landmark in the City. The plaques currently cost around $98 each, and many existing landmarks have never received a plaque. Staff believes that every landmark property in the city should be recognized with a plaque, as public awareness and education is one of the primary goals of the historic preservation program. Staff further recommends that the cost of the plaque be included in the application fee for any new historic landmark, and that the city maintain enough of a reserve fund to provide a plaque designated without the owner's consent.

Leroy Nellis - Historic Exemption documents for the Backup...

From: Peter Einhorn
To: Nellis, Leroy
Date: 5/24/2011 11:13 AM
Subject: Historic Exemption documents for the Backup...
CC: Beck, Elliott; KNIGHT, DUSTY
Attachments: Austin Historic Resolution - Morrison-Spelman Draft.pdf; Austin City Code - Division 3 - Historic Landmarks And Historic Area Districts.doc; Procedures for Removal of Designation Info.doc; TCHC NE Travis County Full Report.pdf; COA Historic Landmarks by Address.pdf; Peter Einhorn.vcf

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Leroy,

Attached are the following documents:

1. The resolution put forward by Councilmembers Morrison and Spelman for changes to the City's policy,
2. An MS Word document with the portion of City code dealing with historic preservation
3. An MS Word document with information pulled from various sources on how to seek removal of historic designation from City, State and Federal designation programs
4. The Travis County Historical Commissions historic survey of Northeast Travis County (pulled from the County website)
5. A list of the properties that have a City of Austin Historic Landmark and how they arrive at that designation (State, Federal, Local or Neighborhood designation)

In separate emails I will forward an Executive Summary of and the full document of the City of Austin staff recommendation for changes to the City's policy.

We have not yet formally heard back from the City of Austin on the questions I posed.

I have a call in to the Texas Historical Commission and will advise as I hear back.

Regards,
Peter

Peter Einhorn
Policy Director
Office of Commissioner Sarah Eckhardt
Travis County, Precinct 2

Phone: 512-854-9222
Fax: 512-854-6446
e-mail: peter.einhorn@co.travis.tx.us

"To build a better world we need to replace the patchwork of lucky breaks and arbitrary advantages that today determine success ... with a society that provides opportunities for all." - Malcolm Gladwell

RESOLUTION NO.

WHEREAS, the City of Austin and its residents have a strong interest in historic preservation, recognizing the broad positive impacts of preservation, including significant contributions to our local economy and our tax base; and

WHEREAS, historic preservation is consistent with the City's efforts to encourage sustainability, energy efficiency and green building, as well as striving to discourage landfill waste and suburban sprawl; and

WHEREAS, the City of Austin, Austin Community College, Travis County, and the Austin Independent School District participate in historic preservation by granting tax exemptions to historically designated properties; and

WHEREAS, the City of Austin, as the authority to approve the designation of historic zoning, must balance priorities of preservation with stewardship of the local tax base in the interest of culture, prosperity, education, and the general welfare of all its residents; and

WHEREAS, the Austin City Council adopted Resolution 20100610-029 directing the City Manager to work with the Historic Landmark Commission on recommendations on revisions to the historic preservation program; **NOW THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates code amendments to City Code Title 25 (*Land Development Code*) and directs the City Manager to develop a

proposed ordinance that amends the historic designation criteria for historic landmarks to reflect the following staff and community-generated recommendations:

1) The council may designate a structure or site as a historic landmark combining district if:

   a) the property is at least 50 years old and represents a period of significance of at least 50 years ago, unless it possesses exceptional importance as defined by the National Register Bulletin 22, National Park Service (1996); and

   b) the property retains a very high degree of integrity of materials and design to clearly convey its historic appearance; and

   c) the property is individually listed in the National Register of Historic Places, or is designated as a Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or demonstrates significance in at least two of the following categories:

      i) Architecture – The property:

         (1) embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction;

         (2) exemplifies technological innovation in design and/or construction;

(3) displays high artistic value in representing ethnic or folk art, architecture, or construction;

(4) represents a rare example of an architectural style in the City;

(5) serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation;

(6) possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or

(7) represents an architectural curiosity or one-of-a-kind building.

ii) Historical Associations – The property:

(1) has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or

(2) represents a significant portrayal of the environment of a definable group of people in a historic time.

iii) Archeology – The property has, or is expected to yield, significant data concerning the human history or prehistory of the region.

iv) Community Value – The property has a unique location or physical characteristic that represents an established and familiar visual feature of the city and contributes to the character or image of the city, neighborhood, or population group.

v) Landscape Feature – The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

d) No property with an addition or alteration which has significantly compromised its original footprint, height, scale, or materials may be considered a historic landmark, unless such addition or alteration is more than 50 years old, or the property is being nominated as a historic landmark for extraordinary historical, cultural, or community significance as defined by the National Register Bulletin 22, National Park Service (1996).

e) Properties located within a local historic district are ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.

BE IT FURTHER RESOLVED:

The City Council initiates code amendments to City Code Title 25 (*Land Development Code*) and directs the City Manager to develop a proposed ordinance that revises the historic landmark application process to require a more stringent review of applications and ensure that all necessary research has been completed before an application is considered by the Historic Landmark Commission.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to work with the Historic Landmark Commission and other stakeholders to enhance the inspection of historic landmark properties to strengthen the enforcement of criteria and maintenance requirements. The City Manager is further directed to make recommendations on the implementation of an inspection fee to cover the costs of ongoing inspection.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to make recommendations on possible funding mechanisms for the expansion of existing functions and the creation of new programmatic functions within the City's historic preservation program, including, but not limited to, staffing, inspections,

plaques for all historic landmarks, and offsetting the costs for low-income owners to complete historic zoning applications. These recommendations should address the potential for a historic preservation enterprise fund.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to make recommendations on methods to provide a technical and loan assistance program to better enable the rehabilitation of historic structures in underrepresented areas, for façade rehabilitation in the central business district, and to assist low-income owners of landmarks with preservation and rehabilitation. These recommendations should also include outreach and research assistance to underrepresented areas.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to work with the Historic Landmark Commission and community stakeholders on the adoption of standard advisory design guidelines for contributing buildings within National Register Historic Districts. The guidelines should address design considerations such as the location and setback of additions to existing buildings, appropriate materials for additions or new construction, and other guidelines to better preserve the architectural and historical character of National Register Historic Districts. These guidelines should also serve as a template for the development of binding design guidelines for local historic districts.

BE IT FURTHER RESOLVED:

The City Council initiates code amendments to City Code Title 25 (*Land Development Code*) and directs the City Manager to develop a proposed ordinance and implement other necessary changes to revise the initiation process for local historic districts to reflect the following staff and community-generated recommendations:

1. Modify the petition requirements for the initiation of a local historic district to allow for the showing of support by either the owners of 51% of the area of the land or by the number of property owners within the proposed district;

2. Institute a demolition delay of up to 180 days from the date that a demolition permit is filed for contributing properties in National Register Historic Districts and pending local historic districts; and

3. Provide a process to allow petitioners an opportunity for legal review of design guidelines for local historic districts prior to collecting signatures from area property owners.

BE IT FURTHER RESOLVED:

The City Council initiates code amendments to City Code Chapter 11-1 (*Ad Valorem Tax*) and directs the City Manager to develop a proposed ordinance to reflect the following staff and community-generated recommendations:

1. Cap the property tax exemption for an owner-occupied historic residential property at $2,500;

2. Establish an index to automatically modify the residential exemption cap based on future increases or decreases in property values due to inflation and deflation;

3. Modify the formula for residential tax exemption for historic residential properties to be based on a combined assessed value of land and improvements;

4. Immediately implement the new exemption cap for all new residential historic landmarks, for residential landmarks approved after January 1, 2010, and for all existing residential landmarks that have a change of ownership;

5. Recommend a formula that gradually reduces over a period of 5 years the total amount exempted for existing owner-occupied residential landmarks that have an exempted value exceeding the maximum cap until the cap is reached; and

6. Further develop details of a rehabilitation program similar to that now offered for the qualified rehabilitation of contributing buildings within local historic districts to encourage and promote continued rehabilitation projects on individually-designated historic buildings.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to explore training opportunities, such as those associated with the National Alliance of Preservation Commissions, for City Council Members, Historic Landmark

Commissioners, Land Use Commissioners, and Historic Preservation staff members.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to compile the existing data on historic-designated landmarks in a web-based format accessible to the public, such as the historic survey web tool currently being developed in partnership with the University of Texas at Austin under the Preserve America program, to highlight the properties within the Historic Preservation Program and expand opportunities for community education.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to initiate a dialogue with other taxing entities within the City of Austin to discuss the ongoing revisions to the historic preservation program and encourage their continued participation.

ADOPTED: _____, 2011 **ATTEST:**_____

Shirley A. Gentry
City Clerk

Division 3. Historic Landmarks And Historic Area Districts.

§ 25-2-350 CONTRIBUTING STRUCTURE DEFINED.

In this division, CONTRIBUTING STRUCTURE means a structure that contributes to the historic character of a historic area (HD) combining district, was built during the period of significance for the district, and which retains its appearance from that time. An altered structure may be considered a contributing structure if the alterations are minor and the structure retains its historic appearance and contributes to the overall visual and historic integrity of the district. A structure is designated as a contributing structure by the ordinance establishing the historic area (HD) combining district.

Source: Ord. 041202-16; Ord. 20100819-065.

§ 25-2-351 LIMITS ON APPLICATIONS FOR HISTORIC DESIGNATION.

(A) The Historic Landmark Commission may consider no more than a total of three applications per month for historic landmark (H) designation.

(B) The Historic Landmark Commission may consider no more than one application per month for historic landmark (H) designation of property located in any National Register or Local Historic District, unless there would otherwise be fewer than a total of three applications for historic landmark (H) designation considered in that month.

(C) Limitations in Subsections (A) and (B) of this section shall not apply to applications initiated by the Historic Landmark Commission in response to a request for a demolition or relocation permit.

Source: Ord. 20100819-065.

§ 25-2-352 HISTORIC DESIGNATION CRITERIA.

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(1) the property is at least 50 years old, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);

(2) the property retains sufficient integrity of materials and design to convey its historic appearance; and

(3) the property:

(a) is individually listed in the National Register of Historic Places; or is designated as a Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or

(b) meets the criteria prescribed by at least two of the following clauses:

(i) the property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; represents technological innovation in design or construction; con-tains features representing ethnic or folk art, architecture, or construction; represents the significant work of a noted architect, builder or artisan; represents a rare example of an architectural style; or bears a physical or contextual relation to other historically or architecturally significant structures or areas;

(ii) the property is substantially associated with persons, groups, institutions, businesses, or events of historical significance which contributed to the social, cultural, economic, develop-ment, or political history of the city, state, or nation; or the property is representative of a culture or group of people in a historical era through its architecture, method of construction, or use;

(iii) the property possesses archeological significance because it has, or is expected to, yield significant data concerning the human history or prehistory of the region;

(iv) the property possesses value to the community because it significantly represents the cultural, economic, social, ethnic, artistic, or historical heritage of the city or an area of the city; or because it has a location, physical characteristics, or other unique features which greatly contribute to the character or image of the city, a neighborhood, or a population group; or

(v) the property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

(B) The council may designate an area as a historic area (HD) combining district if at least 51 percent of the principal structures within the proposed district are contributing structures when the historic preservation officer certifies that the zoning or rezoning application is complete.

(C) The council may enlarge the boundary of an existing historic area (HD) combining district if the additional structure, group of structures, or area adds historic, archeological, or cultural value to the district.

(D) Except as limited by Subsection (E), the council may reduce the boundary of an existing historic area (HD) combining district if:

(1) the structure to be excluded does not contribute to the historic character of the district;

(2) excluding the structure or area will not cause physical, historical, architectural, archeological, or cultural degradation of the district; or

(3) a reasonable use of the structure that allows the exterior to remain in its original style does not exist.

(E) The minimum size for a historic area (HD) combining district is one block face.

Source: Ord. 041202-16; Ord. 20060622-128.

§ 25-2-353 APPLICATION REQUIREMENTS.

(A) An application to designate a structure or site as a historic landmark (H) combining district or an area as a historic area (HD) combining district must demonstrate that the structure, site, or area satisfies the criteria for designation and include the information required by administrative rule.

(B) A record owner or the record owner's agent filing an application for an owner-initiated historic landmark (H) designation shall affirm that no person involved in the matter was or will be compensated on a contingent fee basis or arrangement.

(C) Prior to action by the Historic Landmark Commission, a preservation plan submitted as part of an application for a combining district shall be forwarded by the Historic Preservation Officer to the Austin Energy Green Builder (or successor) program for review and written recommendations. These recommendations shall address the opportunity to incorporate sustainable elements listed in Subsection 25-2-356(C). The recommendations shall be provided to all boards and commissions and council prior to public hearing and action on the application.

Source: Ord. 041202-16; Ord. 20060622-128; 20090806-068; Ord. 20100819-065.

§ 25-2-354 HISTORIC LANDMARK COMMISSION PUBLIC HEARING REQUIREMENT.

(A) The Historic Landmark Commission shall hold a public hearing on a zoning or rezoning application that requests:

(1) designation of a historic landmark (H) or historic area (HD) combining district; or

(2) an amendment or removal of a historic landmark (H) or historic area (HD) combining district designation.

(B) The director of the Neighborhood Planning and Zoning Department shall give notice of the public hearing under Section 25-1-132(A) (Notice Of Public Hearing). The Director of the Neighborhood Planning and Zoning Department shall also provide notice of the public hearing by posting signs on the property.

(C) The Historic Landmark Commission shall make a recommendation to the Land Use Commission on a zoning or rezoning application governed by this section not later than the 14th day after the Historic Landmark Commission closes the public hearing on the application.

(D) The director of the Neighborhood Planning and Zoning Department shall forward the recommendation of the Historic Landmark Commission to the Land Use Commission and council.

Source: Ord. 041202-16.

§ 25-2-355 HISTORIC LANDMARK COMMISSION REVIEW.

(A) The Historic Landmark Commission shall consider the criteria established in Section 25-2-352 (Historic Designation Criteria) when reviewing an application for a historic landmark (H) or historic area (HD) combining district.

(B) If the Historic Landmark Commission recommends designation of a historic landmark (H) or historic area (HD) combining district, it shall send a recommendation to the Land Use Commission and the council that includes:

(1) a statement of the reasons for recommending designation of the district;

(2) a legal description of the boundary of the district;

(3) maps, photographs, and histories of thestructures, sites, or areas located inthe district as required by administrative rule;

(4) findings that support the criteria for designating the district and that establish the importance of the district; and

(5) for a historic area (HD) combining district, a historic area district preservation plan and list of designated contributing structures as described in Section 25-2-356 (Historic Area District Ordinance And Preservation Plan Requirement).

(C) The affirmative vote of two-thirds of the members of the Historic Landmark Commission is required to recommend zoning or rezoning property as a historic landmark (H) combining district if a record owner of the property files a written statement protesting the zoning or rezoning.

Source: Ord. 041202-16; Ord. 20060622-128; 20090806-068.

§ 25-2-356 HISTORIC AREA DISTRICT ORDINANCE AND PRESERVATION PLAN REQUIREMENT.

(A) An ordinance zoning or rezoning property as a historic area (HD) combining district must:

(1) describe the character-defining features of the district;

(2) include a plan to preserve those features; and

(3) list the designated contributing structures.

(B) A preservation plan may:

(1) modify regulations relating to building setbacks, building height, compatibility, landscaping, parking, or signs; or

(2) prescribe regulations relating to design, scale, or architectural character of, or materials for:

(a) the exterior of a contributing structure or a new structure; or

(b) public facilities, including street lighting, street furniture, signs, landscaping, utility facilities, sidewalks, and streets.

(C) Consistent with the character-defining features of the district described under Subsection (A)(1), a preservation plan proposed under Subsection (B) may allow and encourage property owners to utilize various external materials and mechanisms to promote sustainability, including but notlimited to roofing systems, solar technologies, energygeneration andefficiency, water collection and reuse,rain-collection systems and drought- tolerant, native, and edible landscaping andgardens.

Source: Ord. 041202-16; 20090806-068.

§ 25-2-357 DESIGNATION ON ZONING MAP.

The director of the Neighborhood Planning and Zoning Department shall add as a suffix to the base district designation on the zoning map:

(1) the letter "H" to reflect a historic landmark designation; or

(2) the letters "HD" to reflect a historic area designation.

Source: Ord. 041202-16.

§ 25-2-358 NOTICE OF DESIGNATION TO TAX APPRAISAL DISTRICT.

(A) The historic preservation officer shall file with the county tax appraisal district a:

(1) copy of an ordinance zoning property as a historic landmark or historic area combining district; and

(2) notice stating that the council has granted the historic designation.

(B) The historic preservation officer shall mail a copy of the notice described in Subsection (A)(2) to the notice owner by certified mail.

Source: Ord. 041202-16; Ord. 20060112-053.

§ 25-2-359 MEDALLIONS.

With the approval of the owner, a person may place a medallion approved by the Historic Landmark Commission on a structure or site that is designated as a historic landmark.

Source: Ord. 041202-16.

Designation and Removal Background Information

City of Austin Historic Landmark & Historic Area Districts

I have read the City Ordinance Code pertaining to Historic Landmarks (a copy of the complete text is attached in a separate MS Word document) and find only one reference to removal of a landmark designation. It is in § 25-2-354, pertaining to Historic Landmark Commission Public Hearing Requirement. It states that:

(A) The Historic Landmark Commission shall hold a public hearing on a zoning or rezoning application that requests:

(1) designation of a historic landmark (H) or historic area (HD) combining district; or
(2) an amendment or **removal** of a historic landmark (H) or historic area (HD)

There is no reference made to the criteria the Historic Landmark Commission must consider when weighing such an application.

Recorded Texas Historic Landmark

http://www.thc.state.tx.us/publications/booklets/RTHLbook01.pdf

"Properties so designated are afforded a measure of legal protection and become part of the recorded history of the state's built environment."

"Benefits of RTHL Designation:

- *Recognition that a property is of local, regional or state significance*
- *Protection for up to 90 days from exterior alterations, including demolition or relocation*
- *Ad valorem tax exemptions, if granted by local taxing authorities*
- *Eligibility for state preservation grant funds*
- *Inclusion in the Texas Historic Sites Atlas http://atlas.thc.state.tx.us*
- *Technical preservation assistance through the THC"*

More information at:
http://www.thc.state.tx.us/markerdesigs/madwordfiles/Markerprocedures706.doc

"Criteria for RTHL status:

1. Age: Structures eligible for the Recorded Texas Historic Landmark designation and marker must be at least 50 years old.

2. Historical significance: Architectural significance alone is not enough to qualify a structure for the Recorded Texas Historic Landmark designation. It must have an equally significant historical association, and that association can come through an event that occurred at the site, through individuals who owned or lived on the property, or, in the case of bridges, industrial plants, schoolhouses, and other non-residential properties, through documented significance to the larger community.

3. Architectural significance: Structures deemed architecturally significant are outstanding examples of architectural history, either through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity, i.e.,

the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the Secretary of the Interior's Standards for Rehabilitation.

4. Good state of repair: Structures not considered by the THC to be in a good state of repair — i.e. restored — are not eligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers."

The process for removal appears to be:
Texas Government Code Chapter 442, Section 442.006(f), which state that:

"A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired."

"If appreciable or unwarranted changes are observed to have been made on a landmark structure, the State Marker Review Board may withdraw the designation and the marker."

"Violation of this law is subject to a civil penalty of not less than $50 nor more than $1,000 for each day of violation."

There does not appear to be a formal process for applying for removal. I would imagine that because the designation does not bring with it any direct incentives from the State, there may not be a way to get off again.

State Archeological Landmarks
Info found at: http://www.thc.state.tx.us/markerdesigs/madsal.shtml
"State Archeological Landmarks are designated by the Texas Historical Commission (THC) and receive legal protection under the Antiquities Code of Texas. Listing in the National Register of Historic Places is a prerequisite for State Archeological Landmark designation of a building.

"State Archeological Landmark designation stipulates that the property cannot be removed, altered, damaged, salvaged or excavated without a permit from the THC. This designation encourages preservation and ensures that resources that cannot be preserved are at least properly documented.

"The designation of State Archeological Landmarks on private land is recorded in the county deed records and is conveyed with the property when sold. To nominate a site or building on private property, the property owner's written consent is required."

In addition: http://www.thc.state.tx.us/archeology/aapdfs/SAL_Designation.pdf where it states:

"Designation of SALs on private property is a voluntary process that can proceed only with the written permission of the landowner. Federal and state laws do not compel private owners to have their sites designated. Only the land-owners can make that decision. Designation does not require an owner to provide public access to the site, maintain the property or relinquish title of the land. Landowners who have questions about the SAL designation may find it helpful to speak with one of the THC's regional archeologists."

Again, I find no reference to a procedure for removing the property's designation once acquired. Again, there appear to be no direct benefits to the property owner aside to some mention of access, at the discretion of the Texas Historical Commission, to funds from the Texas Preservation Trust Fund account to assist property owners with the *"acquisition, survey, restoration, or preservation, or for planning and educational activities leading to the preservation, of historic property in the state that is listed in the National Register of Historic Places or designated as a State Archeological Landmark or Recorded Texas Historic Landmark, or that the commission determines is eligible for such listing or designation."* (from section 442.015 of the Government Code)

I also found this on the Texas Historical Commission's website listing various sources of **state rules and regulations**:
http://www.thc.state.tx.us/rulesregs/rrstate.shtml

National Register of Historic Places
http://www.nps.gov/nr/regulations.htm

Here is the process for removal:

Sec. 60.15 Removing properties from the National Register.

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;
(2) Additional information shows that the property does not meet the National Register criteria for evaluation;
(3) Error in professional judgement as to whether the property meets the criteria for evaluation; or
(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after

correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.

(c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the grounds established in paragraph (a) of this section. With respect to nominations determined eligible for the National Register because the owners of private property object to listing, anyone may petition for reconsideration of whether or not the property meets the criteria for evaluation using these procedures. Petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations, the Federal Preservation Officer for Federal nominations, and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program.

(d) Petitons submitted by persons or local governments where there is no approved State Historic Preservation Program shall include a list of the owner(s). In such cases the Keeper shall notify the affected owner(s) and the chief elected local official and give them an opportunity to comment. For approved State programs, the State Historic Preservation Officer shall notify the affected owner(s) and chief elected local official and give them an opportunity to comment prior to submitting a petition for removal. The Federal Preservation Officer shall notify and obtain the comments of the appropriate State Historic Preservation Officer prior to forwarding an appeal to NPS. All comments and opinions shall be submitted with the petition.

(e) The State Historic Preservation Officer or Federal Preservation Officer shall respond in writing within 45 days of receipt to petitions for removal of property from the National Register. The response shall advise the petitioner of the State Historic Preservation Officer's or Federal Preservation Officer's views on the petition.

(f) A petitioner desiring to pursue his removal request must notify the State Historic Preservation Officer or the Federal Preservation Officer in writing within 45 days of receipt of the written views on the petition.

(g) The State Historic Preservation Officer may elect to have a property considered for removal according to the State's nomination procedures unless the petition is on procedural grounds and shall schedule it for consideration by the State Review Board as quickly as all notification requirements can be completed following procedures outlined in Sec. 60.6, or the State Historic Preservation Officer may elect to forward the petition for removal to the Keeper with his or her comments without State Review Board consideration.

(h) Within 15 days after receipt of the petitioner's notification of intent to pursue his removal request, the State Historic Preservation Officer shall notify the petitioner in writing either that the State Review Board will consider the petition on a specified date or that the petition will be forwarded to the Keeper after notification requirements have been completed. The State Historic Preservation Officer shall forward the petitions to the Keeper for review within 15 days after notification requirements or Review Board consideration, if applicable, have been completed.

(i) Within 15 days after receipt of the petitioner notification of intent to pursue his petition, the Federal Preservation Officer shall forward the petition with his or her comments and those of the State Historic Preservation Officer to the Keeper.

(j) The Keeper shall respond to a petition for removal within 45 days of receipt, except where the Keeper must notify the owners and the chief elected local official. In such cases the Keeper shall respond within 90 days of receipt. The Keeper shall notify the petitioner and the applicable State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program, of his decision. The State Historic Preservation Officer or Federal Preservation Officer transmitting the petition shall notify the petitioner, the owner(s), and the chief elected local official in writing of the decision. The Keeper will provide such notice for petitions from persons or local governments where there is no approved State Historic Preservation Program. The general notice may be used for properties with more than 50 owners. If the general notice is used it shall be published in one or more newspapers with general circulation in the area of the nomination.

(k) The Keeper may remove a property from the National Register on his own motion on the grounds established in paragraph (a) of this section, except for those properties listed in the National Register prior to December 13, 1980, which may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section. In such cases, the Keeper will notify the nominating authority, the affected owner(s) and the applicable chief elected local official and provide them an opportunity to comment. Upon removal, the Keeper will notify the nominating authority of the basis for the removal. The State Historic Preservation Officer, Federal Preservation Officer, or person or local government which nominated the property shall notify the owner(s) and the chief elected local official of the removal.

(l) No person shall be considered to have exhausted administrative remedies with respect to removal of a property from the National Register until the Keeper has denied a petition for removal pursuant to this section.

ATTACHMENT D

STATE ARCHEOLOGICAL LANDMARK DESIGNATION
A User's Guide

Texas' archeological legacy is threatened. But there is something we can do about it.

The legacy began at least 13,000 years ago in the campgrounds and hunting sites of some of the earliest Native American inhabitants of North America, and continued in missions, battlegrounds, forts, cattle trails and early settlements of immigrants from all over the world.

Photo courtesy Texas Parks and Wildlife.

Gen. William T. Sherman once called Fort McKavett the "prettiest post in Texas." The fort was designated a State Archeological Landmark in 1983.

These and other kinds of archeological sites are disappearing fast, at an estimated rate of 5,000 a year — and that is in Texas alone. The inevitable expansion of people and industry across the landscape is responsible for much of the damage, but looters and vandals destroy numerous archeological sites, especially rock shelters in the Lower Pecos region, burned rock middens in Central Texas and prehistoric cemeteries in the eastern part of the state.

How can we slow the loss of these sites? One important tool is the State Archeological Landmark (SAL) designation, administered by the Texas Historical Commission (THC).

Photo courtesy Rock Art Foundation.

The rock art in Seminole Canyon State Park and Historic Site, including this bird-human figure painted on the wall of Panther Cave, is protected by the State Archeological Landmark designation.

WHAT IS A STATE ARCHEOLOGICAL LANDMARK?

The SAL designation, included in the 1969 Antiquities Code of Texas, was created specifically to protect archeological sites. The code states that "it is the public policy and in the public interest of the State of Texas to . . . protect and preserve all sites, objects, buildings, pre-twentieth-century shipwrecks, and locations of historical, archeological, educational, or scientific interest."

Since 1969 more than 3,000 sites located on public lands have been designated as SALs, including the wreck of the steamboat *Black Cloud* in Liberty County, rock art sites in Hueco Tanks State Park in El Paso County, the Caddoan village at the George C. Davis site in Cherokee County and the Lake Theo Paleoindian site in Briscoe County. More than 100 sites on private lands also have been designated as SALs.

To qualify for SAL designation, an archeological site must meet at least *one* of the following criteria:

- Have the potential to contribute to a better understanding of the prehistory or history of Texas by the addition of new and important information.
- Contain archeological deposits and artifacts that are preserved and intact, thereby supporting the research potential or preservation interests of the site.
- Possess unique or rare attributes related to Texas prehistory or history.
- Offer archeologists a unique opportunity to test theories and methods of preservation, thereby contributing to new scientific knowledge.
- Be the target of vandalism or relic collecting, or be highly likely to be targeted in the future, and official landmark designation is needed to ensure maximum legal protection. If the site cannot be protected, further investigations are needed to mitigate the effects of vandalism and relic collecting.

SAL designation indicates that the site is an important part of our state's historical legacy. Under the Antiquities Code, a designated SAL is placed in a statewide inventory of significant sites, ensuring long-term protection. It cannot be removed, altered, damaged, salvaged or excavated without a permit from the THC. Designation also gives the owner of the property an additional avenue to prosecute persons who vandalize the site. An SAL on private land is recorded in the deed records of the county where it is located and is conveyed with the property when it is sold.

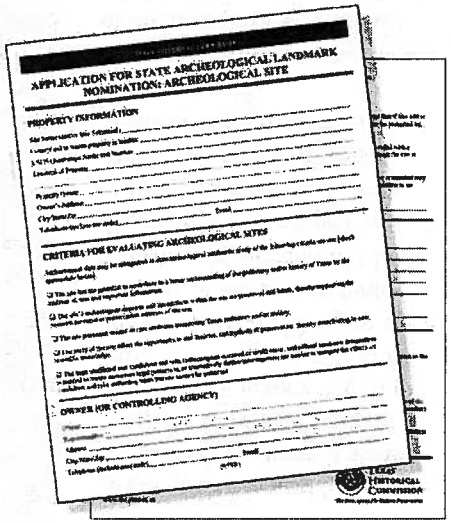
HOW A SITE BECOMES A STATE ARCHEOLOGICAL LANDMARK

The steps for designation of an SAL are quite simple, beginning with completion of a nomination form, which is available online at www.thc.state.tx.us and may also be obtained by calling or writing the THC Archeology Division.

If the archeological site is on non-federal public lands, either the public agency that owns it or the THC staff can nominate it for designation as an SAL. If a citizen or private group desires to nominate a site owned by a political subdivision, they must give notice of the nomination at their own expense in a newspaper of general circulation published in the city, town or county in which the building or site is located. If no newspaper of general circulation is published in the city, town or county, the notice must be published in a newspaper of general circulation published in an adjoining or neighboring county that is circulated in the county of the applicant's residence. The notice must be printed in 12-point boldface type and include the exact location of the building or site and the name of the group or individual nominating the building or site. An original copy of the notice and an affidavit of publication signed by the newspaper's publisher must be submitted to the commission with the application for nomination.

If a site is on private land, the THC will send the landowner a copy of the SAL form for signature. The site *cannot* be nominated or designated without the owner's signature.

The following information must be submitted with the nomination form: a plotting of the site on a U.S. Geological Survey topographical map, a site data record and any other pertinent details. The staff will review the nomination, consult with the applicant and, if necessary, arrange a site visit. The site nomination will then be sent for review to the Antiquities Advisory Board, a committee of experts in Texas archeology, history and architecture. The board will make a formal recommendation to the THC, and the site will be nominated at the next scheduled meeting of the THC commissioners. If accepted for nomination, the commissioners will vote on official designation at the following meeting.


APPLICATION FOR STATE ARCHEOLOGICAL LANDMARK NOMINATION: ARCHEOLOGICAL SITE

PROPERTY INFORMATION

CRITERIA FOR EVALUATING ARCHEOLOGICAL SITES

OWNER (OR CONTROLLING AGENCY)

The application for State Archeological Landmark nomination is simple to complete and available on the THC web site.

LANDOWNER RIGHTS

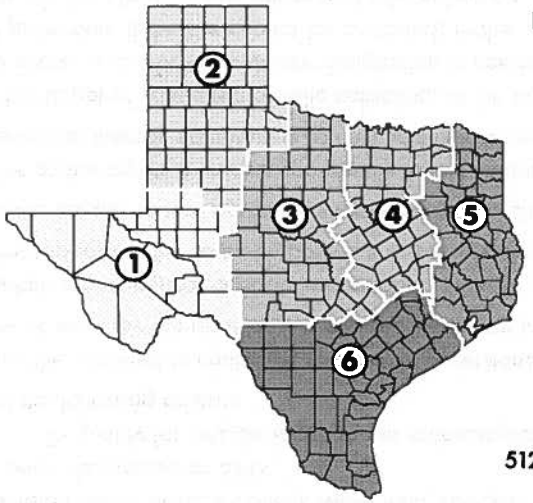
Designation of SALs on private property is a *voluntary* process that can proceed only with the written permission of the landowner. Federal and state laws do not compel private owners to have their sites designated. *Only* the landowners can make that decision.

Designation does not require an owner to provide public access to the site, maintain the property or relinquish title of the land. Landowners who have questions about the SAL designation may find it helpful to speak with one of the THC's regional archeologists.

WHAT CAN YOU DO?

Although thousands of archeological sites are now SALs, many significant sites remain undesignated. If you know of a site that merits designation, consider completing the steps for SAL nomination, or ask the property owner to call one of the regional phone numbers shown below. For more information contact:

Texas Historical Commission
Archeology Division
P.O. Box 12276, Austin TX 78711-2276
Phone: 512/463-6096, Email: archeology@thc.state.tx.us
Web site: www.thc.state.tx.us



REGION 1
512/463-8883 or
512/463-5865
(Crockett, Terrell and Val Verde counties only)

REGION 2
512/463-8883

REGIONS 3 & 4
512/463-8884

REGIONS 5 & 6
512/927-7881

MARINE
512/927-7882

TEXAS HISTORICAL COMMISSION
The State Agency for Historic Preservation

www.thc.state.tx.us

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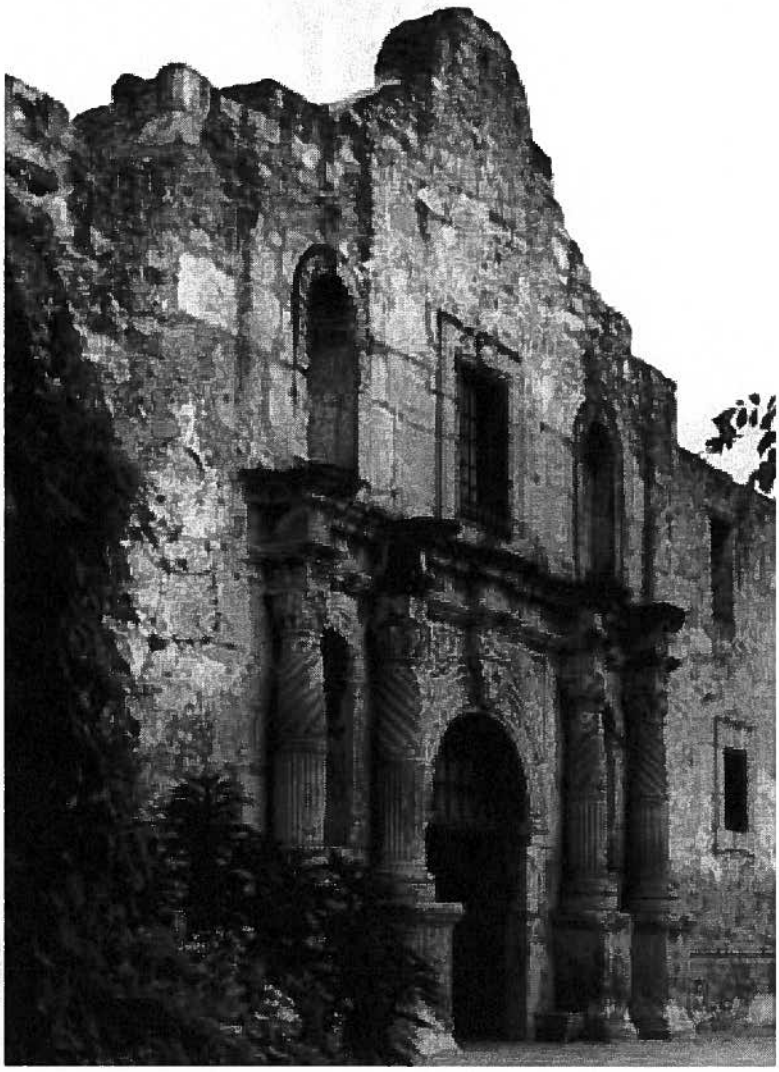
TEXAS HISTORICAL COMMISSION

Recorded TEXAS Historic Landmarks

★ ★ ★ ★ ★ ★



Our Lady of Guadalupe Church, Mission (RTHL 1990)

Recorded Texas Historic Landmarks

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Properties so designated are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

The RTHL designation process is administered as part of the historical marker program of the Texas Historical Commission (THC). The THC, the state agency for historic preservation, has been instrumental since its establishment in 1953 in coordinating the marking of Texas' significant sites, persons, events and structures. The RTHL designation is conveyed by an Official Texas Historical Marker; designation comes only through participation in the marker process.

RTHL designation is denoted by any of the following:

- Official Texas Historical Building Medallion
- Official Texas Historical Building Medallion with interpretive plate
- Official Texas Historical Subject Marker when the final line of the inscription reads "Recorded Texas Historic Landmark."

El Paisano Hotel, Marfa (RTHL 1979)

Criteria For Designation

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

The THC's Official Texas Marker Policies (available by request from the History Programs Division) contain the criteria for RTHL designation. Basically, a structure must be at least 50 years of age and should retain its architectural integrity from a period of at least 50 years ago. The structure should be in good repair and an exemplary model of preservation. *In no case can a structure be considered for RTHL designation if it has been moved in the past 50 years or if artificial (aluminum, asbestos, vinyl, etc.) siding applied to the exterior within the preceding 50 years covers and/or alters its historic architectural materials or features.* Structures also should reflect the appearance they exhibited during their association with a significant person or event.

RTHL status can be attained for any historic structure, including but not limited to bridges, commercial buildings, churches, residences and schoolhouses. Whether vernacular or architect-designed, if the structure has retained integrity and its history can be documented according to Official Texas Marker Policies, it is a likely candidate for designation. If you would like a preliminary opinion on whether a particular property meets RTHL criteria, please send current snapshots of all sides of the exterior, a photo or photocopy of the structure's historic appearance and a cover letter giving a brief history to the THC's History Programs Division.

Process

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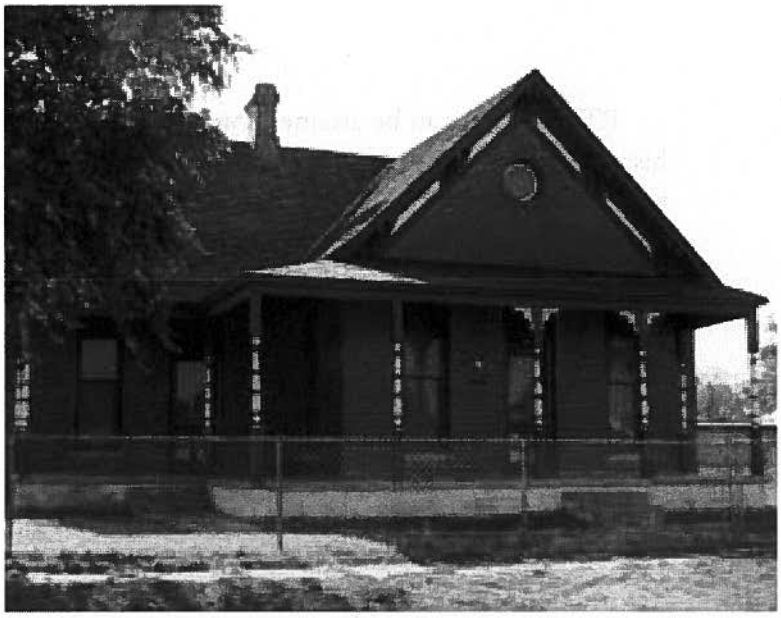
Obtain the *Official Texas Historical Marker Guidelines and Application Form* through the THC or your local county historical

Benefits of RTHL Designation:

- ★ Recognition that a property is of local, regional or state significance
- ★ Protection for up to 90 days from exterior alterations, including demolition or relocation
- ★ Ad valorem tax exemptions, if granted by local taxing authorities
- ★ Eligibility for state preservation grant funds
- ★ Inclusion in the Texas Historic Sites Atlas http://atlas.thc.state.tx.us
- ★ Technical preservation assistance through the THC



XIT Ranch Headquarters, Channing (RTHL 1962)

commission. Read through the booklet carefully. It contains information on criteria and procedures involved in the process. If you have any questions, don't hesitate to contact the History Programs Division staff at the THC.

The components of a marker application are a narrative history, complete with reference notes, bibliography and construction history and information on the persons, events and/or organizations associated with the property. The narrative must be prepared at the local level either by the owner, a hired researcher or some other interested person or organization. Sample narrative histories are available from the THC.

Black-and-white photographs of all sides of the structure should be included, as well as at least one historic photograph that verifies the integrity of the structure's current appearance. A current photograph taken from approximately the same angle as the historic photograph is of great assistance. A site map and floor plan should be included as well. The application form should be completed, then the entire

packet should be given to the appropriate county historical commission for review. The THC does not accept applications without the approval of the county historical commission, except in rare cases of a direct appeal. THC staff reviews each property for historical and architectural significance to determine eligibility for the designation.

The historical marker itself is an integral part of the designation process. The cost of the marker, once the property has received approval, must be borne locally. There are no state funds with which to purchase markers. A price list is in the application form. THC staff prepare the marker text, but owners have an opportunity to review and approve the inscription before it is sent to the foundry for casting.

Historic photo, The Alamo, San Antonio (RTHL 1962)

Current owners, restorers of the property or persons dead for less than 20 years will not be mentioned in the marker inscription.

Protection

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The built environment can be a marvelous reflection of the heritage of an area. Through the RTHL designation, buildings, residences and other structures are recognized as important, identifiable elements in the broader patterns that make up the fabric of Texas history. As such, it is important that these structures, especially once they are designated, retain their basic historical integrity. If significant cosmetic or structural changes, including the relocation or demolition of the structure, are desired, the owner will conform to the provisions of the Texas Government Code,

May-Hickey House, Yoakum vicinity (RTHL 1988)

Chapter 442, Section 442.006(f), which state that:

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

If appreciable or unwarranted changes are observed to have been made on a landmark structure, the State Marker Review Board may withdraw the designation and the marker.

Historic photo, Pampa Post Office Building, Pampa (RTHL 1992)

Violation of this law is subject to a civil penalty of not less than $50 nor more than $1,000 for each day of violation.

To ensure the continued landmark designation, the THC strongly encourages owners considering changes to their buildings to contact its Architecture Division as early in the planning process as possible. THC staff architects can provide technical advice and referrals for sources of hard-to-locate materials. In addition, by consulting with staff early, property owners can avoid incorporating treatments that may be inappropriate for or destructive to the particular historic landmark. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are utilized in project reviews. Copies are available upon request, or may be found on the web at www2.cr.nps.gov/tps/secstan1.htm.

While the RTHL designation and listing in the National Register of Historic Places employ many of the same criteria, there are significant differences between the two programs. Only RTHL designation requires

the participation of the county historical commission and the purchase of an aluminum marker. Only National Register designation allows for federal tax benefits for rehabilitation and federal grant assistance when funds are available. RTHL designation does not automatically guarantee listing in the National Register or vice versa. Likewise, RTHL designation is not a prerequisite for National Register listing or vice versa. For further information on the administration of National Register programs in Texas, contact the THC's History Programs Division.

Further Assistance

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Further information on the preservation of historic structures and on the Recorded Texas Historic Landmark designation may be found in the following publications. Please call or write the THC to obtain copies.

Official Texas Historical Marker Guidelines and Application Form. Revised annually.

Documenting Local History.

The Medallion, bimonthly publication of the THC, available through free subscription.

Remembering Texas: Guidelines for Historical Research.

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Washington D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division.

St. James Methodist Church, Waco (RTHL 1986)

Preservation Briefs, Numbers 1-41, U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services:

1. *The Cleaning and Waterproofing of Masonry Buildings*
2. *Repointing Mortar Joints in Historic Brick Buildings*
3. *Conserving Energy in Historic Buildings*
4. *Roofing for Historic Buildings*
5. *The Preservation of Historic Adobe Buildings*
6. *The Dangers of Abrasive Cleaning on Historic Buildings*
7. *The Preservation of Historic Glazed Architectural Terra Cotta*
8. *Aluminum and Vinyl Siding on Historic Buildings*
9. *The Repair of Historic Wooden Windows*

27. *The Maintenance and Repair of Architectural Cast Iron*

28. *Painting Historic Interiors*

29. *The Repair, Replacement, and Maintenance of Historic Slate Roofs*

30. *The Preservation and Repair of Historic Clay Tile Roofs*

31. *Mothballing Historic Buildings*

32. *Making Historic Properties Accessible*

33. *The Preservation and Repair of Stained and Leaded Glass*

34. *Applied Decoration for Historic Interiors: Preserving Composition Ornament*

35. *Understanding Old Buildings: The Process of Architectural Investigation*

36. *Protecting Cultural Landscapes: The Planning, Treatment and Management of Historic Landscapes*

37. *Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*

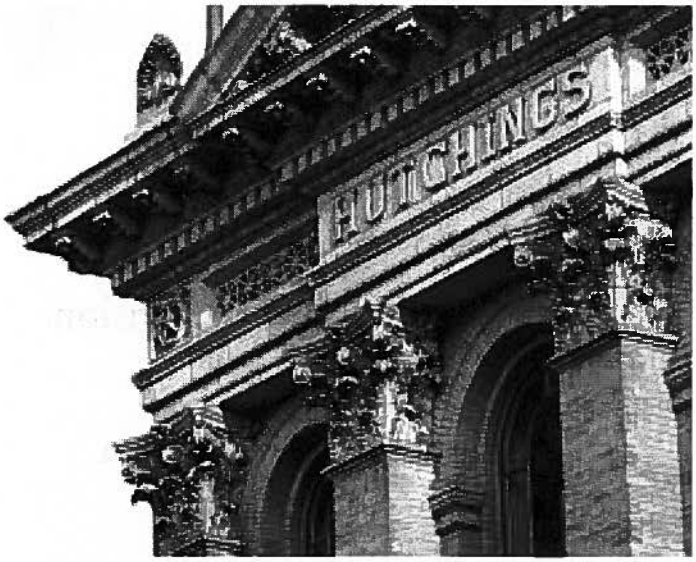
38. *Removing Graffiti from Historic Masonry*

39. *Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

40. *Preserving Historic Ceramic Tile Floors*

41. *The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront*

The above preservation briefs, as well as other helpful publications and information, can be accessed also through the National Park Service web site: www2.cr.nps.gov/tps/care/index.htm.



Detail, Hutchings, Sealy & Co. Building, Galveston (RTHL 1992)

Keep in Mind

- ★ Owner permission must be secured prior to designation.
- ★ Structures designated as RTHLs do not have to be open to the public.
- ★ Owners must notify the THC before alterations, other than normal maintenance procedures, are made to the structure. Such alterations would include re-roofing, window or door replacement, addition of artificial siding, reconstruction of historic elements, additions or porch projects.
- ★ RTHL status is a permanent designation which is retained with the property even upon a transfer of ownership.
- ★ Designation applies to exteriors only.
- ★ RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

History Programs Division
512/463-5853

Architecture Division
512/463-6094

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

P.O. BOX 12276 • AUSTIN, TEXAS 78711-2276
PHONE 512/463-5853 • FAX 512/475-3122
800/753-2989 (TDD)
www.thc.state.tx.us

Revised 2001

Attachment E.

Designation and Removal Background Information

City of Austin Historic Landmark & Historic Area Districts

I have read the City Ordinance Code pertaining to Historic Landmarks (a copy of the complete text is attached in a separate MS Word document) and find only one reference to removal of a landmark designation. It is in § 25-2-354, pertaining to Historic Landmark Commission Public Hearing Requirement. It states that:

(A) The Historic Landmark Commission shall hold a public hearing on a zoning or rezoning application that requests:

(1) designation of a historic landmark (H) or historic area (HD) combining district; or
(2) an amendment or **removal** of a historic landmark (H) or historic area (HD)

There is no reference made to the criteria the Historic Landmark Commission must consider when weighing such an application.

Recorded Texas Historic Landmark

http://www.thc.state.tx.us/publications/booklets/RTHLbook01.pdf

"Properties so designated are afforded a measure of legal protection and become part of the recorded history of the state's built environment."

"Benefits of RTHL Designation:

- *Recognition that a property is of local, regional or state significance*
- *Protection for up to 90 days from exterior alterations, including demolition or relocation*
- *Ad valorem tax exemptions, if granted by local taxing authorities*
- *Eligibility for state preservation grant funds*
- *Inclusion in the Texas Historic Sites Atlas http://atlas.thc.state.tx.us*
- *Technical preservation assistance through the THC"*

More information at:

http://www.thc.state.tx.us/markerdesigs/madwordfiles/Markerprocedures706.doc

"Criteria for RTHL status:

1. Age: Structures eligible for the Recorded Texas Historic Landmark designation and marker must be at least 50 years old.

2. Historical significance: Architectural significance alone is not enough to qualify a structure for the Recorded Texas Historic Landmark designation. It must have an equally significant historical association, and that association can come through an event that occurred at the site, through individuals who owned or lived on the property, or, in the case of bridges, industrial plants, schoolhouses, and other non-residential properties, through documented significance to the larger community.

3. Architectural significance: Structures deemed architecturally significant are outstanding examples of architectural history, either through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity, i.e.,

the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the Secretary of the Interior's Standards for Rehabilitation.

4. Good state of repair: Structures not considered by the THC to be in a good state of repair — i.e. restored — are not eligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers."

The process for removal appears to be:
Texas Government Code Chapter 442, Section 442.006(f), which state that:

"A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired."

"If appreciable or unwarranted changes are observed to have been made on a landmark structure, the State Marker Review Board may withdraw the designation and the marker."

"Violation of this law is subject to a civil penalty of not less than $50 nor more than $1,000 for each day of violation."

There does not appear to be a formal process for applying for removal. I would imagine that because the designation does not bring with it any direct incentives from the State, there may not be a way to get off again.

State Archeological Landmarks
Info found at: http://www.thc.state.tx.us/markerdesigs/madsal.shtml
"State Archeological Landmarks are designated by the Texas Historical Commission (THC) and receive legal protection under the Antiquities Code of Texas. Listing in the National Register of Historic Places is a prerequisite for State Archeological Landmark designation of a building.

"State Archeological Landmark designation stipulates that the property cannot be removed, altered, damaged, salvaged or excavated without a permit from the THC. This designation encourages preservation and ensures that resources that cannot be preserved are at least properly documented.

"The designation of State Archeological Landmarks on private land is recorded in the county deed records and is conveyed with the property when sold. To nominate a site or building on private property, the property owner's written consent is required."

In addition: http://www.thc.state.tx.us/archeology/aapdfs/SAL_Designation.pdf where it states:

"Designation of SALs on private property is a voluntary process that can proceed only with the written permission of the landowner. Federal and state laws do not compel private owners to have their sites designated. Only the land-owners can make that decision. Designation does not require an owner to provide public access to the site, maintain the property or relinquish title of the land. Landowners who have questions about the SAL designation may find it helpful to speak with one of the THC's regional archeologists."

Again, I find no reference to a procedure for removing the property's designation once acquired. Again, there appear to be no direct benefits to the property owner aside to some mention of access, at the discretion of the Texas Historical Commission, to funds from the Texas Preservation Trust Fund account to assist property owners with the *"acquisition, survey, restoration, or preservation, or for planning and educational activities leading to the preservation, of historic property in the state that is listed in the National Register of Historic Places or designated as a State Archeological Landmark or Recorded Texas Historic Landmark, or that the commission determines is eligible for such listing or designation."* (from section 442.015 of the Government Code)

I also found this on the Texas Historical Commission's website listing various sources of **state rules and regulations**:
http://www.thc.state.tx.us/rulesregs/rrstate.shtml

National Register of Historic Places
http://www.nps.gov/nr/regulations.htm

Here is the process for removal:

Sec. 60.15 Removing properties from the National Register.

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;
(2) Additional information shows that the property does not meet the National Register criteria for evaluation;
(3) Error in professional judgement as to whether the property meets the criteria for evaluation; or
(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after

correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.

(c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the grounds established in paragraph (a) of this section. With respect to nominations determined eligible for the National Register because the owners of private property object to listing, anyone may petition for reconsideration of whether or not the property meets the criteria for evaluation using these procedures. Petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations, the Federal Preservation Officer for Federal nominations, and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program.

(d) Petitons submitted by persons or local governments where there is no approved State Historic Preservation Program shall include a list of the owner(s). In such cases the Keeper shall notify the affected owner(s) and the chief elected local official and give them an opportunity to comment. For approved State programs, the State Historic Preservation Officer shall notify the affected owner(s) and chief elected local official and give them an opportunity to comment prior to submitting a petition for removal. The Federal Preservation Officer shall notify and obtain the comments of the appropriate State Historic Preservation Officer prior to forwarding an appeal to NPS. All comments and opinions shall be submitted with the petition.

(e) The State Historic Preservation Officer or Federal Preservation Officer shall respond in writing within 45 days of receipt to petitions for removal of property from the National Register. The response shall advise the petitioner of the State Historic Preservation Officer's or Federal Preservation Officer's views on the petition.

(f) A petitioner desiring to pursue his removal request must notify the State Historic Preservation Officer or the Federal Preservation Officer in writing within 45 days of receipt of the written views on the petition.

(g) The State Historic Preservation Officer may elect to have a property considered for removal according to the State's nomination procedures unless the petition is on procedural grounds and shall schedule it for consideration by the State Review Board as quickly as all notification requirements can be completed following procedures outlined in Sec. 60.6, or the State Historic Preservation Officer may elect to forward the petition for removal to the Keeper with his or her comments without State Review Board consideration.

(h) Within 15 days after receipt of the petitioner's notification of intent to pursue his removal request, the State Historic Preservation Officer shall notify the petitioner in writing either that the State Review Board will consider the petition on a specified date or that the petition will be forwarded to the Keeper after notification requirements have been completed. The State Historic Preservation Officer shall forward the petitions to the Keeper for review within 15 days after notification requirements or Review Board consideration, if applicable, have been completed.

(i) Within 15 days after receipt of the petitioner notification of intent to pursue his petition, the Federal Preservation Officer shall forward the petition with his or her comments and those of the State Historic Preservation Officer to the Keeper.

(j) The Keeper shall respond to a petition for removal within 45 days of receipt, except where the Keeper must notify the owners and the chief elected local official. In such cases the Keeper shall respond within 90 days of receipt. The Keeper shall notify the petitioner and the applicable State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program, of his decision. The State Historic Preservation Officer or Federal Preservation Officer transmitting the petition shall notify the petitioner, the owner(s), and the chief elected local official in writing of the decision. The Keeper will provide such notice for petitions from persons or local governments where there is no approved State Historic Preservation Program. The general notice may be used for properties with more than 50 owners. If the general notice is used it shall be published in one or more newspapers with general circulation in the area of the nomination.

(k) The Keeper may remove a property from the National Register on his own motion on the grounds established in paragraph (a) of this section, except for those properties listed in the National Register prior to December 13, 1980, which may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section. In such cases, the Keeper will notify the nominating authority, the affected owner(s) and the applicable chief elected local official and provide them an opportunity to comment. Upon removal, the Keeper will notify the nominating authority of the basis for the removal. The State Historic Preservation Officer, Federal Preservation Officer, or person or local government which nominated the property shall notify the owner(s) and the chief elected local official of the removal.

(l) No person shall be considered to have exhausted administrative remedies with respect to removal of a property from the National Register until the Keeper has denied a petition for removal pursuant to this section.

Division 3. Historic Landmarks And Historic Area Districts.

§ 25-2-350 CONTRIBUTING STRUCTURE DEFINED.

In this division, CONTRIBUTING STRUCTURE means a structure that contributes to the historic character of a historic area (HD) combining district, was built during the period of significance for the district, and which retains its appearance from that time. An altered structure may be considered a contributing structure if the alterations are minor and the structure retains its historic appearance and contributes to the overall visual and historic integrity of the district. A structure is designated as a contributing structure by the ordinance establishing the historic area (HD) combining district.

Source: Ord. 041202-16; Ord. 20100819-065.

§ 25-2-351 LIMITS ON APPLICATIONS FOR HISTORIC DESIGNATION.

(A) The Historic Landmark Commission may consider no more than a total of three applications per month for historic landmark (H) designation.

(B) The Historic Landmark Commission may consider no more than one application per month for historic landmark (H) designation of property located in any National Register or Local Historic District, unless there would otherwise be fewer than a total of three applications for historic landmark (H) designation considered in that month.

(C) Limitations in Subsections (A) and (B) of this section shall not apply to applications initiated by the Historic Landmark Commission in response to a request for a demolition or relocation permit.

Source: Ord. 20100819-065.

§ 25-2-352 HISTORIC DESIGNATION CRITERIA.

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

(1) the property is at least 50 years old, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);

(2) the property retains sufficient integrity of materials and design to convey its historic appearance; and

(3) the property:

(a) is individually listed in the National Register of Historic Places; or is designated as a Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or

(b) meets the criteria prescribed by at least two of the following clauses:

(i) the property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; represents technological innovation in design or construction; con-tains features representing ethnic or folk art, architecture, or construction; represents the significant work of a noted architect, builder or artisan; represents a rare example of an architectural style; or bears a physical or contextual relation to other historically or architecturally significant structures or areas;

(ii) the property is substantially associated with persons, groups, institutions, businesses, or events of historical significance which contributed to the social, cultural, economic, develop-ment, or political history of the city, state, or nation; or the property is representative of a culture or group of people in a historical era through its architecture, method of construction, or use;

(iii) the property possesses archeological significance because it has, or is expected to, yield significant data concerning the human history or prehistory of the region;

(iv) the property possesses value to the community because it significantly represents the cultural, economic, social, ethnic, artistic, or historical heritage of the city or an area of the city; or because it has a location, physical characteristics, or other unique features which greatly contribute to the character or image of the city, a neighborhood, or a population group; or

(v) the property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

(B) The council may designate an area as a historic area (HD) combining district if at least 51 percent of the principal structures within the proposed district are contributing structures when the historic preservation officer certifies that the zoning or rezoning application is complete.

(C) The council may enlarge the boundary of an existing historic area (HD) combining district if the additional structure, group of structures, or area adds historic, archeological, or cultural value to the district.

(D) Except as limited by Subsection (E), the council may reduce the boundary of an existing historic area (HD) combining district if:

(1) the structure to be excluded does not contribute to the historic character of the district;

(2) excluding the structure or area will not cause physical, historical, architectural, archeological, or cultural degradation of the district; or

(3) a reasonable use of the structure that allows the exterior to remain in its original style does not exist.

(E) The minimum size for a historic area (HD) combining district is one block face.
Source: Ord. 041202-16; Ord. 20060622-128.

§ 25-2-353 APPLICATION REQUIREMENTS.

(A) An application to designate a structure or site as a historic landmark (H) combining district or an area as a historic area (HD) combining district must demonstrate that the structure, site, or area satisfies the criteria for designation and include the information required by administrative rule.

(B) A record owner or the record owner's agent filing an application for an owner-initiated historic landmark (H) designation shall affirm that no person involved in the matter was or will be compensated on a contingent fee basis or arrangement.

(C) Prior to action by the Historic Landmark Commission, a preservation plan submitted as part of an application for a combining district shall be forwarded by the Historic Preservation Officer to the Austin Energy Green Builder (or successor) program for review and written recommendations. These recommendations shall address the opportunity to incorporate sustainable elements listed in Subsection 25-2-356(C). The recommendations shall be provided to all boards and commissions and council prior to public hearing and action on the application.
Source: Ord. 041202-16; Ord. 20060622-128; 20090806-068; Ord. 20100819-065.

§ 25-2-354 HISTORIC LANDMARK COMMISSION PUBLIC HEARING REQUIREMENT.

(A) The Historic Landmark Commission shall hold a public hearing on a zoning or rezoning application that requests:

(1) designation of a historic landmark (H) or historic area (HD) combining district; or

(2) an amendment or removal of a historic landmark (H) or historic area (HD) combining district designation.

(B) The director of the Neighborhood Planning and Zoning Department shall give notice of the public hearing under Section 25-1-132(A) (Notice Of Public Hearing). The Director of the Neighborhood Planning and Zoning Department shall also provide notice of the public hearing by posting signs on the property.

(C) The Historic Landmark Commission shall make a recommendation to the Land Use Commission on a zoning or rezoning application governed by this section not later than the 14th day after the Historic Landmark Commission closes the public hearing on the application.

(D) The director of the Neighborhood Planning and Zoning Department shall forward the recommendation of the Historic Landmark Commission to the Land Use Commission and council.

Source: Ord. 041202-16.

§ 25-2-355 HISTORIC LANDMARK COMMISSION REVIEW.

(A) The Historic Landmark Commission shall consider the criteria established in Section 25-2-352 (Historic Designation Criteria) when reviewing an application for a historic landmark (H) or historic area (HD) combining district.

(B) If the Historic Landmark Commission recommends designation of a historic landmark (H) or historic area (HD) combining district, it shall send a recommendation to the Land Use Commission and the council that includes:

(1) a statement of the reasons for recommending designation of the district;

(2) a legal description of the boundary of the district;

(3) maps, photographs, and histories of thestructures, sites, or areas located inthe district as required by administrative rule;

(4) findings that support the criteria for designating the district and that establish the importance of the district; and

(5) for a historic area (HD) combining district, a historic area district preservation plan and list of designated contributing structures as described in Section 25-2-356 (Historic Area District Ordinance And Preservation Plan Requirement).

(C) The affirmative vote of two-thirds of the members of the Historic Landmark Commission is required to recommend zoning or rezoning property as a historic landmark (H) combining district if a record owner of the property files a written statement protesting the zoning or rezoning.

Source: Ord. 041202-16; Ord. 20060622-128; 20090806-068.

§ 25-2-356 HISTORIC AREA DISTRICT ORDINANCE AND PRESERVATION PLAN REQUIREMENT.

(A) An ordinance zoning or rezoning property as a historic area (HD) combining district must:

(1) describe the character-defining features of the district;

(2) include a plan to preserve those features; and

(3) list the designated contributing structures.

(B) A preservation plan may:

(1) modify regulations relating to building setbacks, building height, compatibility, landscaping, parking, or signs; or

(2) prescribe regulations relating to design, scale, or architectural character of, or materials for:

(a) the exterior of a contributing structure or a new structure; or

(b) public facilities, including street lighting, street furniture, signs, landscaping, utility facilities, sidewalks, and streets.

(C) Consistent with the character-defining features of the district described under Subsection (A)(1), a preservation plan proposed under Subsection (B) may allow and encourage property owners to utilize various external materials and mechanisms to promote sustainability, including but notlimited to roofing systems, solar technologies, energygeneration andefficiency, water collection and reuse,rain-collection systems and drought- tolerant, native, and edible landscaping andgardens.

Source: Ord. 041202-16; 20090806-068.

§ 25-2-357 DESIGNATION ON ZONING MAP.

The director of the Neighborhood Planning and Zoning Department shall add as a suffix to the base district designation on the zoning map:

(1) the letter "H" to reflect a historic landmark designation; or

(2) the letters "HD" to reflect a historic area designation.

Source: Ord. 041202-16.

§ 25-2-358 NOTICE OF DESIGNATION TO TAX APPRAISAL DISTRICT.

(A) The historic preservation officer shall file with the county tax appraisal district a:

(1) copy of an ordinance zoning property as a historic landmark or historic area combining district; and

(2) notice stating that the council has granted the historic designation.

(B) The historic preservation officer shall mail a copy of the notice described in Subsection (A)(2) to the notice owner by certified mail.

Source: Ord. 041202-16; Ord. 20060112-053.

§ 25-2-359 MEDALLIONS.

With the approval of the owner, a person may place a medallion approved by the Historic Landmark Commission on a structure or site that is designated as a historic landmark.

Source: Ord. 041202-16.

Attachment F

Theoretical Historic Exemption for Homestead Properties

Historic Exemption capped at $2,500, where the amount of the Historic Exemption granted each property is equal to the greater of *$0* OR *$2,500 less the amount of the Homestead exemption (in tax dollars) granted the property*

***If 20% of Appraised Value x Tax Rate is equal to or greater than $2,500, Historic Exemption is $0**

***If 20% of Appraised Value x Tax Rate is less than $2,500, Historic Exemption is $2,500 - calculated amount.**

Appraised Value	Calculated Taxes - Before Exemptions	Taxes Exempted - Homestead Exemption	Maximum Taxes Exempted - Historic Exemption	Calculated Taxes - After Exemptions
$100,000	$465.80	$93.16	$2,406.84	$0.00
$618,888 (Median Historic Homestead Value)	$2,882.78	$576.56	$1,923.44	$382.78
$1,000,000	$4,658.00	$931.60	$1,568.40	$2,158.00
$2,683,555 (Homestead Exemption = $2,500)	$12,500.00	$2,500.00	$0.00	$10,000.00
$6,654,812 (Highest Historic Homestead Value)	$30,998.11	$6,199.62	$0.00	$24,798.49

*Assuming Travis County 2010 Tax Rate of $0.4658/$100

Theoretical Historic Exemptions for Homestead Properties

292 Historic Homestead Properties

$219,254,525 Total Appraised Value

		Current Historic Exemption	$2,500 Historic Exemption	Historic Exemption = $2,500 - Homestead Exemption	$349.35 Historic Exemption (~$75,000 in Taxable Value)	No Historic Exemption
Total Levy on Historic Homestead Properties		$54,370	$242,963	$389,882	$696,901	$797,787
	Homestead Exemption					
Taxes Exempted (per Exemption type)	$204,258	$743,417	$554,824	$407,905	$100,886	$0

*Assuming Travis County 2010 Tax Rate of $0.4658/$100

Attachment H

MEMORANDUM

TO: Local Tax Policy Working Group
FROM: Elliott Beck
RE: Meaning of "in need of tax relief" within TAX CODE § 11.24 (2), Historic Sites Ad Valorem Tax Exemption
DATE: May 19, 2011

TAX CODE § 11.24 states *inter alia* that the governing body of a taxing unit may exempt from taxation part or all of the assessed value of a structure or archeological site and the land necessary for access to and use of the structure or archeological site, if the structure or archeological site meets one of two requirements. The first requirement relates to the designation of the property as historical by the State of Texas with certain conditions.

The second and alternative requirement says that the property must be designated as a historically or archeologically significant site ***in need of tax relief to encourage its preservation*** pursuant to an ordinance or other law adopted by the governing body of the unit. This needs test is subject to varying interpretations but must be defined if Travis County seeks to administer the second portion of the Section 11.24 historical exemption within the requirements of state law.

A good definition of the needs test requirement is that used by the City of Fort Worth. In that city a structure in need of tax relief to encourage its preservation must be considered historic due to age, and then be threatened by deterioration, damage or neglect, disuse, disrepair, lack of financial resources to support its upkeep, or impending demolition.

Such properties are eligible for an exemption under Section 11.24(2) because they are deemed in need of rehabilitation and restoration. An owner seeking tax relief must provide economic justification for the tax exemption by demonstrating that the project cannot be preserved or developed without an exemption.

Additional issues Travis County must resolve to properly administer the exemption which are not addressed in this memo include the dollar amount of the allowable exemption, presentation to the taxing unit of a rehabilitation and restoration budget, acceptable proof of need, and the term of the exemption among others.

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Norman McRee/854-4821
Elected/Appointed Official/Dept. Head: Rodney Rhoades, County Executive, Planning & Budget
Commissioners Court Sponsor: Sam Biscoe, County Judge

AGENDA LANGUAGE:

Review and approve the immediate release of reimbursement payment to United Health Care for claims paid for participants in the Travis County Employee Health Care Fund for payment of $632,781.33, for the period of May 13 to May 19, 2011.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

See attached.

STAFF RECOMMENDATIONS:

The Director or Risk Manager has reviewed the reimbursement submitted and concurs with the findings of the audits by the Financial Analyst and the Benefits Contract Administrator and therefore recommends reimbursement of $632,781.33.

ISSUES AND OPPORTUNITIES:

See attached.

FISCAL IMPACT AND SOURCE OF FUNDING:

Employee Health Benefit Fund (526) - $632,781.33

REQUIRED AUTHORIZATIONS:

Dan Mansour, 854-9499
Diane Blankenship, 854-9170
Rodney Rhoades, 854-4718

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

TRAVIS COUNTY
RECOMMENDATION FOR TRANSFER OF FUNDS

DATE:	May 31, 2011
TO:	Members of the Travis County Commissioners Court
FROM:	Dan Mansour, Risk Manager
COUNTY DEPT.	Human Resources Management Department (HRMD)
DESCRIPTION:	United Health Care (UHC) (The Third Party Administrator for Travis County's Hospital and Self Insurance Fund) has requested reimbursement for health care claims paid on behalf of Travis County employees and their dependents.
PERIOD OF PAYMENTS MADE:	May 13, 2011 to May 19, 2011
REIMBURSEMENT REQUESTED FOR THIS PERIOD:	$632,781.33
HRMD RECOMMENDATION:	The Director or Risk Manager has reviewed the reimbursement submitted and concurs with the findings of the audits by the Financial Analyst and the Benefits Contract Administrator and therefore recommends reimbursement of $632,781.33

Please see the attached reports for supporting detail information.

TRAVIS COUNTY

HOSPITAL AND INSURANCE FUND

SUPPORTING DETAIL FOR THE

WEEKLY REIMBURSEMENT REQUEST TO

COMMISSIONERS COURT

FOR THE PAYMENT PERIOD

MAY 13, 2011 TO MAY 19, 2011

-

TRAVIS COUNTY
RECOMMENDATION FOR TRANSFER OF FUNDS

DATE:	May 31, 2011
TO:	Susan Spataro, County Auditor
FROM:	Dan Mansour, Risk Manager
COUNTY DEPT.	Human Resources Management Department (HRMD)

United Health Care (UHC) (Travis County's Third Party Administrator for our Self Insured Health Care Fund) has requested reimbursement for health care claim payments made on behalf of Travis County employees and their dependents as follows:

PERIOD OF PAYMENTS PAID:
FROM: May 13, 2011
TO: May 19, 2011

REIMBURSEMENT REQUESTED: $ 632,781.33

SUPPORTING DETAIL FOR REIMBURSEMENT REQUESTED:

NOTIFICATION OF AMOUNT OF REQUEST FROM UHC*:	$	1,631,761.93
bank withdrawal correction	$	(2,850.00)
LESS: REIMBURSEMENTS PREVIOUSLY APPROVED BY COMMISSIONERS COURT: May 24, 2011	$	(996,265.87)
October 5, 2010 adj	$	135.10
Adjust to balance per UHC	$	0.17
TOTAL REIMBURSEMENT REQUESTED BY UHC FOR THIS WEEK**:	$	632,781.33
PAYMENTS DEEMED NOT REIMBURSABLE	$	-
TRANSFER OF FUNDS REQUESTED:	$	632,781.33

The claims have been audited for eligibility and all were eligible in the period covered by the claim.

All claims over $25,000 (2 this week totaling $180,603.03) have been audited for data entry accuracy and the following information is correct for each claim audited: date of service, eligibility, nature of service, name of and amount billed by provider, amount billed by date and amount paid by UHC.

Fifteen percent (15%) of all claims under $25,000 ($68,698.07) have been audited for data entry accuracy and the following information is correct for each claim identified for this random review: date of service, eligibility, nature of service, name of and amount billed by provider, date and amount paid by UHC. Claims in this random audit met the above requirements but may qualify for more detailed analysis through other resources.

All claims have been reviewed to determine if they have exceeded the $200,000 stop loss limit. For claims that have exceeded the limit, it has been verified that UHC has complied with the contract. This week credits for stop loss and other reimbursements totaled ($6,907.23).

All claims submitted in this transfer have been audited to confirm accuracy of billing and legitimacy of claim under the service provisions of the health care contract and all are contractually legitimate, legally incurred and accurately billed claims.

I certify that all data listed on this recommendation for transfer of funds is correct and that the payments shown have been made solely for the purpose of health insurance claims.

Diane Blankenship 5/24/11
Diane Blankenship, Director, HRMD Date

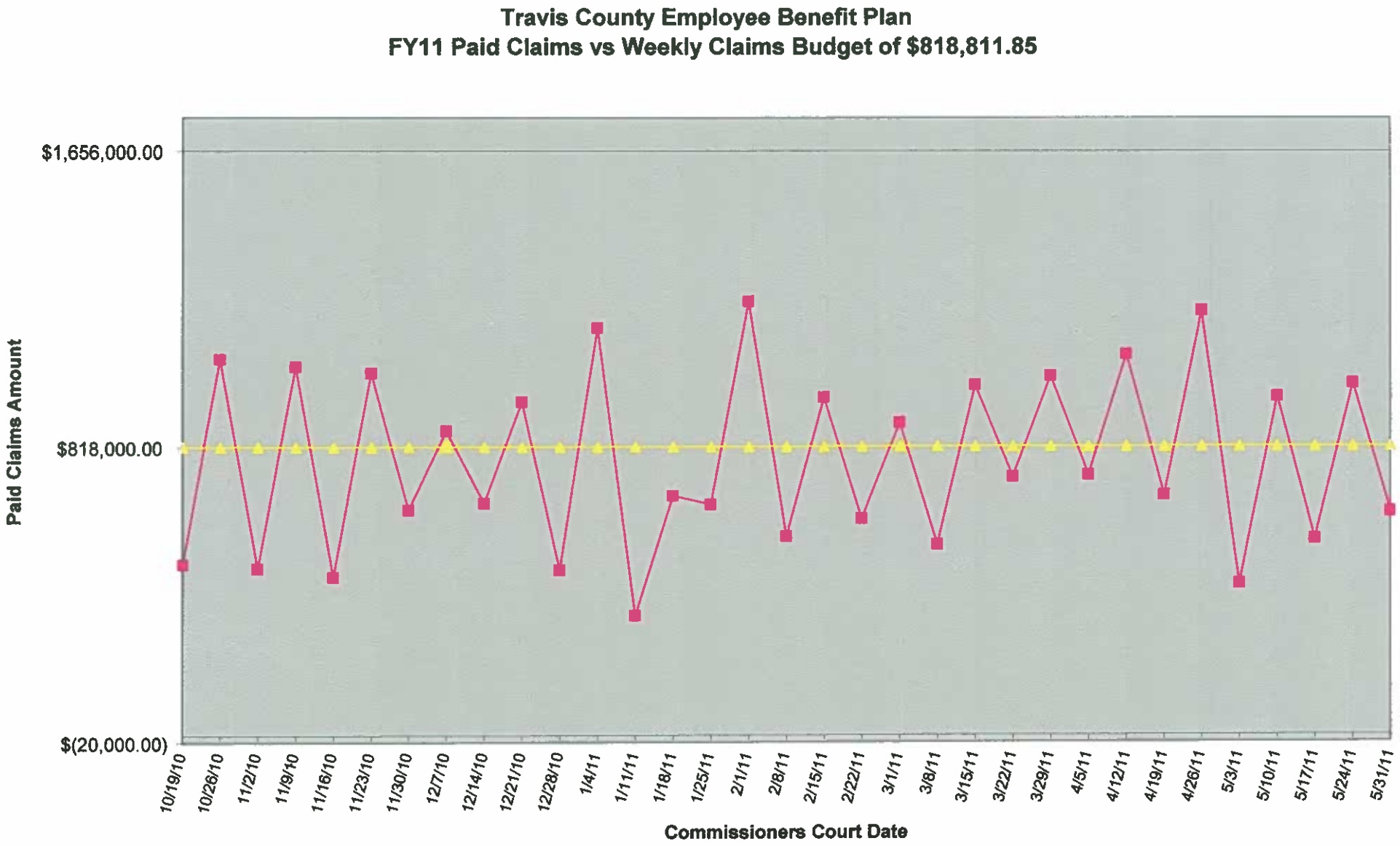
Dan Mansour 5-23-2011
Dan Mansour, Risk Manager Date

Cindy Purinton 5/23/11
Cindy Purinton, Benefit Contract Administrator Date

Norman McRee 5/23/11
Norman McRee, Financial Analyst Date

** Agrees to the total payments for this period per the check register received from UHC. See the final page of this period's check register attached.

Updated 5/26/ 2011, 3:45 p.m.



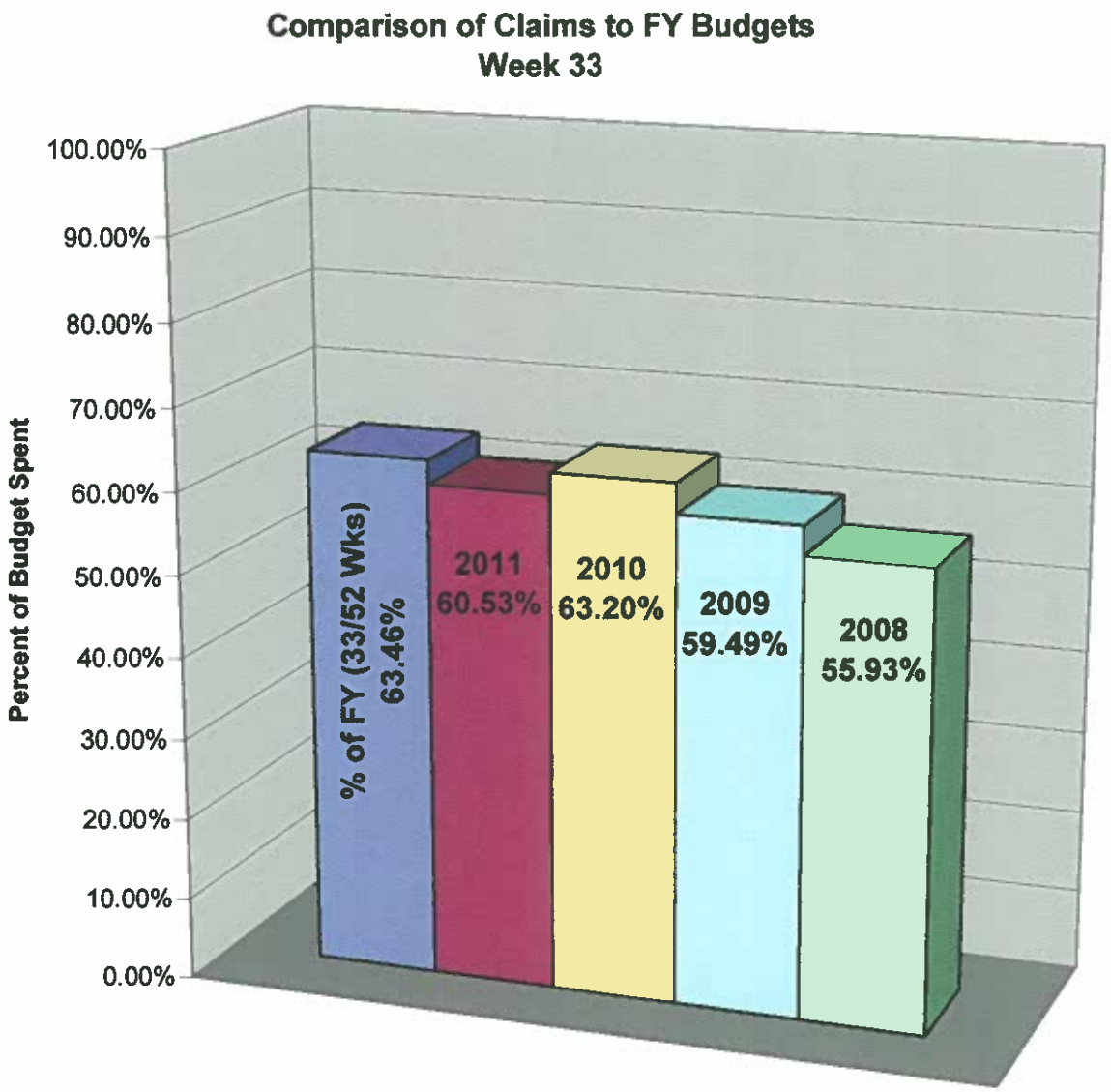
Travis County Employee Benefit Plan
FY11 Weekly Paid Claims VS Weekly Budgeted Amount

Wk	Period from	Period To	Voting Session Date	Pd Claims Request Amount	Budgeted Weekly Claims	# of Large Claims	Total of Large Claims	FY 2011 % of Budget Spent	FY 2010 % of Budget Spent
1	10/1/10	10/7/10	10/19/10	$ 486,507.45	$ 818,811.85	1	$ 49,999.05	1.14%	1.34%
2	10/8/10	10/14/10	10/26/10	$ 1,067,933.98	$ 818,811.85	1	$ 28,590.00	3.65%	3.50%
3	10/15/10	10/21/10	11/2/10	$ 474,168.77	$ 818,811.85	0	$ -	4.76%	4.52%
4	10/22/10	10/28/10	11/9/10	$ 1,046,388.94	$ 818,811.85	2	$ 94,485.65	7.22%	6.25%
5	10/29/10	11/4/10	11/16/10	$ 450,447.03	$ 818,811.85	0	$ -	8.28%	7.74%
6	11/5/10	11/11/10	11/23/10	$ 1,028,242.13	$ 818,811.85	3	$ 123,628.10	10.69%	11.01%
7	11/12/10	11/18/10	11/30/10	$ 639,563.92	$ 818,811.85	3	$ 139,913.93	12.20%	13.27%
8	11/19/10	11/25/10	12/7/10	$ 863,593.47	$ 818,811.85	1	$ 131,362.53	14.23%	15.49%
9	11/26/10	12/2/10	12/14/10	$ 658,118.37	$ 818,811.85	2	$ 75,075.28	15.77%	17.37%
10	12/3/10	12/9/10	12/21/10	$ 945,893.77	$ 818,811.85	0	$ -	17.99%	19.74%
11	12/10/10	12/16/10	12/28/10	$ 470,558.23	$ 818,811.85	0	$ -	19.10%	20.97%
12	12/17/10	12/23/10	1/4/11	$ 1,156,991.32	$ 818,811.85	4	$ 263,598.19	21.81%	23.16%
13	12/24/10	12/30/10	1/11/11	$ 341,870.01	$ 818,811.85	0	$ -	22.62%	24.66%
14	12/31/10	1/6/11	1/18/11	$ 679,129.98	$ 818,811.85	1	$ 35,903.00	24.21%	26.85%
15	1/7/11	1/13/11	1/25/11	$ 654,603.52	$ 818,811.85	2	$ 87,942.00	25.75%	27.96%
16	1/14/11	1/20/11	2/1/11	$ 1,230,988.94	$ 818,811.85	6	$ 401,934.99	28.64%	30.56%
17	1/21/11	1/27/11	2/8/11	$ 564,906.99	$ 818,811.85	1	$ 112,075.66	29.97%	31.71%
18	1/28/11	2/3/11	2/15/11	$ 957,377.67	$ 818,811.85	1	$ 50,544.37	32.22%	34.69%
19	2/4/11	2/10/11	2/22/11	$ 612,913.71	$ 818,811.85	1	$ 47,219.06	33.66%	36.15%
20	2/11/11	2/17/11	3/1/11	$ 885,757.98	$ 818,811.85	0	$ -	35.74%	41.19%
21	2/18/11	2/24/11	3/8/11	$ 540,772.02	$ 818,811.85	1	$ 33,422.63	37.01%	40.98%
22	2/25/11	3/3/11	3/15/11	$ 992,688.31	$ 818,811.85	3	$ 86,327.23	39.34%	43.38%
23	3/4/11	3/10/11	3/22/11	$ 731,715.00	$ 818,811.85	3	$ 153,400.86	41.06%	44.76%
24	3/11/11	3/17/11	3/29/11	$ 1,017,707.55	$ 818,811.85	2	$ 134,936.51	43.45%	47.38%
25	3/18/11	3/24/11	4/5/11	$ 736,608.69	$ 818,811.85	2	$ 183,479.80	45.18%	48.32%
26	3/25/11	3/31/11	4/12/11	$ 1,080,169.24	$ 818,811.85	0	$ -	47.71%	50.65%
27	4/1/11	4/7/11	4/19/11	$ 678,799.41	$ 818,811.85	4	$ 162,685.73	49.31%	51.88%
28	4/8/11	4/14/11	4/26/11	$ 1,203,323.54	$ 818,811.85	5	$ 289,681.50	52.13%	54.10%
29	4/15/11	4/21/11	5/3/11	$ 429,984.91	$ 818,811.85	1	$ 26,616.24	53.14%	55.40%
30	4/22/11	4/28/11	5/10/11	$ 958,871.06	$ 818,811.85	2	$ 171,362.87	55.40%	58.01%
31	4/29/11	5/5/11	5/17/11	$ 556,246.87	$ 818,811.85	1	$ 66,795.00	56.70%	59.54%
32	5/6/11	5/12/11	5/24/11	$ 996,265.87	$ 818,811.85	5	$ 153,477.40	59.04%	61.92%
33	5/13/11	5/19/11	5/31/11	$ 632,781.33	$ 818,811.85	2	$ 180,603.03	60.53%	63.20%

Paid & Budgeted Claims to Date	$ 25,771,889.98	$ 27,020,790.93
Paid Claims less Total Weekly Budget		$ (1,248,900.95)

note: Not predictive of impact on reserve, intended to show relationship of weekly claims cost to weekly budget.

Updated 5/26/ 2011, 3:45 p.m.



4

TO: NORMAN MCREE
FAX NUMBER: (512) 854-3128
PHONE: (512) 854-3828

FROM: UNITEDHEALTH GROUP
AB5

NOTIFICATION OF AMOUNT OF REQUEST FOR: TRAVIS COUNTY

DATE: 2011-05-20 REQUEST AMOUNT: $1,631,761.93

CUSTOMER ID: 00000701254
CONTRACT NUMBER: 00701254 00709445
BANK ACCOUNT NUMBER: 0475012038 ABA NUMBER: 021000021
FUNDING ADVICE FREQUENCY: DAILY
FREQUENCY: FRIDAY INITIATOR: CUST METHOD: ACH BASIS: BALANCE

CALCULATION OF REQUEST AMOUNT

+ ENDING BANK ACCOUNT BALANCE FROM: 2011-05-19	$335,933.42
- REQUIRED BALANCE TO BE MAINTAINED:	$1,938,718.00
+ PRIOR DAY REQUEST:	$00.00
- UNDER DEPOSIT:	$1,602,784.58
+ CURRENT DAY NET CHARGE:	$28,977.35
+ FUNDING ADJUSTMENTS:	$00.00
REQUEST AMOUNT:	$1,631,761.93

ACTIVITY FOR WORK DAY: 2011-05-13

CUST PLAN	CLAIM	NON CLAIM	NET CHARGE
0632	$18,250.86	$00.00	$18,250.86
TOTAL:	$18,250.86	$00.00	$18,250.86

ACTIVITY FOR WORK DAY: 2011-05-16

CUST PLAN	CLAIM	NON CLAIM	NET CHARGE
0632	$418,933.56	$00.00	$418,933.56

Updated 5/26/ 2011, 3:45 p.m.

UNITED HEALTHCARE CHECK REGISTER FOR TRAVIS COUNTY SUBMITTED 2011_05_19

CONTR_NBR	PLN_ID	TRANS_AMT	SRS_DESG_NBR	CHK_NBR	GRP_ID	CLM_ACCT_NBR	ISS_DT	TRANS_TYP_CD	TRANS_DT	WK_END_DT
701254	632	1.49	QG	60260372	AE	7	5/16/2011	100	5/18/2011	5/19/2011
701254	632	1.14	PH	31662028	AI	3	5/5/2011	20	5/17/2011	5/19/2011
701254	632	1.12	QG	40257634	AI	46	5/13/2011	100	5/17/2011	5/19/2011
701254	632	0.83	QG	30267221	AI	11	5/13/2011	100	5/17/2011	5/19/2011
701254	632	0.83	QG	30267221	AI	11	5/13/2011	100	5/17/2011	5/19/2011
701254	632	0.14	QG	90384627	AH	1	5/12/2011	100	5/16/2011	5/19/2011
701254	632	0.01	QG	60260372	AH	1	5/16/2011	100	5/18/2011	5/19/2011
701254	632	0.01	QG	60260372	AH	6	5/16/2011	100	5/18/2011	5/19/2011
701254	632	0.01	QG	60260372	AH	7	5/16/2011	100	5/18/2011	5/19/2011
701254	632	0.01	QG	60260372	AE	6	5/16/2011	100	5/18/2011	5/19/2011
701254	632	0.01	QG	60260372	AE	8	5/16/2011	100	5/18/2011	5/19/2011
701254	632	-248.95	RK	54539020	A	16	9/27/2010	50	5/17/2011	5/19/2011
701254	632	-420	QG	90158360	AH	5	5/13/2011	50	5/19/2011	5/19/2011
701254	632	-804.34	U4	15397740	AH	7	5/11/2011	50	5/17/2011	5/19/2011
701254	632	-842	PH	80050006	AH	1	5/10/2011	50	5/16/2011	5/19/2011
701254	632	-842	U4	68171740	AH	1	5/13/2011	50	5/19/2011	5/19/2011
701254	632	-891.54	NN	SSN0000C	AL	0	5/10/2011	600	5/16/2011	5/19/2011
701254	632	-1224.41	NN	SSN0000C	AL	0	5/10/2011	600	5/16/2011	5/19/2011
701254	632	-1633.99	NN	SSN0000C	AL	0	5/13/2011	600	5/19/2011	5/19/2011
		632,781.33								

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Travis County Hospital and Insurance Fund - County Employees

UHC Payments Deemed Not Reimbursable

For the payment week ending: 05/19/2011

CONTR_#	*TRANS_AMT*	*SRS*	*CHK_#*	*GRP*	*CLAIM ACCT#*	*ISS_DATE*	*TRANS CODE*	*TRANS_DATE*

Total: $0.00

Travis County - Hospital and Self Insurance Fund (526)

Journal Entry for the Reimbursement to United Health Care

For the payment week ending: 5/19/2011

TYPE		MEMBER TYPE	TRANS_AMT	
CEPO				
	EE			
		526-1145-522.45-28	**239,292.29**	
	RR			
		526-1145-522.45-29	**8,864.55**	
Total CEPO				$248,156.84
EPO				
	EE			
		526-1145-522.45-20	**78,943.95**	
	RR			
		526-1145-522.45-21	**13,687.17**	
Total EPO				$92,631.12
PPO				
	EE			
		526-1145-522.45-25	**261,864.28**	
	RR			
		526-1145-522.45-26	**30,129.09**	
Total PPO				$291,993.37
Grand Total				$632,781.33

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011
Prepared By/Phone Number: Cynthia Lam-Roldan, 854-4822
Elected/Appointed Official/Dept. Head: Rodney Rhoades, 854-9106
Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE:
Consider and take appropriate action on proposed routine personnel amendments.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
Attached are Personnel Amendments for Commissioners Court approval.

Routine Personnel Actions – Pages 2 – 5.

If you have any questions or comments, please contact Diane Blankenship at 854-9170 or Todd L. Osburn at 854-2744.

STAFF RECOMMENDATIONS:
N/A

ISSUES AND OPPORTUNITIES:
N/A

FISCAL IMPACT AND SOURCE OF FUNDING:
None.

REQUIRED AUTHORIZATIONS:
Todd Osburn, Human Resources Management Department, 854-2744
Diane Blankenship, Human Resources Management Department, 854-9170
Rodney Rhoades, Planning and Budget Office, 854-9106
Cheryl Aker, County Judge's Office, 854-9555

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

Human Resources Management Department

1010 Lavaca Street, 2nd Floor ● P.O. Box 1748 ● Austin, Texas 78767 ● (512) 854-9165 / FAX(512) 854-4203

May 31, 2011

ITEM # :

DATE: May 20, 2011

TO: Samuel T. Biscoe, County Judge
Ron Davis, Commissioner, Precinct 1
Sarah Eckhardt, Commissioner, Precinct 2
Karen L. Huber, Commissioner, Precinct 3
Margaret Gomez, Commissioner, Precinct 4

VIA: Rodney Rhoades, County Executive, Planning and Budget

FROM: Diane Blankenship, Director, HRMD

SUBJECT: Weekly Personnel Amendments

Attached are Personnel Amendments for Commissioners Court approval.

Routine Personnel Actions – Pages 2 – 5.

If you have any questions or comments, please contact Diane Blankenship at 854-9170 or Todd L. Osburn at 854-2744.

RR/DB/TLO

Attachments
cc: Planning and Budget Department
County Auditor
County Auditor-Payroll (Certified copy)
County Clerk (Certified copy)

WEEKLY PERSONNEL AMENDMENTS --- ROUTINE

NEW HIRES

Dept.	Slot	Position Title	Dept. Requests Level/Salary	HRMD Recommends Level/Salary
Constable 2	38	Accountant Assoc	13 / $34,000.00	13 / $34,000.00
ITS	127	Business Analyst II	23 / Level 6 / $70,158.40	23 / Level 6 / $70,158.40
JP Pct 1	18	Juvenile Case Mgr	14 / $38,169.00	14 / $38,169.00

*** Temporary to Regular** **** Actual vs Authorized**

TEMPORARY APPOINTMENTS

Dept.	Slot	Position Title	Dept. Requests Grade/Salary	HRMD Recommends Grade/Salary	**Temporary Status Type Code
County Atty	20024 (2nd Job)	Victim Counselor	15 / $16.64	15 / $16.64	02
County Clerk	20484	Elec Clk Operations Clk II	10 / $12.00	10 / $12.00	02
County Clerk	23096	Elec Clk Operations Clk II	10 / $12.00	10 / $12.00	02

****Temporary Status Type Codes:** (Temporary less than 6 mos. = 02) (Project Worker more than 6 mos. = 05, includes Retirement Benefits).

CAREER LADDERS – NON-POPS

Dept.	Slot	Current Position Title/Grade	New Position Title/Grade	Current Annual Salary	Proposed Annual Salary	Comments Current HRMD Practice
County Atty	18	Attorney III* / Grd 24	Attorney IV / Grd 26	$63,638.50	$72,861.57	Career Ladder. Pay is at minimum of pay grade.
County Atty	149	Attorney I* / Grd 21	Attorney II* / Grd 22	$51,934.45	$55,578.85	Career Ladder. Pay is at minimum of pay grade.
County Atty	182	Attorney III* / Grd 24	Attorney IV / Grd 26	$63,638.50	$72,861.57	Career Ladder. Pay is at minimum of pay grade.
County Atty	183	Attorney III* / Grd 24	Attorney IV / Grd 26	$63,638.50	$72,861.57	Career Ladder. Pay is at minimum of pay grade.

*** Actual vs Authorized**

CAREER LADDERS – NON-POPS						
Dept.	**Slot**	**Current Position Title/Grade**	**New Position Title/Grade**	**Current Annual Salary**	**Proposed Annual Salary**	**Comments Current HRMD Practice**
District Atty	184	Attorney III* / Grd 24	Attorney IV* / Grd 26	$65,537.68	$72,861.57	Career Ladder. Pay is at minimum of pay grade.
Juvenile Probation	280	Juvenile Detention Ofcr II* / Grd 13	Juvenile Detention Ofcr III / Grd 14	$32,720.82	$34,356.86	Career Ladder. Pay is between min and midpoint of pay grade.
*** Actual vs Authorized**						

PROMOTIONS / SALARY ADJUSTMENTS / LATERAL TRANSFERS / VOLUNTARY REASSIGNMENTS / TEMPORARY ASSIGNMENTS				
Dept. (From)	**Slot – Position Title – Grade – Salary**	**Dept. (To)**	**Slot – Position Title – Grade – Salary**	**Comments**
Constable 2	Slot 35 / Court Clerk I / Grd 13 / $32,800.00	**Constable 2**	Slot 35 / Court Clerk I / Grd 13 / $34,800.00	Salary adjustment. Pay is between min and midpoint of pay grade.
Constable 2	Slot 48 / Court Clerk I / Grd 13 / $30,251.26	**Constable 2**	Slot 48 / Court Clerk I / Grd 13 / $32,300.00	Salary adjustment. Pay is between min and midpoint of pay grade.
County Atty	Slot 220 / Victim Counselor / Grd 15 / $34,608.54	**County Atty**	Slot 41 / Victim Counselor Sr / Grd 16 / $37,024.00	Promotion. Pay is at minimum of pay grade.
ITS	Slot 64 / Systems Engineer III / Grd 27 / $84,928.70	**ITS**	Slot 132 / Systems Architect I / Grd 28 / $91,000.00	Promotion. Pay is between min and midpoint of pay grade.
JP Pct 3	Slot 7 / Court Clerk II / Grd 15 / $35,878.31	**JP Pct 3**	Slot 7 / Court Clerk II / Grd 15 / $36,578.31	Salary adjustment. Pay is between min and midpoint of pay grade.
Juvenile Probation	Slot 490 / Custodian Ld / Grd 7 / $31,513.46	**Juvenile Probation**	Slot 490 / Custodian* / Grd 5 / $28,362.11	Employee demoted from pay grade 7 to 5. HRMD reviewed supporting documents. 10% pay decrease, pay exceeds max of pay grade. CC approved on 6/17/08.
*** Actual vs Authorized**				

PROMOTIONS / SALARY ADJUSTMENTS / LATERAL TRANSFERS / VOLUNTARY REASSIGNMENTS / TEMPORARY ASSIGNMENTS				
Dept. (From)	**Slot – Position Title – Grade – Salary**	**Dept. (To)**	**Slot – Position Title – Grade – Salary**	**Comments**
Sheriff	Slot 379 / Corrections Ofcr Sr / Grd 83 / $46,509.42	**Sheriff**	Slot 14 / Business Analyst I / Grd 21 / $53,497.60	Promotion. Transition from Peace Officer Pay Scale to Classified Pay Scale. Pay is between min and midpoint of pay grade.
Tax Collector	Slot 28 / Tax Spec I* / Grd 12 / $30,686.70	**Tax Collector**	Slot 28 / Tax Spec II / Grd 14 / $32,345.46	Promotion. Pay is at minimum of pay grade.
Tax Collector	Slot 143 / Tax Spec I / Grd 12 / $29,142.00	**Tax Collector**	Slot 37 / Tax Spec II / Grd 14 / $32,345.46	Promotion. Pay is at minimum of pay grade.
TNR	Slot 220 / Office Spec / Grd 10 / $29,334.80	**TNR**	Slot 101 / Office Spec Sr / Grd 12 / $30,804.80	Promotion. Pay is between min and midpoint of pay grade.
*** Actual vs Authorized**				

THIS SECTION LEFT BLANK INTENTIONALLY.

AD HOC CLASSIFICATION CHANGES							
		Current			HRMD Recommends		
Dept.	Slot #	Auth Position Title / Position #	FLSA	Pay Grade	Position Title / Position #	FLSA	Pay Grade
CJP	37	Planner Sr / 20452	E	20	Case Mgmt Coord / 20815	E	20
CJP	65*	Chem Dependency Counselor Sr / 16076	NE	16	Case Worker / 15812	NE	15
CJP	66*	Social Svcs Mgr / 18814	E	18	Social Worker / 17813	E	17
Department request in order to meet departmental needs. PBO has confirmed funding available. *Per CC approval on 5/24/11, removing slots 41 and 44 from TCCES and adding the two slots to CJP. Slots transferred on 5/24/11. Reclassification request to implement program is consistent with back-up from 5/24/11.							

BY ORDER OF THE COMMISSIONERS COURT, THE PRECEDING PERSONNEL AMENDMENTS ARE APPROVED.

_____
Samuel T. Biscoe, County Judge

_____
Ron Davis, Commissioner, Pct. 1

_____
Sarah Eckhardt, Commissioner, Pct. 2

_____
Karen L. Huber, Commissioner, Pct. 3

_____
Margaret Gomez, Commissioner, Pct. 4

Item 16

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011, Voting session
Prepared By: Cindy Purinton, Human Resources Management, 854-9626
Elected/Appointed Official/Dept. Head: Diane Blankenship, HR Director
Sponsors: Judge Biscoe

AGENDA LANGUAGE:
CONSIDER AND TAKE APPROPRIATE ACTION ON THE FOLLOWING EMPLOYEE HEALTHCARE ITEMS FOR FISCAL YEAR 2012 PLAN YEAR:

A. NO RATE INCREASE ON HEALTH PLAN FOR COUNTY OR PARTICIPANTS FOR FISCAL YEAR 2012 PLAN YEAR (PLAN FUNDING LEVELS TO REMAIN THE SAME AS FISCAL YEAR 2011);

B. CHANGE OF PHARMACY BENEFIT MANAGER FROM MEDCO TO PRESCRIPTION SOLUTIONS. EFFECTIVE OCTOBER 1, 2011;

C. IMPLEMENT A CUSTOMIZED OPEN FORMULARY ADMINISTERED BY PRESCRIPTION SOLUTION EFFECTIVE JANUARY 1, 2012;

D. IMPLEMENT CUSTOMIZED QUANTITY LIMITATION ON THE FORMULARY EFFECTIVE JANUARY 1, 2012;

E. IMPLEMENT CUSTOMIZED PRIOR AUTHORIZATION EFFECTIVE JANUARY 1, 2012;

F. IMPLEMENT STANDARD "PAY THE DIFFERENCE" PROTOCOL FOR BRAND USAGE WHEN A GENERIC IS AVAILABLE ON THE FORMULARY EFFECTIVE JANUARY 1, 2012;

G. SET OPEN ENROLLMENT DATES JULY 18, 2011 THROUGH AUGUST 19, 2011;

H. DEFAULTING EMPLOYEES WHO DO NOT COMPLETE ALL TEN STEPS OF THE OPEN ENROLLMENT PROCESS DURING OPEN ENROLLMENT, TO CO-INSURED EPO AND BASIC EMPLOYEE LIFE ONLY;

I. SET DATE AND TIME FOR EMPLOYEE HEARING AS JUNE 15, 2011 AT 4:30;

J. RELEASE OF INFORMATION TO EMPLOYEES AND RETIREES REGARDING BENEFITS, PRIOR TO EMPLOYEE HEARING;

K. RENEWAL OF ASSURANT DENTAL PLAN FOR FISCAL YEAR 2012, 100% VOLUNTARY; AND

L. RENEWAL OF BASIC LIFE INSURANCE. NO RATE INCREASE, 100% COUNTY PAID.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

TRAVIS COUNTY EMPLOYEE BENEFIT PLAN
FY12 PLAN YEAR RENEWAL

The Benefit Committee has been meeting for several months to prepare recommendations for Commissioners Court for the upcoming FY12 plan year. Many items were discussed in depth, with the help of the plan actuary, the plan administrators and other resources.

We see the cost drivers to the plan in FY10 were many of the same cost drivers we have seen in previous years on the medical plan, and continue to see in the current plan year as shown below:

Cost Driver Categories	% of cost	
Musculoskeletal System-	13.6%	Lower back surgeries,
Respiratory System	10.7%	Asthma, COPD, Lung disease (smoking)
Neoplasms	10.6%	Cancers including one that exceeded the $2million maximum
Injuries and Poisoning	7.8%	Includes post surgical and hospitalization infections and device problems
Genitourinary System	7.6%	Diabetes
Premature Births		Impacts many different categories, such as respiratory, heart, and nervous systems... The plan had several premature babies, including one that exceeded the $2 million maximum

In an effort to control costs in the areas that we can impact, we have begun a round of employee education sessions on the important aspects of the health plan, ways to control costs and to save money, both for the employees and for the plan, and ultimately the taxpayers.

We have also started an association with Airrosti Rehab, to hopefully impact the costs for musculoskeletal conditions. The have agreed to waive their office visit co-pays from May 15th to Dec. 30th to encourage employees to try the rehab services instead of the more costly surgical or physical therapy and chiropractic courses of treatment. We have seen dramatic results and are excited to partner with them to help reduce plan costs and have a healthier work force.

The actuary has delivered their report on what the funding requirements are for the FY12 Plan year, and the good news is that the current funding rate is adequate to fund the plan for the next plan year and a rate increase from the County or the employee contributions is not required. The actuary said the trend for the plan has been amazingly good, and although they could not attribute the reason, we feel the Employee Wellness and Health Clinics are making the difference and allowing the plan to remain fairly steady. That said there are a few areas of concern to staff and the Benefit Committee.

- The recent healthcare legislation is high on the list of concerns, as there are many provisions that will impact the County and its health care plan in the coming years, especially 2014 and 2018. We are watching the legislation carefully, as it is changing almost on a daily basis, and many think parts of it may change over the next year or two. No one really knows what will happen, so we are watching and researching the various components of the very complex legislation.

- Pharmacy costs are beginning to trend upward in the last few years.

Years	Pharmacy Spend	Dates Used
2011	$9.6 million	4-30-10 to 4-30-11
2010	$8.5 million	4-30-09 to 4-30-10
2009	$6.9 million	4-30-08 to 4-30-09
	Does not include administrative costs	

This increasing trend is of concern to the Committee. We know that many new Bio Drugs are coming into the marketplace and that while many of them are very effective treatments, they are extremely expensive. That, on top of steadily rising pharmacy costs, has caused the Committee to recommend some changes to the pharmacy plan.

In analyzing the current pharmacy plan structure, it became clear that while our employees do a very good job of choosing generic drugs when they are available, (64% of scripts are generic) 81% of the cost to the pharmacy plan was coming from the 2nd tier name brand drugs that do not have a generic.

Tiers	% of Total Scripts	% of Total Cost
Generic	64%	16.5%
Brand Name without generic available	33%	81.0%
Brand Name with generic available	03%	02.5%

The Benefit Committee has recommended several steps that will help mitigate the increasing pharmacy costs. Increasing pharmacy co-payments is not being recommended, because that would impact 100% of the employees using the pharmacy plan, even if they are good consumers and using generic drugs, when appropriate. What is being recommended is that the plan should pay for the lowest-cost, effective treatment. The Committee feels that education of the workforce on the most appropriate choices to make when purchasing prescriptions will have the most far reaching effect to minimize the increasing trend. Other changes however, are being recommended:

- Change Pharmacy Benefit Managers (PBM) to Prescription Solutions on October 1, 2011. This will provide more administrative support to our staff and employees, as well as allowing the County to have more input on the design of our pharmacy plan. Prescription Solutions is owned by UHC, so the move will be cost neutral administratively. In addition, Prescription Solutions will be available through the myuhc website, just as Medco has been. The transition should be virtually seamless to most employees.
  - All retail prescriptions that have re-fills available on October 1st will be

transferred into Prescription Solutions' database.
- Most mail-order prescriptions with refills available on October 1st will be transferred into Prescriptions Solutions' database.
- Mail-order prescriptions for controlled narcotics will require a new prescription after October 1st.

- The Committee also recommends the implementation of an open traditional formulary to provide a better management tool for controlling costs. The tiers will be broken out as follows:
  - Tier 1 - Generics
  - Tier 2 - Preferred Brand Drugs
  - Tier 3 - Non-preferred Brand Drugs

- Prescription Solutions has a team of physicians, pharmacists, and researchers who meet quarterly to review drug data. Determinations for tier placement are based on efficacy, known side effects, overall safety, market share, and cost.

- Prescriptions Solutions' Traditional Formulary does exclude some drugs. This formulary will be customized for Travis County, and no drugs will be excluded except for:
  - Nexium products
  - Drugs and drug combinations that are available over-the-counter (OTC)
  - Implement formulary effective January 1, 2012

- Quantity limits will be utilized so that prescriptions are written using appropriate dosing and eliminate waste. Quantity limits are based on FDA recommendations, clinical recommendations, and manufacturer package labeling instructions. The limits are based on the number of units per dispensing or specified as a per month limit. Exceptions can apply for chronic conditions that necessitate a quantity greater than normal.
  - For example, the typical one-month supply of migraine medication is 9 doses per month, since they are not taken on a daily basis, but as needed for acute episodes.
  - Quantity limits also cut unnecessary costs by ensuring the member is getting prescribed his/her medication in the most cost-effective dispensing dosage, which saves the plan money.
  - For example, switching a member from taking two 75mg tablets of Effexor XR in the morning to one 150mg tablet will save the plan almost 50% of the cost.
  - Implement Quantity limits effective January 1, 2012

- Prior authorization process for certain drugs will be required. Some medications will need to be pre approved for coverage because they are indicated only for, or effective in, treating specific illness, or are more expensive, or prescribed for conditions for which they have not yet been proven safe or effective. The member's physician will be contacted by Prescription Solutions at the time the prescription is presented to the pharmacy. The physician's office will need to respond with the information needed, such as the diagnosis. If the drug is approved to treat that condition, then the prescription will be processed, if not it will be denied. The member, however, is free to purchase the drug if they choose.

- Implement Prior Authorization effective January 1, 2012

- Implement "pay the difference" protocol for brand drugs that have a true generic available. In this situation, a member who receives a prescription in which the doctor has indicated that "generic substitution" was acceptable would have to pay the appropriate co-pay and "pay the difference" between the cost of the brand drug and the generic drug. If the doctor indicated that a generic was not appropriate ("dispense as written"), then the member would only have to pay the appropriate co-pay.
  - **Members will not incur an additional cost <u>unless</u> they opt for the more-expensive, brand drug, when their doctor (their own healthcare provider) indicated on the prescription that generic substitution was acceptable, and then they will pay the tier 3 co-pay and the difference in cost of the name brand drug and the generic drug.**
  - Implement "Pay The Difference" effective January 1, 2012

Other Benefit Action Items:

- Open Enrollment for FY12 is scheduled for July 18, through August 19, 2011.

- If Employees do not complete all ten steps of open enrollment process, they will be defaulted to the Co-Insured EPO and basic employee only life insurance.

- Employee Hearing is scheduled for June 15th, at 4:30. (time is tentative pending Court approval)

- We request permission from the Court to release necessary information to the employees and retirees, as we prepare for the Employee Hearing and Open Enrollment.

- Renewal administrative rates are still being negotiated, and will be brought back to Court for approval.

- Supplemental life insurance, long and short term disability, retiree life, and dependent life has been out to bid. Review is in process at this time, and recommendation will be brought back to Court for approval.

- An RFP was done for Long Term Care coverage and will be recommended for approval, however an off cycle open enrollment will be held for Long Term Care, sometime after the normal open enrollment, This will be brought to Court for review and approval soon.

- Assurant Dental has a rate guarantee for FY12. Benefits will remain the same. This is 100% voluntary. Request approval by Commissioners Court.

- Basic Life insurance will not have a rate increase, and the coverage will remain at $50,000. This is paid for by the County. Request approval by Commissioners Court

STAFF RECOMMENDATIONS:

CONSIDER AND TAKE APPROPRIATE ACTION ON THE FOLLOWING EMPLOYEE HEALTHCARE ITEMS FOR FISCAL YEAR 2012 PLAN YEAR:

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K. RENEWAL OF ASSURANT DENTAL PLAN FOR FISCAL YEAR 2012, 100% VOLUNTARY; AND

L. RENEWAL OF BASIC LIFE INSURANCE. NO RATE INCREASE, 100% COUNTY PAID.

ISSUES AND OPPORTUNITIES:

Employee education will be key to the success of the health plan program on an ongoing basis. If the employees respond and take ownership of the processes we are explaining to them, we feel sure we can reduce the rate of increase on the pharmacy plan, and empower the employees to be good healthcare consumers on a permanent basis.

Federal Healthcare legislation is a major issue for all employers at this time. There is much uncertainty as to what exactly the final legislation regulations will be, and if parts of the law may be repealed. However we must prepare the plan to be in compliance with the regulations as they now stand, until further information is known. This is very complex, and could result in major changes to the way employers provide healthcare, or even if employers continue to provide healthcare insurance to their employees. Staff will keep the Court informed on an ongoing basis on this critical issue.

FISCAL IMPACT AND SOURCE OF FUNDING:

The financial impact of the attached recommendations for the Employee Health Plan are as follows.

- The County Contributions will remain at the current levels for the medical plan, as will the employee/retiree contributions.
- Basic Life - $319,464 annually (.12 per thousand, $50,000 per individual) The Basic Life insurance coverage rate will remain the same.
- The changes to the pharmacy plan will impact claims costs - reducing them between $200,000 and $1.5 million depending on member behavior change,

REQUIRED AUTHORIZATIONS:

Human Resources Management	Dan Mansour
Human Resources Management	Diane Blankenship
Planning and Budget Office	Rodney Rhoades
County Judge's Office	Cheryl Aker
Commissioners Court	Gillian Porter

Prescription Drugs Sorted by Total Scripts for the 12 month period ending on 3/31/2011

Yellow Shading indicates a change from the current prescription drug tier to a higher tier with the formulary

Green Shading indicates a change from a current prescription drug tier to a lower tier with the formulary

Prescription Drugs sorted by Total Scripts for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
1	HYDROCODONE-ACETAMINOPH	NARCOTIC ANALGESICS	Tier 1	Tier 1	4481	1693	2.65	$37,714.16	$21,130.48	$4.72	$12.48	$1.04		
2	SIMVASTATIN	LIPOTROPICS	Tier 1	Tier 1	2126	394	5.40	$22,494.15	$28,582.84	$13.44	$72.55	$0.63		
3	LISINOPRIL	OTHER HYPOTENSIVES	Tier 1	Tier 1	2117	400	5.29	$21,830.91	$9,643.01	$4.56	$24.11	$0.36		
4	LEVOTHYROXINE SODIUM	THYROID PREPS	Tier 1	Tier 1	2033	338	6.01	$19,159.97	$2,416.28	$1.19	$7.15	$0.25		
5	CRESTOR	LIPOTROPICS	Tier 2	Tier 2	1862	339	5.49	$58,741.00	$237,718.54	$127.67	$701.23	$3.90	7	
6	LIPITOR	LIPOTROPICS	Tier 2	Tier 2	1836	306	6.00	$55,632.50	$226,938.13	$123.60	$741.63	$3.82	7	
7	AMLODIPINE BESYLATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	1662	289	5.75	$18,086.78	$9,894.78	$5.95	$34.24	$0.42		
8	AZITHROMYCIN	ERYTHROMYCINS	Tier 1	Tier 1	1557	1298	1.20	$15,521.63	$10,996.57	$7.06	$8.47	$2.95		
9	FLUTICASONE PROPIONATE	GLUCOCORTICOIDS	Tier 1	Tier 1	1472	744	1.98	$15,620.00	$33,566.67	$22.80	$45.12	$0.96		
10	AMOXICILLIN	PENICILLINS	Tier 1	Tier 1	1400	1094	1.28	$12,295.09	$3,562.84	$2.54	$3.26	$1.01		
11	METOPROLOL SUCCINATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	1334	214	6.23	$14,830.00	$36,761.57	$27.56	$171.78	$1.01		
12	METFORMIN HCL	DIABETIC THERAPY	Tier 1	Tier 1	1252	252	4.97	$4,293.88	$16,816.21	$13.43	$66.73	$0.43		
13	ZOLPIDEM TARTRATE	SEDATIVE NON-BARBITURATE	Tier 1	Tier 1	1239	319	3.88	$12,499.99	$22,025.20	$17.78	$69.04	$0.83		
14	FEXOFENADINE HCL	ANTIHISTAMINES	Tier 1	Tier 1	1204	361	3.34	$13,178.35	$32,132.85	$26.69	$89.01	$1.01		
15	HYDROCHLOROTHIAZIDE	DIURETICS	Tier 1	Tier 1	1162	253	4.59	$6,127.48	$547.47	$0.47	$2.16	$0.11		
16	SINGULAIR	BRONCHIAL DILATORS	Tier 2	Tier 2	1137	291	3.91	$33,748.12	$129,445.29	$113.85	$444.83	$4.11	6	
17	SYNTHROID	THYROID PREPS	Tier 3	Tier 2	1113	153	7.27	$24,961.71	$115.89	$0.10	$0.76	$0.62	7	
18	SERTRALINE HCL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	1107	225	4.92	$11,770.29	$12,982.46	$11.73	$57.70	$0.59		
19	ALPRAZOLAM	ATARACTICS-TRANQUILIZERS	Tier 1	Tier 1	1031	291	3.54	$8,130.16	$2,639.81	$2.56	$9.07	$0.36		
20	OMEPRAZOLE	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 1	Tier 1	955	270	3.54	$10,395.67	$29,461.69	$30.85	$109.12	$1.13		
21	LEXAPRO	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	895	195	4.59	$26,718.83	$81,640.84	$91.22	$418.67	$3.24	22	
22	LISINOPRIL-HYDROCHLOROTHI	OTHER HYPOTENSIVES	Tier 1	Tier 1	865	153	5.65	$9,001.75	$4,881.04	$5.64	$31.90	$0.39		
23	PREDNISONE	GLUCOCORTICOIDS	Tier 1	Tier 1	812	485	1.67	$3,239.06	$114.20	$0.14	$0.24	$0.13		
24	PLAVIX	ANTICOAGULANTS	Tier 2	Tier 2	752	110	6.84	$23,341.00	$133,052.18	$176.93	$1,209.57	$5.45	4	
25	NEXIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 2	Tier 2	725	232	3.13	$20,775.00	$153,732.05	$212.04	$662.64	$6.13	15	
26	CYMBALTA	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	703	131	5.37	$7,620.00	$177,705.01	$252.78	$1,356.53	$7.21	22	
27	AMOX TR-POTASSIUM CLAVUL	PENICILLINS	Tier 1	Tier 1	696	591	1.18	$6,948.58	$11,469.65	$16.48	$19.41	$2.52		
28	CLONAZEPAM	ANTICONVULSANTS	Tier 1	Tier 1	695	154	4.51	$5,928.79	$2,086.75	$3.00	$13.55	$0.33		
29	PRAVASTATIN SODIUM	LIPOTROPICS	Tier 1	Tier 1	688	121	5.69	$6,871.45	$9,476.33	$13.77	$78.32	$0.64		
30	VITAMIN D2	FAT SOLUBLE VITAMINS	Tier 1	Tier 1	675	258	2.62	$5,128.62	$520.48	$0.77	$2.02	$0.21		
31	ACTOS	DIABETIC THERAPY	Tier 2	Tier 2	673	112	6.01	$6,025.00	$170,454.74	$253.28	$1,521.92	$6.96	12	
32	CYCLOBENZAPRINE HCL	MUSCLE RELAXANTS	Tier 1	Tier 1	658	415	1.59	$5,141.19	$2,041.33	$3.10	$4.92	$0.47		
33	PANTOPRAZOLE SODIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 1	Tier 1	627	185	3.39	$7,255.50	$52,442.85	$83.64	$283.47	$2.36		
34	TRAMADOL HCL	NARCOTIC ANALGESICS	Tier 1	Tier 1	624	293	2.13	$4,962.21	$12,039.84	$19.29	$41.09	$1.41		

Prescription Drugs sorted by Total Scripts for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
35	FLUOXETINE HCL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	623	132	4.72	$5,738.10	$7,962.41	$12.78	$60.32	$0.59		
36	FUROSEMIDE	DIURETICS	Tier 1	Tier 1	621	139	4.47	$4,693.32	$600.96	$0.97	$4.32	$0.18		
37	*ONE TOUCH ULTRA TEST STRIPS*	*DIAGNOSTICS*	*Tier 2*	*Tier 3*	*620*	*181*	*3.43*	*$0.00*	*$84,442.66*	*$136.20*	*$466.53*	*$4.25*	*0*	*11*
38	ADVAIR DISKUS	BRONCHIAL DILATORS	Tier 2	Tier 2	618	212	2.92	$16,950.00	$137,451.69	$222.41	$648.36	$7.04	6	
39	METHYLPREDNISOLONE	GLUCOCORTICOIDS	Tier 1	Tier 1	610	523	1.17	$5,660.18	$1,233.58	$2.02	$2.36	$1.47		
40	CIPROFLOXACIN HCL	OPHTHALMIC PREPARATIONS	Tier 1	Tier 1	608	484	1.26	$5,368.69	$2,609.07	$4.29	$5.39	$1.22		
41	NASONEX	TOPICAL NASAL AND OTIC PREPARATIONS	Tier 2	Tier 2	603	293	2.06	$17,215.00	$47,974.24	$79.56	$163.73	$3.36	8	
42	METFORMIN HCL ER	DIABETIC THERAPY	Tier 1	Tier 1	602	126	4.78	$2,202.50	$8,513.91	$14.14	$67.57	$0.45		
43	TRAZODONE HCL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	601	145	4.14	$5,581.43	$1,914.60	$3.19	$13.20	$0.32		
44	DIOVAN HCT	OTHER HYPOTENSIVES	Tier 2	Tier 2	590	98	6.02	$17,777.50	$55,629.19	$94.29	$567.64	$3.40	30	
45	CITALOPRAM HBR	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	573	133	4.31	$5,432.07	$4,629.25	$8.08	$34.81	$0.47		
46	VALACYCLOVIR	ANTIVIRALS	Tier 1	Tier 1	559	232	2.41	$5,840.00	$86,199.00	$154.20	$371.55	$6.50		
47	ATENOLOL	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	555	98	5.66	$5,964.01	$1,968.53	$3.55	$20.09	$0.33		
48	IBUPROFEN	ANTIARTHRITICS	Tier 1	Tier 1	551	399	1.38	$4,693.43	$1,206.20	$2.19	$3.02	$0.52		
49	BUPROPION XL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	547	119	4.60	$6,130.00	$31,739.56	$58.02	$266.72	$1.82		
50	GABAPENTIN	ANTICONVULSANTS	Tier 1	Tier 1	541	134	4.04	$5,543.32	$14,116.62	$26.09	$105.35	$1.05		
51	PROMETHAZINE HCL	ANTIHISTAMINES	Tier 1	Tier 1	533	354	1.51	$4,523.36	$2,338.08	$4.39	$6.60	$1.46		
52	TRIAMTERENE-HCTZ	DIURETICS	Tier 1	Tier 1	533	96	5.55	$5,553.68	$1,147.88	$2.15	$11.96	$0.29		
53	VENTOLIN HFA	BRONCHIAL DILATORS	Tier 2	Tier 3	517	405	1.28	$10,829.56	$7,522.68	$14.55	$18.57	$1.40	6	10
54	VIAGRA	MISCELLANEOUS	Tier 2	Tier 3	516	143	3.61	$14,825.00	$32,851.18	$63.67	$229.73	$4.93	48	34
55	SULFAMETHOXAZOLE-TRIMETH	SULFONAMIDES	Tier 1	Tier 1	495	404	1.23	$4,300.77	$1,238.34	$2.50	$3.07	$0.83		
56	DIOVAN	OTHER HYPOTENSIVES	Tier 2	Tier 2	492	96	5.13	$15,003.00	$38,135.04	$77.51	$397.24	$2.84	30	
57	FLUCONAZOLE	FUNGICIDES	Tier 1	Tier 1	481	324	1.48	$3,705.31	$1,030.74	$2.14	$3.18	$1.18		
58	TRICOR	LIPOTROPICS	Tier 2	Tier 2	457	75	6.09	$14,325.00	$54,743.94	$119.79	$729.92	$3.85	7	
59	AMLODIPINE BESYLATE-BENAZ	OTHER HYPOTENSIVES	Tier 1	Tier 1	455	85	5.35	$5,190.00	$30,864.79	$67.83	$363.12	$2.02		
60	METOPROLOL TARTRATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	454	83	5.47	$4,399.50	$1,187.59	$2.62	$14.31	$0.29		
61	LYRICA	ANTICONVULSANTS	Tier 2	Tier 2	450	100	4.50	$13,099.38	$72,267.79	$160.60	$722.68	$5.63	17	
62	CIALIS	MISCELLANEOUS	Tier 2	Tier 2	439	132	3.33	$12,465.60	$15,842.40	$36.09	$120.02	$3.52	48	
63	ACIPHEX	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 2	Tier 2	426	90	4.73	$12,755.00	$98,632.31	$231.53	$1,095.91	$7.02	15	
64	CARISOPRODOL	MUSCLE RELAXANTS	Tier 1	Tier 1	424	132	3.21	$3,641.60	$1,394.05	$3.29	$10.56	$0.44		
65	TOPIRAMATE	ANTICONVULSANTS	Tier 1	Tier 1	422	84	5.02	$4,385.44	$15,306.37	$36.27	$182.22	$1.32		
66	LAMOTRIGINE	ANTICONVULSANTS	Tier 1	Tier 1	421	77	5.47	$4,689.27	$21,877.78	$51.97	$284.13	$1.61		
67	LUNESTA	SEDATIVE NON-BARBITURATE	Tier 2	Tier 2	410	79	5.19	$11,725.00	$67,602.09	$164.88	$855.72	$6.05	4	
68	CEFDINIR	CEPHALOSPORINS	Tier 1	Tier 1	407	349	1.17	$4,070.00	$13,346.60	$32.79	$38.24	$4.09		

Prescription Drugs Sorted by Total Claimants for the 12 month period ending on 3/31/2011

Yellow Shading indicates a change from the current prescription drug tier to a higher tier with the formulary

Green Shading indicates a change from a current prescription drug tier to a lower tier with the formulary

Prescription Drugs sorted by Total Claimants for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
1	HYDROCODONE-ACETAMINOPH	NARCOTIC ANALGESICS	Tier 1	Tier 1	4481	1693	2.65	$37,714.16	$21,130.48	$4.72	$12.48	$1.04		
2	AZITHROMYCIN	ERYTHROMYCINS	Tier 1	Tier 1	1557	1298	1.20	$15,521.63	$10,996.57	$7.06	$8.47	$2.95		
3	AMOXICILLIN	PENICILLINS	Tier 1	Tier 1	1400	1094	1.28	$12,295.09	$3,562.84	$2.54	$3.26	$1.01		
4	FLUTICASONE PROPIONATE	GLUCOCORTICOIDS	Tier 1	Tier 1	1472	744	1.98	$15,620.00	$33,566.67	$22.80	$45.12	$0.96		
5	AMOX TR-POTASSIUM CLAVUL	PENICILLINS	Tier 1	Tier 1	696	591	1.18	$6,948.58	$11,469.65	$16.48	$19.41	$2.52		
6	METHYLPREDNISOLONE	GLUCOCORTICOIDS	Tier 1	Tier 1	610	523	1.17	$5,660.18	$1,233.58	$2.02	$2.36	$1.47		
7	PREDNISONE	GLUCOCORTICOIDS	Tier 1	Tier 1	812	485	1.67	$3,239.06	$114.20	$0.14	$0.24	$0.13		
8	CIPROFLOXACIN HCL	OPHTHALMIC PREPARATIONS	Tier 1	Tier 1	608	484	1.26	$5,368.69	$2,609.07	$4.29	$5.39	$1.22		
9	CYCLOBENZAPRINE HCL	MUSCLE RELAXANTS	Tier 1	Tier 1	658	415	1.59	$5,141.19	$2,041.33	$3.10	$4.92	$0.47		
10	VENTOLIN HFA	BRONCHIAL DILATORS	Tier 2	Tier 3	517	405	1.28	$10,829.56	$7,522.68	$14.55	$18.57	$1.40	6	10
11	SULFAMETHOXAZOLE-TRIMETH	SULFONAMIDES	Tier 1	Tier 1	495	404	1.23	$4,300.77	$1,238.34	$2.50	$3.07	$0.83		
12	LISINOPRIL	OTHER HYPOTENSIVES	Tier 1	Tier 1	2117	400	5.29	$21,830.91	$9,643.01	$4.56	$24.11	$0.36		
13	IBUPROFEN	ANTIARTHRITICS	Tier 1	Tier 1	551	399	1.38	$4,693.43	$1,206.20	$2.19	$3.02	$0.52		
14	SIMVASTATIN	LIPOTROPICS	Tier 1	Tier 1	2126	394	5.40	$22,494.15	$28,582.84	$13.44	$72.55	$0.63		
15	FEXOFENADINE HCL	ANTIHISTAMINES	Tier 1	Tier 1	1204	361	3.34	$13,178.35	$32,132.85	$26.69	$89.01	$1.01		
16	PROMETHAZINE HCL	ANTIHISTAMINES	Tier 1	Tier 1	533	354	1.51	$4,523.36	$2,338.08	$4.39	$6.60	$1.46		
17	CEFDINIR	CEPHALOSPORINS	Tier 1	Tier 1	407	349	1.17	$4,070.00	$13,346.60	$32.79	$38.24	$4.09		
18	CRESTOR	LIPOTROPICS	Tier 2	Tier 2	1862	339	5.49	$58,741.00	$237,718.54	$127.67	$701.23	$3.90	7	
19	LEVOTHYROXINE SODIUM	THYROID PREPS	Tier 1	Tier 1	2033	338	6.01	$19,159.97	$2,416.28	$1.19	$7.15	$0.25		
20	FLUCONAZOLE	FUNGICIDES	Tier 1	Tier 1	481	324	1.48	$3,705.31	$1,030.74	$2.14	$3.18	$1.18		
21	ZOLPIDEM TARTRATE	SEDATIVE NON-BARBITURATE	Tier 1	Tier 1	1239	319	3.88	$12,499.99	$22,025.20	$17.78	$69.04	$0.83		
22	DOXYCYCLINE HYCLATE	MISCELLANEOUS	Tier 1	Tier 1	379	310	1.22	$2,935.42	$913.14	$2.41	$2.95	$0.55		
23	BENZONATATE	COUGH PREPARATIONS/EXPECTORANTS	Tier 1	Tier 1	343	309	1.11	$3,403.89	$3,092.67	$9.02	$10.01	$1.48		
24	LIPITOR	LIPOTROPICS	Tier 2	Tier 2	1836	306	6.00	$55,632.50	$226,938.13	$123.60	$741.63	$3.82	7	
25	CEPHALEXIN	CEPHALOSPORINS	Tier 1	Tier 1	353	306	1.15	$3,243.79	$1,592.85	$4.51	$5.21	$1.29		
26	METRONIDAZOLE	ALL OTHER DERMATOLOGICALS	Tier 1	Tier 1	364	305	1.19	$3,193.11	$2,982.64	$8.19	$9.78	$1.75		
27	NASONEX	TOPICAL NASAL AND OTIC PREPARATIONS	Tier 2	Tier 2	603	293	2.06	$17,215.00	$47,974.24	$79.56	$163.73	$3.36	8	
28	TRAMADOL HCL	NARCOTIC ANALGESICS	Tier 1	Tier 1	624	293	2.13	$4,962.21	$12,039.84	$19.29	$41.09	$1.41		
29	SINGULAIR	BRONCHIAL DILATORS	Tier 2	Tier 2	1137	291	3.91	$33,748.12	$129,445.29	$113.85	$444.83	$4.11	6	
30	ALPRAZOLAM	ATARACTICS-TRANQUILIZERS	Tier 1	Tier 1	1031	291	3.54	$8,130.16	$2,639.81	$2.56	$9.07	$0.36		
31	AMLODIPINE BESYLATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	1662	289	5.75	$18,086.78	$9,894.78	$5.95	$34.24	$0.42		
32	CHERATUSSIN AC	COUGH PREPARATIONS/EXPECTORANTS	Tier 1	Tier 1	297	277	1.07	$1,261.23	$0.00	$0.00	$0.00	$0.32		
33	OMEPRAZOLE	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 1	Tier 1	955	270	3.54	$10,395.67	$29,461.69	$30.85	$109.12	$1.13		
34	LEVAQUIN	URINARY ANTIBACTERIALS	Tier 2	Tier 2	303	258	1.17	$8,350.00	$39,976.51	$131.94	$154.95	$18.88	3	

Prescription Drugs sorted by Total Claimants for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
35	VITAMIN D2	FAT SOLUBLE VITAMINS	Tier 1	Tier 1	675	258	2.62	$5,128.62	$520.48	$0.77	$2.02	$0.21		
36	HYDROCHLOROTHIAZIDE	DIURETICS	Tier 1	Tier 1	1162	253	4.59	$6,127.48	$547.47	$0.47	$2.16	$0.11		
37	METFORMIN HCL	DIABETIC THERAPY	Tier 1	Tier 1	1252	252	4.97	$4,293.88	$16,816.21	$13.43	$66.73	$0.43		
38	TRIAMCINOLONE ACETONIDE	GLUCOCORTICOIDS	Tier 1	Tier 1	324	251	1.29	$2,301.52	$1,393.53	$4.30	$5.55	$0.51		
39	PROPOXYPHENE NAP-ACETAMI	NARCOTIC ANALGESICS	Tier 1	Tier 1	384	249	1.54	$3,023.52	$1,119.50	$2.92	$4.50	$0.95		
40	NEXIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 2	Tier 2	725	232	3.13	$20,775.00	$153,732.05	$212.04	$662.64	$6.13	15	
41	VALACYCLOVIR	ANTIVIRALS	Tier 1	Tier 1	559	232	2.41	$5,840.00	$86,199.00	$154.20	$371.55	$6.50		
42	SERTRALINE HCL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	1107	225	4.92	$11,770.29	$12,982.46	$11.73	$57.70	$0.59		
43	METOPROLOL SUCCINATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	1334	214	6.23	$14,830.00	$36,761.57	$27.56	$171.78	$1.01		
44	TAMIFLU	ANTIVIRALS	Tier 2	Tier 3	207	213	0.97	$6,165.00	$12,514.90	$60.46	$58.76	$14.05	9	16
45	ADVAIR DISKUS	BRONCHIAL DILATORS	Tier 2	Tier 2	618	212	2.92	$16,950.00	$137,451.69	$222.41	$648.36	$7.04	6	
46	PROAIR HFA	BRONCHIAL DILATORS	Tier 2	Tier 2	298	206	1.45	$8,635.00	$5,630.15	$18.89	$27.33	$1.87	6	
47	NAPROXEN	ANTIARTHRITICS	Tier 1	Tier 1	298	206	1.45	$2,641.61	$1,107.39	$3.72	$5.38	$0.41		
48	LEXAPRO	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	895	195	4.59	$26,718.83	$81,640.84	$91.22	$418.67	$3.24	22	
49	MELOXICAM	ANTIARTHRITICS	Tier 1	Tier 1	342	187	1.83	$3,078.16	$2,907.64	$8.50	$15.55	$0.50		
50	PANTOPRAZOLE SODIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 1	Tier 1	627	185	3.39	$7,255.50	$52,442.85	$83.64	$283.47	$2.36		
51	*ONE TOUCH ULTRA TEST STRIPS*	*DIAGNOSTICS*	*Tier 2*	*Tier 3*	*620*	*181*	*3.43*	*$0.00*	*$84,442.66*	*$136.20*	*$466.53*	*$4.25*	*0*	*11*
52	NITROFURANTOIN MONO-MAC	URINARY ANTIBACTERIALS	Tier 1	Tier 1	212	175	1.21	$2,098.38	$2,219.20	$10.47	$12.68	$1.94		
53	ACETAMINOPHEN-CODEINE	NARCOTIC ANALGESICS	Tier 1	Tier 1	228	163	1.40	$1,726.53	$610.61	$2.68	$3.75	$1.02		
54	PENICILLIN V POTASSIUM	PENICILLINS	Tier 1	Tier 1	184	162	1.14	$1,560.86	$318.47	$1.73	$1.97	$0.85		
55	CLONAZEPAM	ANTICONVULSANTS	Tier 1	Tier 1	695	154	4.51	$5,928.79	$2,086.75	$3.00	$13.55	$0.33		
56	LISINOPRIL-HYDROCHLOROTHIA	OTHER HYPOTENSIVES	Tier 1	Tier 1	865	153	5.65	$9,001.75	$4,881.04	$5.64	$31.90	$0.39		
57	SYNTHROID	THYROID PREPS	Tier 3	Tier 2	1113	153	7.27	$24,961.71	$115.89	$0.10	$0.76	$0.62	7	
58	MUPIROCIN	OTHER ANTIBIOTICS	Tier 1	Tier 1	173	152	1.14	$1,730.00	$1,609.11	$9.30	$10.59	$1.43		
59	CLINDAMYCIN HCL	OTHER ANTIBIOTICS	Tier 1	Tier 1	176	152	1.16	$1,678.02	$950.16	$5.40	$6.25	$1.68		
60	ALBUTEROL SULFATE	BRONCHIAL DILATORS	Tier 1	Tier 1	271	151	1.79	$2,553.88	$2,857.45	$10.54	$18.92	$1.02		
61	ONDANSETRON ODT	ANTINAUSEANTS	Tier 1	Tier 1	175	149	1.17	$1,534.37	$983.47	$5.62	$6.60	$1.95		
62	TRAZODONE HCL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	601	145	4.14	$5,581.43	$1,914.60	$3.19	$13.20	$0.32		
63	CHLORHEXIDINE GLUCONATE	MISCELLANEOUS	Tier 1	Tier 1	169	145	1.17	$1,559.49	$79.24	$0.47	$0.55	$0.41		
64	VIAGRA	MISCELLANEOUS	Tier 2	Tier 3	516	143	3.61	$14,825.00	$32,851.18	$63.67	$229.73	$4.93	48	34
65	FUROSEMIDE	DIURETICS	Tier 1	Tier 1	621	139	4.47	$4,693.32	$600.96	$0.97	$4.32	$0.18		
66	GABAPENTIN	ANTICONVULSANTS	Tier 1	Tier 1	541	134	4.04	$5,543.32	$14,116.62	$26.09	$105.35	$1.05		
67	CITALOPRAM HBR	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	573	133	4.31	$5,432.07	$4,629.25	$8.08	$34.81	$0.47		
68	CIALIS	MISCELLANEOUS	Tier 2	Tier 2	439	132	3.33	$12,465.60	$15,842.40	$36.09	$120.02	$3.52	48	

Prescription Drugs Sorted by Total Plan Paid for the 12 month period ending on 3/31/2011

Yellow Shading indicates a change from the current prescription drug tier to a higher tier with the formulary

Green Shading indicates a change from a current prescription drug tier to a lower tier with the formulary

Prescription Drugs sorted by Total Plan Paid for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
1	CRESTOR	LIPOTROPICS	Tier 2	Tier 2	1862	339	5.49	$58,741.00	$237,718.54	$127.67	$701.23	$3.90	7	
2	LIPITOR	LIPOTROPICS	Tier 2	Tier 2	1836	306	6.00	$55,632.50	$226,938.13	$123.60	$741.63	$3.82	7	
3	ENBREL	ANTIARTHRITICS	Tier 2	Tier 2	117	19	6.16	$3,235.00	$193,596.65	$1,654.67	$10,189.30	$59.86	18	
4	CYMBALTA	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	703	131	5.37	$7,620.00	$177,705.01	$252.78	$1,356.53	$7.21	22	
5	ACTOS	DIABETIC THERAPY	Tier 2	Tier 2	673	112	6.01	$6,025.00	$170,454.74	$253.28	$1,521.92	$6.96	12	
6	PROVIGIL	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 3	202	36	5.61	$5,775.00	$169,219.40	$837.72	$4,700.54	$26.65	22	6
7	COPAXONE	MISCELLANEOUS	Tier 2	Tier 2	50	8	6.25	$1,410.00	$157,629.88	$3,152.60	$19,703.74	$101.95	48	
8	NEXIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 2	Tier 2	725	232	3.13	$20,775.00	$153,732.05	$212.04	$662.64	$6.13	15	
9	ABILIFY	ATARACTICS-TRANQUILIZERS	Tier 2	Tier 3	209	49	4.27	$6,295.00	$138,724.68	$663.75	$2,831.12	$19.42	12	4
10	ADVAIR DISKUS	BRONCHIAL DILATORS	Tier 2	Tier 2	618	212	2.92	$16,950.00	$137,451.69	$222.41	$648.36	$7.04	6	
11	PLAVIX	ANTICOAGULANTS	Tier 2	Tier 2	752	110	6.84	$23,341.00	$133,052.18	$176.93	$1,209.57	$5.45	4	
12	SINGULAIR	BRONCHIAL DILATORS	Tier 2	Tier 2	1137	291	3.91	$33,748.12	$129,445.29	$113.85	$444.83	$4.11	6	
13	HUMIRA	ANTIARTHRITICS	Tier 2	Tier 2	62	11	5.64	$1,705.00	$128,120.74	$2,066.46	$11,647.34	$71.82	18	
14	ATRIPLA	ANTIVIRALS	Tier 2	Tier 2	69	8	8.63	$1,945.00	$106,789.92	$1,547.68	$13,348.74	$51.05	9	
15	REBIF	MISCELLANEOUS	Tier 2	Tier 2	41	3	13.67	$1,120.00	$104,407.98	$2,546.54	$34,802.66	$91.92	48	
16	ACIPHEX	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 2	Tier 2	426	90	4.73	$12,755.00	$98,632.31	$231.53	$1,095.91	$7.02	15	
17	XYREM	SEDATIVE NON-BARBITURATE	Tier 2	Tier 2	45	5	9.00	$1,230.00	$98,116.42	$2,180.36	$19,623.28	$80.11	4	
18	VALACYCLOVIR	ANTIVIRALS	Tier 1	Tier 1	559	232	2.41	$5,840.00	$86,199.00	$154.20	$371.55	$6.50		
19	*LANTUS SOLOSTAR*	*DIABETIC THERAPY*	*Tier 2*	*Tier 3*	*314*	*66*	*4.76*	*$0.00*	*$85,708.06*	*$272.96*	*$1,298.61*	*$8.30*	*12*	*23*
20	*ONE TOUCH ULTRA TEST STRIPS*	*DIAGNOSTICS*	*Tier 2*	*Tier 3*	*620*	*181*	*3.43*	*$0.00*	*$84,442.66*	*$136.20*	*$466.53*	*$4.25*	*0*	*11*
21	*VICTOZA 3-PAK*	*DIABETIC THERAPY*	*Tier 2*	*Tier 3*	*196*	*45*	*4.36*	*$0.00*	*$82,696.16*	*$421.92*	*$1,837.69*	*$12.79*	*12*	*23*
22	LEXAPRO	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	895	195	4.59	$26,718.83	$81,640.84	$91.22	$418.67	$3.24	22	
23	LYRICA	ANTICONVULSANTS	Tier 2	Tier 2	450	100	4.50	$13,099.38	$72,267.79	$160.60	$722.68	$5.63	17	
24	LIOTHYRONINE SODIUM	THYROID PREPS	Tier 2	Tier 2	14	3	4.67	$365.00	$70,750.67	$5,053.62	$23,583.56	$167.66	7	
25	ANDROGEL	ANDROGENS	Tier 2	Tier 2	212	54	3.93	$6,405.00	$70,436.89	$332.25	$1,304.39	$10.69	1	
26	*HUMALOG*	*DIABETIC THERAPY*	*Tier 2*	*Tier 3*	*189*	*50*	*3.78*	*$0.00*	*$68,467.13*	*$362.26*	*$1,369.34*	*$10.66*	*12*	*23*
27	LUNESTA	SEDATIVE NON-BARBITURATE	Tier 2	Tier 2	410	79	5.19	$11,725.00	$67,602.09	$164.88	$855.72	$6.05	4	
28	BYETTA	DIABETIC THERAPY	Tier 2	Tier 2	240	48	5.00	$0.00	$66,395.83	$276.65	$1,383.25	$8.91	12	
29	NIASPAN	LIPOTROPICS	Tier 2	Tier 2	358	73	4.90	$11,345.00	$64,459.11	$180.05	$883.00	$5.35	7	
30	JANUVIA	DIABETIC THERAPY	Tier 2	Tier 2	276	54	5.11	$3,225.00	$63,696.49	$230.78	$1,179.56	$6.27	12	
31	TRACLEER	MISCELLANEOUS	Tier 2	Tier 3	11	1	11.00	$199.96	$63,619.33	$5,783.58	$63,619.33	$193.39	48	34
32	LANTUS	DIABETIC THERAPY	Tier 2	Tier 2	286	52	5.50	$0.00	$60,924.20	$213.02	$1,171.62	$6.36	12	
33	SEROQUEL	ATARACTICS-TRANQUILIZERS	Tier 2	Tier 2	158	42	3.76	$4,685.00	$58,393.17	$369.58	$1,390.31	$11.85	12	
34	VENLAFAXINE HCL ER	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 1	Tier 1	319	75	4.25	$3,110.00	$56,310.25	$176.52	$750.80	$5.37		

Prescription Drugs sorted by Total Plan Paid for the 12 months ending 3/31/2011

#	Drug Name	Drug Class	TC Tier	Pres Sol Tier	Scripts	Claimants	Avg Scripts per Year	Coinsurance/Copays	Plan Net Paid	Total Net Paid per Prescription	Total Net Paid per Claimant	Ingredient Cost Paid per Day of Therapy	Generic Alt	Tier 2 Alt
35	GLEEVEC	ANTINEOPLASTICS	Tier 2	Tier 2	12	3	4.00	$325.00	$55,765.16	$4,647.10	$18,588.39	$155.81	12	
36	CELEBREX	ANTIARTHRITICS	Tier 2	Tier 3	397	128	3.10	$12,400.00	$55,702.97	$140.31	$435.18	$4.48	18	5
37	DIOVAN HCT	OTHER HYPOTENSIVES	Tier 2	Tier 2	590	98	6.02	$17,777.50	$55,629.19	$94.29	$567.64	$3.40	30	
38	NOVOLOG	DIABETIC THERAPY	Tier 2	Tier 2	168	41	4.10	$0.00	$54,885.84	$326.70	$1,338.68	$10.14	12	
39	TRICOR	LIPOTROPICS	Tier 2	Tier 2	457	75	6.09	$14,325.00	$54,743.94	$119.79	$729.92	$3.85	7	
40	DEXTROAMPHETAMINE-AMPHI	AMPHETAMINE PREPARATIONS	Tier 1	Tier 1	295	59	5.00	$2,990.00	$54,674.16	$185.34	$926.68	$6.34		
41	PANTOPRAZOLE SODIUM	ANTI-ULCER PREPS/GASTROINTESTINAL PREPS	Tier 1	Tier 1	627	185	3.39	$7,255.50	$52,442.85	$83.64	$283.47	$2.36		
42	*LEVEMIR*	*DIABETIC THERAPY*	*Tier 2*	*Tier 3*	*159*	*31*	*5.13*	*$0.00*	*$51,980.65*	*$326.92*	*$1,676.80*	*$10.04*	*12*	*23*
43	OXYCONTIN	NARCOTIC ANALGESICS	Tier 2	Tier 2	99	21	4.71	$2,755.00	$49,608.72	$501.10	$2,362.32	$18.86	30	
44	TRUVADA	ANTIVIRALS	Tier 2	Tier 2	49	8	6.13	$1,380.00	$48,592.07	$991.67	$6,074.01	$33.26	9	
45	NASONEX	TOPICAL NASAL AND OTIC PREPARATIONS	Tier 2	Tier 2	603	293	2.06	$17,215.00	$47,974.24	$79.56	$163.73	$3.36	8	
46	ISENTRESS	ANTIVIRALS	Tier 2	Tier 2	50	6	8.33	$1,375.00	$45,738.88	$914.78	$7,623.15	$31.40	9	
47	CLARAVIS	ALL OTHER DERMATOLOGICALS	Tier 1	Tier 1	75	22	3.41	$750.00	$44,935.88	$599.15	$2,042.54	$20.24		
48	CELLCEPT	MISCELLANEOUS	Tier 3	Tier 3	43	5	8.60	$1,890.00	$43,414.96	$1,009.65	$8,682.99	$35.12	48	34
49	JANUMET	DIABETIC THERAPY	Tier 2	Tier 2	205	36	5.69	$2,250.00	$42,829.93	$208.93	$1,189.72	$6.19	12	
50	VYVANSE	AMPHETAMINE PREPARATIONS	Tier 2	Tier 2	294	60	4.90	$8,885.00	$42,646.11	$145.05	$710.77	$4.87	4	
51	CONCERTA	CNS STIMULANTS	Tier 2	Tier 3	240	44	5.45	$6,825.00	$42,006.12	$175.03	$954.68	$6.39	5	0
52	AMBIEN CR	SEDATIVE NON-BARBITURATE	Tier 2	Tier 3	252	58	4.34	$7,035.00	$40,834.99	$162.04	$704.05	$5.72	4	2
53	SOLODYN	TETRACYCLINES	Tier 2	Tier 3	64	27	2.37	$1,715.00	$40,534.35	$633.35	$1,501.27	$21.94	5	0
54	LEVAQUIN	URINARY ANTIBACTERIALS	Tier 2	Tier 2	303	258	1.17	$8,350.00	$39,976.51	$131.94	$154.95	$18.88	3	
55	DORYX	TETRACYCLINES	Tier 2	Tier 3	91	45	2.02	$2,505.00	$39,759.58	$436.92	$883.55	$15.17	5	0
56	FENTORA	NARCOTIC ANALGESICS	Tier 2	Tier 3	19	2	9.50	$495.00	$39,743.58	$2,091.77	$19,871.79	$77.61	30	5
57	LOVAZA	LIPOTROPICS	Tier 2	Tier 2	227	53	4.28	$7,465.00	$39,167.82	$172.55	$739.02	$4.94	7	
58	PRISTIQ	PSYCHOSTIMULANTS-ANTIDEPRESSANTS	Tier 2	Tier 2	292	46	6.35	$2,790.47	$39,123.08	$133.98	$850.50	$4.23	22	
59	DIOVAN	OTHER HYPOTENSIVES	Tier 2	Tier 2	492	96	5.13	$15,003.00	$38,135.04	$77.51	$397.24	$2.84	30	
60	NUTROPIN AQ	OTHER HORMONES	Tier 2	Tier 2	22	2	11.00	$600.00	$37,822.60	$1,719.21	$18,911.30	$72.09	4	
61	METOPROLOL SUCCINATE	OTHER CARDIOVASCULAR PREPS	Tier 1	Tier 1	1334	214	6.23	$14,830.00	$36,761.57	$27.56	$171.78	$1.01		
62	PEGASYS	ANTIVIRALS	Tier 2	Tier 2	17	3	5.67	$451.66	$35,542.01	$2,090.71	$11,847.34	$75.61	9	
63	VYTORIN	LIPOTROPICS	Tier 2	Tier 2	275	55	5.00	$8,880.00	$34,037.30	$123.77	$618.86	$3.60	7	
64	TRILIPIX	LIPOTROPICS	Tier 2	Tier 2	297	59	5.03	$9,235.00	$33,838.82	$113.94	$573.54	$3.76	7	
65	FLUTICASONE PROPIONATE	GLUCOCORTICOIDS	Tier 1	Tier 1	1472	744	1.98	$15,620.00	$33,566.67	$22.80	$45.12	$0.96		
66	ACTOPLUS MET	DIABETIC THERAPY	Tier 2	Tier 2	114	27	4.22	$1,400.00	$32,987.56	$289.36	$1,221.76	$7.31	12	
67	VIAGRA	MISCELLANEOUS	Tier 2	Tier 3	516	143	3.61	$14,825.00	$32,851.18	$63.67	$229.73	$4.93	48	34
68	AVONEX	MISCELLANEOUS	Tier 2	Tier 2	12	2	6.00	$330.00	$32,845.26	$2,737.11	$16,422.63	$97.00	48	

Item 17

Travis County Commissioners Court Agenda Request

Meeting Date: ~~5/24/2011~~ 5/31/2011, 9:00 am, Voting Session
Prepared By/Phone Number: John Carr, Facilities Management, 854-4772
Elected/Appointed Official/Dept. Head: Roger El Khoury, P.E., 854-4579
Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE:

Consider and take appropriate action on Schematic Design recommendations associated with 700 Lavaca Commissioners Court and Offices.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

Facilities Management Department received the attached package from HS&A on May 17, 2011. This package also includes an attached letter with from the Lawrence Group with recommendations from the Lawrence Group / GSC Architects design team (A/E Team).

STAFF RECOMMENDATIONS:

A. The A/E Team's recommendation is to save the majority of the vault structure at the first floor of the facility. Please see the attached A/E letter for explanation of this recommendation.
B. The A/E Team has also recommended the location of the Cafeteria be approved as the Lower Level, double height escalator lobby, using the existing building management office for food preparation and escalator lobby for seating. Discussion on the recommendation included with the attached A/E letter.
C. The A/E Team has prepared two courtroom orientation schemes for the Commissioners Court consideration and selection as discussed in the attached.

ISSUES AND OPPORTUNITIES:

Please see the attached package from HS&A and the A/E Team.

FISCAL IMPACT AND SOURCE OF FUNDING:

Please see the attached package from HS&A and the A/E Team.

REQUIRED AUTHORIZATION:
Danny Hobby, County Executive, Emergency Services, 854-9367

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

HS&A

May 17, 2011

Mr. Roger A. El Khoury
Travis County Facilities Management Department
1010 Lavaca Street, Suite 400
P.O. Box 1748
Austin, Texas 78767

Re: 700 Lavaca Street – Commissioners Court and Offices
Schematic Design recommendations

Dear Mr. El Khoury:

Attached please find a letter sent to HS&A's President, David Stauch from the Project's Architect, Lawrence Group / GSC Architects.

We endorse the recommendations made in this letter. Furthermore we request that these recommendations be placed on the Commissioners Court agenda for approval on Tuesday, May 24th.

We believe that Commissioners Court approval of these recommendations is an appropriate action because the recommendations differ slightly from the previously Court approved Broaddus and Associates Blocking and Stacking Diagram. Specifically the cafeteria now planned for the Lower Level was not part of the approved diagram. Also the complete removal of the vault on the first floor is not being advocated by the architects however it was part of the approved diagram.

Finally, according to the County's professional services agreement with the architects, the design team is required to provide two separate courtroom configuration options. The attached letter includes these two options and provides the architect's recommendation as to which option they believe most appropriate. Court approval of one of the two options is required in order to continue the design efforts.

Both HS&A and The Lawrence Group / GSC Architects will be available to address the Court next Tuesday in order to help facilitate their deliberations and decision.

Thank you very much for your continued assistance with this very important assignment.

Sincerely,

Bill McCann, LEED A.P.
Senior Project Manager

Enclosures (1)

Copy: Cyd Grimes
Danny Hobby
David Stauch

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Austin, Texas 78746
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Mr. David Stauch
President
HS&A Project Management
901 South Mo Pac, Building V
Suite 200
Austin, Texas 78746

Re: Travis County Commissioner's Court and Offices
700 Lavaca, Austin, Texas
Schematic Design Recommendations

May 17, 2011

Dear David,

Pursuant to our professional services agreement for the Commissioner's Court and Offices at 700 Lavaca Street, the Lawrence Group / GSC Architects offer the following recommendations for various functional components within the project.

Existing Bank Vault @ Level 1

- General:
  - The A/E Team's recommendation is to save the majority of the vault structure. Within this recommendation, there are 2 schemes.
  - The A/E Team recommends Scheme 1.
- Vault Scheme 1:
  - Refer to attached Level 1, Scheme 1 Plan Layout
  - Scheme 1 cuts off the southwest corner of the existing concrete vault structure but maintains the existing concrete vault ceiling as it is capable of cantilevering off of the existing walls that remain.
  - Scheme 1 maintains three contiguous Multi-Function Spaces per the Broaddus & Associates Blocking & Stacking Diagram.
  - Approximate Cost: $40,000
- Vault Scheme 2:
  - Refer to attached Level 1, Scheme 2 Plan Layout
  - Scheme 2 maintains the southwest corner of the existing concrete vault structure and cuts 2 large door openings in the sides of the vault. Similar to Scheme 1, it maintains the concrete vault ceiling.
  - Scheme 2 allows for 3 Multi-Function Spaces, only 2 of them are contiguous. This is contrary to the Broaddus & Associates Blocking & Stacking Diagram.
  - Approximate Cost: $25,000

Cafe @ Basement Level

- General:
  - The A/E Team believes that the Lower Level, double height escalator lobby presents a desirable location for the Cafeteria, using the existing building management office for food preparation and cooking and the escalator lobby for seating.
  - This is in keeping with the 700 Lavaca Building Core Team Recommendation dated 10/14/10, in a memo to the court authored by Roger A. El Khoury, director of Travis Country Facilities Management Department.
  - Refer to attached Lower Level Parti Plan.
- Engineering Challenges:
  - The A/E Team has investigated the following engineering requirements and feels that there are viable solutions that can be further studied and developed in the next phase.
  - Grease Trap & Waste Lines
    - The kitchen will require a grease trap. Location options and costs will be studied in the next phase.
      - Location 1: Loading Dock
      - Location 2: North Plaza
  - Exhaust Ventilation and Ducting
    - The kitchen will require a commercial exhaust hood. Duct routing options and costs will be studied in the next phase.
      - Routing Option 1: North South Service Corridor leading to loading dock.
      - Routing Option 2: Fur Out of existing brick column near kitchen and sidewall exhaust a building facade between Level 1 and 2.

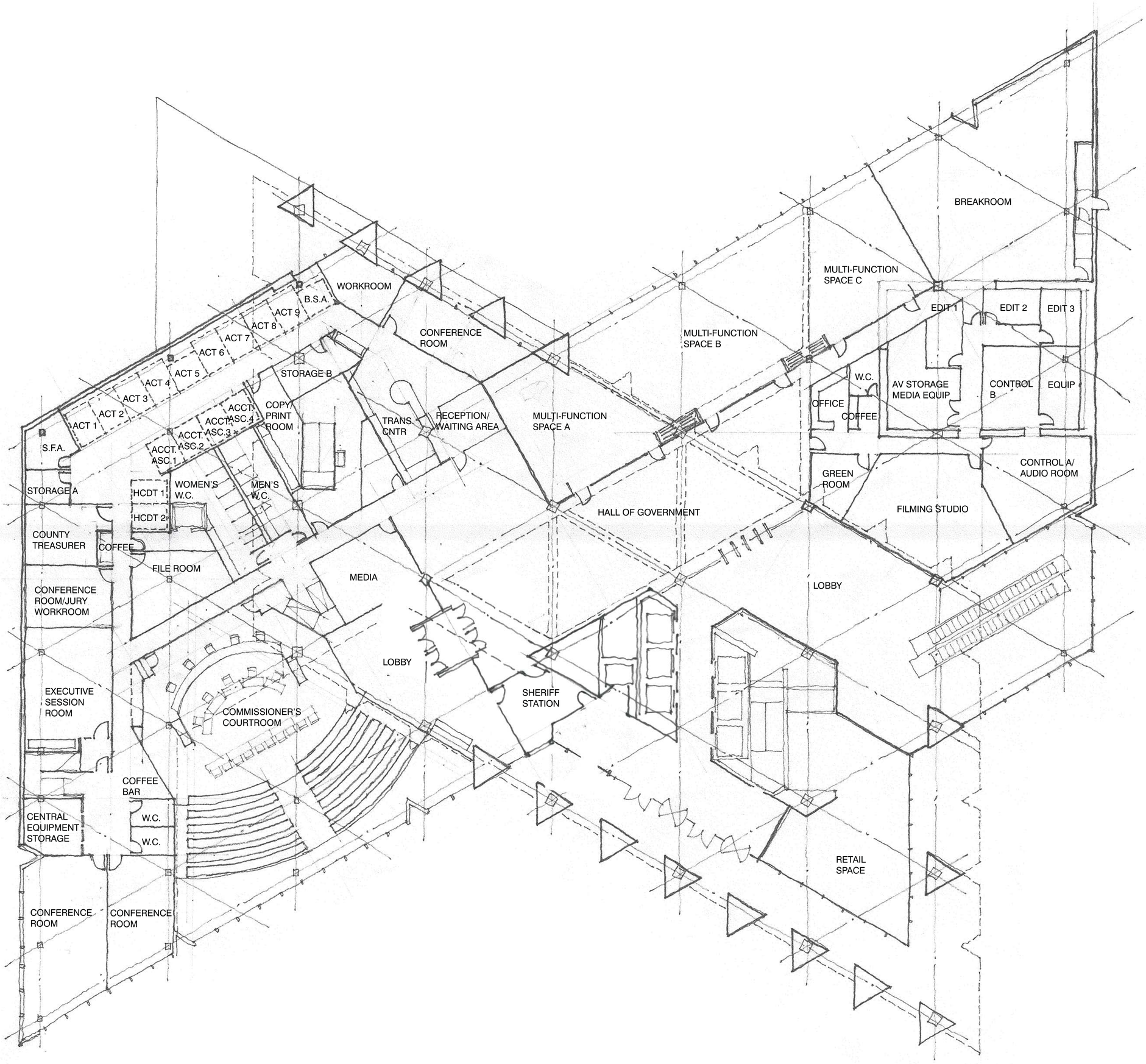
Commissioner's Court @ Level 1

- General:
  - The A/E Team has prepared 2 courtroom orientation schemes.
  - The A/E Team has studied the location in both double height spaces. Only the eastern space is large enough to accommodate the required program elements as well as create a desirable adjacency to CC support spaces.
  - Both schemes are designed to have sloped seating.
  - The A/E Team recommends Scheme 1.
- Commissioner's Court Scheme 1:
  - Refer to attached Level 1, Scheme 1 Plan Layout
  - Scheme 1 orients the Dias towards the eastern window wall.
- Commissioner's Court Scheme 2:
  - Refer to attached Level 1, Scheme 2 Plan Layout
  - Scheme 2 orients the Dias towards the northern room entrance.

We respectfully request that HS&A submit these agenda items to the Commissioner's Court for approval.

I. Earl Swisher, AIA
Principal

cc: B. McCann
T. Lekometros
T. Cornelius
R. Pergl



SCHEMATIC DESIGN: LEVEL 1 SCHEME 1 PLAN LAYOUT

Travis County Commissioner's Courtroom
Travis County
May 17, 2011

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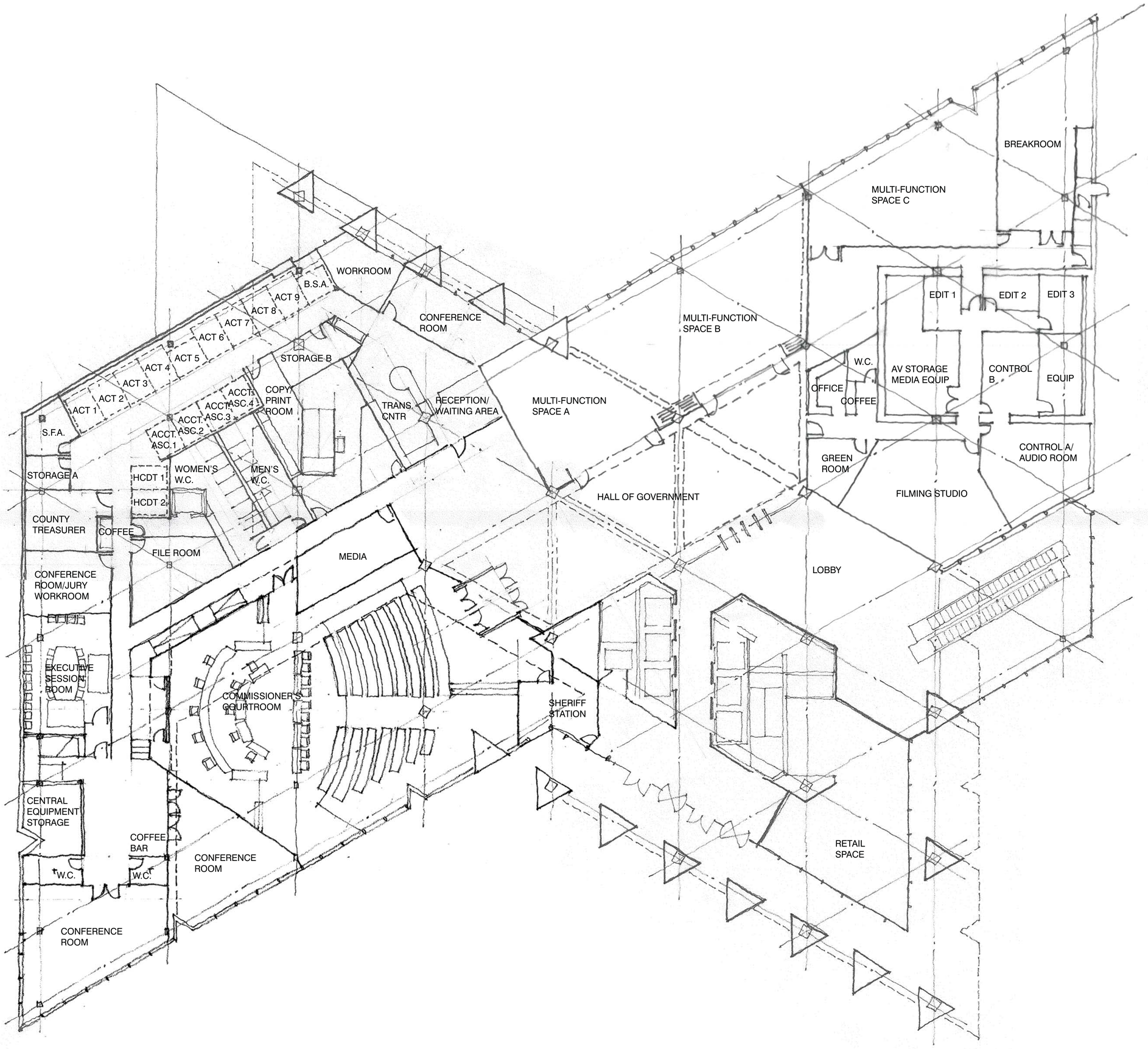
LAWRENCE GROUP GSC Architects
A JOINT VENTURE



SCHEMATIC DESIGN: LEVEL 1 SCHEME 2 PLAN LAYOUT

Travis County Commissioner's Courtroom
Travis County
May 17, 2011

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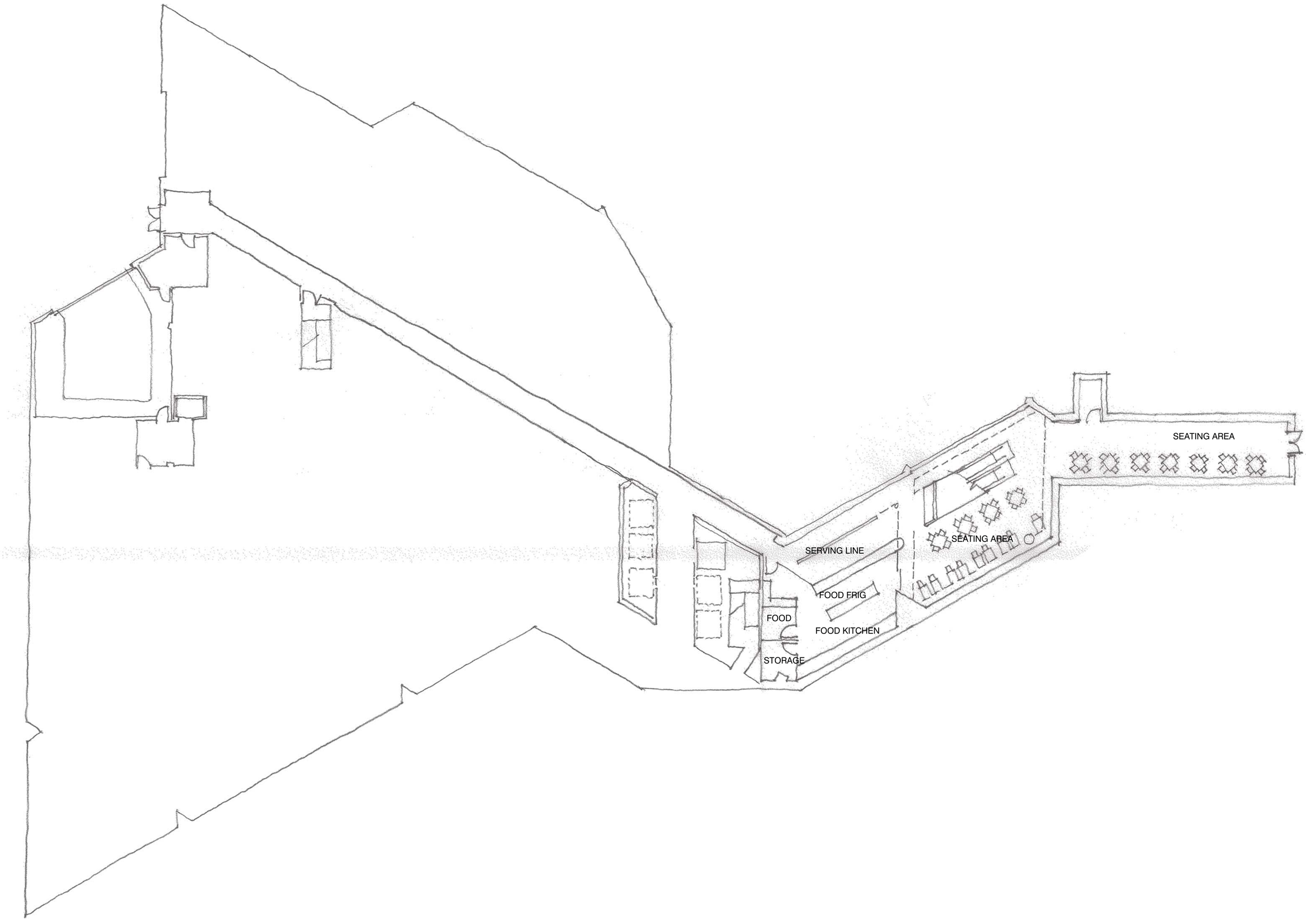
LAWRENCE GROUP GSC Architects
A JOINT VENTURE



LOWER LEVEL PARTI PLAN

Travis County Commissioner's Courtroom
Travis County
May 11, 2011

LAWRENCE GROUP GSC Architects

A JOINT VENTURE

Travis County Commissioners Court Agenda Request

Meeting Date: 31 May 2011

Prepared By/Phone Number: Tonya Mills, 44755

Elected/Appointed Official/Dept. Head: Roger Jefferies, County Executive, Justice and Public Safety, 44759

Commissioners Court Sponsor: Judge Biscoe

AGENDA LANGUAGE:
CONSIDER AND TAKE APPROPRIATE ACTION ON THE REQUEST BY THE OFFICES OF CHILD REPRESENTATION (OCR) AND PARENT REPRESENTATION (OPR) TO:

A. ADD ONE ATTORNEY TO EACH OFFICE IN FY 2011; AND
B. FUND OCR AND OPR IN FY 2012

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
Criminal Justice Planning completed a cost/benefit analysis of OPR and OCR and presented the results to the Commissioners Court on April 19, 2011. The report documented how the two offices are achieving their primary objectives of improving the representation of parents and children in CPS cases, and doing so in a more cost effective way than through private attorneys.

STAFF RECOMMENDATIONS:
CJP is recommending the addition of two attorneys, one for each office, by July 1, 2011 and that funding continue for the two offices in FY 2012. Please see attached memo for details.

ISSUES AND OPPORTUNITIES:
Please see attached memo noting the growth in CPS case filings in this fiscal year.

FISCAL IMPACT AND SOURCE OF FUNDING:
If approved, the cost of adding two attorneys, one for OPR and one for OCR, will be $42,255 in FY 2011. The annualized value in FY 2012 will be $169,022 with monies from the Allocated Reserve.

The full cost of each office in FY 2012 will be; OCR = $798,749 (including new FTE) and OPR = $775,506 (including new FTE). The funding source in FY2012 will be the General Fund.

REQUIRED AUTHORIZATIONS:
Leroy Nellis, Planning and Budget Office, 49066
Katie Petersen, Planning and Budget Office, 49346
Diana Ramirez, Planning and Budget Office, 49694
Jose Palacios, County Auditor's Office, 49125
Christine Lego, EMS Lead Financial Analyst, 44855
Peg Liedtke, Civil Courts Administration, 49364

JUSTICE & PUBLIC SAFETY DIVISION

Roger W. Jefferies, County Executive
P.O. Box 1748 Austin, Texas 78767 Phone (512) 854-4415 Fax (512) 854-4417

Criminal Justice Planning
Roger W. Jefferies
(512) 854-4415

Counseling & Education Services
Caryl Colburn
(512) 854-9540

Juvenile Public Defender
Kameron D. Johnson
(512) 854-4128

TO: Samuel Biscoe, County Judge
Ron Davis, Commissioner - Precinct 1
Sarah Eckhardt, Commissioner - Precinct 2
Karen Huber, Commissioner – Precinct 3
Margaret Gomez, Commissioner – Precinct 4

FR: Roger Jefferies, County Executive – Justice & Public Safety

DATE: May 22, 2011

RE: Office of Child and Office of Parental Representation

On April 19, 2011 Justice and Public Safety met with the Commissioner's Court to present the cost benefit analysis conducted by our office on both the Office of Child (OCR) and the Office of Parental Representation (OPR).

Findings from the analysis were that both offices were meeting their primary objectives and it was recommended that the Court fund both offices.

Additionally, the analysis provided rationale for when each office has reached capacity and should cease taking cases. Both the OCR and the OPR have been at or above their capacity throughout FY11 to date. To address current and future demands for the services these two offices provide, JPS recommended that the court consider hiring an additional attorney in each office. An entry level attorney (Attorney III) with benefits was estimated at $84,511 and it was originally expected that an attorney could be hired by June 1, 2011. The cost for each attorney for the remainder of FY11 would be $28,170.33 per office or $56,340.66 combined. It is now projected that it will be July 1, 2011 before the attorneys can be hired, at a combined cost of $42,255.48.

During the Commissioner's Court presentation, the County Judge suggested that we get with Planning and Budget to conduct analysis on how to fund these two positions for the remainder of FY11. After discussion with PBO, the following funding sources were identified:

- $25,000 from Allocated Reserve (earmark set aside for an MHPD expansion grant which was not awarded)

- $17,255.48 from Allocated Reserve

For FY12 and beyond, ongoing General Fund resources will be needed to fund the two new attorneys along with their respective offices (OPR/OCR). Attached to this back-up is a memo from PBO outlining funding.

Since the report presented to the Court, additional work has been done with the new CPS case filings, updating data not available at the time of the report and refining projections in to FY12. Through April, the new CPS case filings have continued to track the high projection model, demonstrating a **59%** increase over FY2010 through April. Should this trend continue, workloads will remain high for both the OPR and OCR as well as for the number of primary parent and child cases that are appointed to private attorneys.

Cc: Rodney Rhoades, County Executive – Planning and Budget Office
Leroy Nellis, Budget Director – Planning and Budget Office
Katie Peterson, Sr. Budget Analyst – Planning and Budget Office
Diana Ramirez, Sr. Budget Analyst – Planning and Budget Office
Christine Lego, Lead Financial Analyst – EMS
Peg Liedtke, Administrator – Civil Courts Administration
Lori Kennedy, Managing Attorney – Office of Parental Representation
Leslie Hill, Managing Attorney – Office of Child Representation

PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

700 Lavaca, Ste 1560
P.O. Box 1748
Austin, Texas 78767

May 25, 2011

To: Commissioners Court

From: Katie Petersen Gipson, Planning & Budget Analyst

Re: New Attorney Positions for Office of Child Representation and Office of Parental Representation

Criminal Justice Planning is requesting two new attorney positions to be added mid-year- one to the Office of Parental Representation and one to the Office of Child Representation. Should Commissioners Court approve these positions, the only available source of funding for the remainder of FY11 is the Allocated Reserve. The full annualized cost of the new staff would be added to the FY12 Preliminary Budget. In addition, it is expected that the FY12 budget request for civil indigent attorney's fees would be reduced by at least the cost of the two FTE ($169,020), if not more, with the anticipation that the OCR & OPR would be able to handle a larger caseload.

For your information, the funding for the two offices' *current* staff is already included in Criminal Justice Planning's FY12 Target budget. Should Commissioners Court approve continuing these two programs in the General Fund all employees would be budgeted from the General Fund as new divisions of CJP starting October 1, 2011 after their grant period has ended.

PBO would like to note that in addition to this budget request for the OCR & OPR, the District Attorney's Office has submitted a FY12 request to add an attorney and law clerk to their Civil Unit to manage the sharp increase in CPS cases filed. If you have any questions please contact me at 854-9346.

CC: Roger Jefferies, Executive Manager, Justice & Public Safety
Kimberly Pierce, Criminal Justice Planning
Tonya Mills, Criminal Justice Planning,
Leroy Nellis, PBO
Rodney Rhoades, PBO

Item 19

Travis County Commissioners Court Agenda Request

Meeting Date: 5/31/2011, 9:00 AM, Voting Session
Prepared By: Lee Perry, Purchasing, 854-9724
Elected/Appointed Official/Dept. Head: Cyd Grimes, Purchasing Agent
Sponsors: Judge Biscoe

AGENDA LANGUAGE:
Approve Modification No. 2 to Contract No. 10K00287LP, Patin Construction, LLC., Travis County Correctional Complex Parking Lot.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
Purchasing concurs with department and recommends approval of requested action. This procurement action meets the compliance requirements as outlined by the statutes.
The Sheriff's Office requests the approval of Change Order number two (2) for the above contract. This Change Order includes a barrier gate with swing arm and three foot traffic spike section. This Change Order will increase the contract by $36,320.00 from $264,689.50 to $301,009.50. Change Order number one (1) for the above contract, included removing and replacing damaged asphalt and for additional parking spaces. Change Order number one increased the contract by $45,499.50 from $219,190.00 to $264,689.50.

Contract Expenditures: Within the last 12 months $196,625.51 has been spent against this contract.

Contract-Related Information:
Award Amount: $219,190.00
Contract Type: Construction
Contract Period: Through Completion

Contract Modification Information:
Modification Amount: $36,320.00
Modification Type: Construction
Modification Period: Through Completion

Solicitation-Related Information: N/A
Solicitations Sent:
Responses Received:
HUB Information:

% HUB Subcontractor:

Special Contract Considerations:

___ Award has been protested; interested parties have been notified.

___ Award is not to the lowest bidder; interested parties have been notified.

___ Comments:

Funding Information:

Purchase Requisition in H.T.E.: 529957

Funding Account(s): 001-3735-824-8123

Comments:

Statutory Verification of Funding:

Contract Verification Form: Funds Verified X Not Verified ___ by Auditor.

REQUIRED AUTHORIZATIONS:

Purchasing	Marvin Brice	Completed	05/24/2011 9:22 AM
Purchasing	Cyd Grimes	Completed	05/24/2011 4:21 PM
Purchasing Admin Support Group	Juan Gonzalez	Completed	05/24/2011 4:24 PM
Commissioners Court	Cheryl Aker	Pending	

DRAFT

TRAVIS COUNTY CONSTRUCTION CHANGE ORDER

CHANGE ORDER NO. 2:

DATE: May 5, 2011

CONTRACTOR:
Patin Construction LLC
3800 West 2nd Street
Taylor, Texas 76574

PROJECT:
TCCC Parking Lot
Contract No. 10K00287LP

ISSUED BY:
Travis County Purchasing Office
314 West 11th Street, Rm. 400
Austin, TX 78701
(512) 854-9700 / Fax (512) 854-9185

OWNER: Travis County
Owner's Representative: Travis County Sheriff's Office
3614 Bill Price Road
Del Valle, Texas 78617
(512) 854-5321 / Fax (512) 854-4196

DESCRIPTION OF CHANGES: Pursuant to the Texas Local Government Code Section 262.031, the County and the Contractor hereby modify the Construction Contract (including plans and specifications), in accordance with the changes as follows:

1. The Engineer recommends and authorizes a 60 calendar day time extension for the following Owner Requested Changes #2 to the Project's Scope of Work. The revised Substantial Completion Date has already been acknowledged. This extension is to document the Change Order time expectation.

2. The Owner requests the work shown in the attached Drawings, Change Proposal Request (CPR) responses, and Engineer spread sheet recapping the responses.

3. The total amount of the contract increases by $36,320.00.

Except as provided herein, all terms, conditions, and provisions of the above referenced contract as heretofore amended, remain unchanged and in full force and effect. Contractor agrees that by executing this Change Order he has been fully compensated for the Work (cost and schedule impact) that is the subject of this Change Order.

The original Contract Sum was	$	$219,190.00
Net change by previously authorized Change Orders	$	**45,499.50**
The total contract sum prior to this Change Order	$	$264,689.50
The total contract sum will be **increased** by this Change Order	$	**36,320.00**
The total contract sum including this Change Order	$	$301,009.50
The Contract Time will be: **changed**		60 days

AGREED TO: Patin Construction LLC

5/9/11

By: Tim Patin — Date
Contractor

RECOMMENDED BY: Travis County Sheriff's Office

Signed: 5/5/11
By: Mark Stefanov, P.E. — Date
Engineer

AUTHORIZED BY: Travis County Purchasing Office

Signed: _____
By: Cyd V. Grimes, C.P.M. — Date
Purchasing Agent

DRAFT

AUTHORIZED BY: Travis County Judge

Signed: _____
By: Samuel T. Biscoe — Date
County Judge

DRAFT

Updated 5/26/ 2011, 3:45 p.m.

PI620U02 **TRAVIS COUNTY** 5/11/11

Requisition number: 0000529957 **Buyer Processing** 15:03:03

Type information, press Enter.

Type (F4) . . . . . 1 PURCHASE REQUISITION

Reason . . . . . CO #2 PO #459307 ATTN: LEE PERRY

Requested By . . . . . RON RIZZATO 512-854-5395 Entered By: RIZZATR

Date 050411

Vendor#/name (F4) . . . 77810 PATIN CONSTRUCTION LLC

Search type . . . . B=Begins with, C=Contains

Contract nbr (F4) . . .

Ship to (F4) . . . . . V1 CORRECTION COMPLEX

Deliver by date 052311

Fiscal year code . . . C C=Current year, P=Previous year, F=Future year

Type options, press Enter.

1=Select for P.O. 2=Change 4=Delete 8=Extended description 9=Quotes

Opt	Line#	Quantity	UOM	Description
_	1	34504.00	JOB	BARRIER GATE WITH SWING ARM - (L.A. ORNAMENTAL & RACK CORP. MODEL NO. BGUD-12. 2 EA $5,500.00, 3' TRAFFIC SPIKE SECTION - HEAVY DUTY SURFACE +

Total: 36320.00

F3=Exit F4=Prompt F7=Alternate view

F8=Req quotes F9=Generate P.O. F12=Cancel F24=More keys

Updated 5/26/ 2011, 3:45 p.m.

GM200I13 **TRAVIS COUNTY** 5/11/11

Fiscal Year 2011 **Account Balance Inquiry** 15:09:47

```
  Account number . . . :   1-3735-824.81-23
  Fund . . . . . . . . : 001  GENERAL FUND
  Department . . . . . :  37  SHERIFF
  Division . . . . . . :  35  CORRECTIONS BUREAU
  Activity basic . . . :  82  CAPITAL AQUISITION FUNDS
  Sub activity . . . . :   4  CORRECTIONS & REHAB
  Element  . . . . . . :  81  CAPITAL OUTLAY
  Object . . . . . . . :  23  INFRASTRUCTURE/IMPROVEMET

  Original budget  . . . . . . . . :              0
  Revised budget . . . . . . . . . :        424,678   05/03/2011
  Actual expenditures - current  . :            .00
  Actual expenditures - ytd  . . . :        318,841.55
  Unposted expenditures  . . . . . :            .00
  Encumbered amount  . . . . . . . :         68,063.99
  Unposted encumbrances  . . . . . :            .00
  Pre-encumbrance amount . . . . . :         36,320.00
  Total expenditures & encumbrances:        423,225.54    99.7%
  Unencumbered balance . . . . . . :          1,452.46     0.3
```

F5=Encumbrances **F7=Project data** **F8=Misc inquiry**

F10=Detail trans **F11=Acct activity list** **F12=Cancel** **F24=More keys**

Updated 5/26/ 2011, 3:45 p.m.

JAMES N. SYLVESTER
Chief Deputy

GREG HAMILTON
TRAVIS COUNTY SHERIFF
P.O. Box 1748
Austin, Texas 78767
(512) 854-9770
www.tcsheriff.org

PHYLLIS CLAIR
Major – Law Enforcement

DARREN LONG
Major – Corrections

MARK SAWA
Major - Administration & Support

MEMORANDUM

TO: Lee Perry

FROM: Mark Stefanov

DATE: May 17, 2011

SUBJECT: Change Order Request for Project: TCCC Parking Lot On Ball Field

This is a request to process the previously delivered TCSO and Contractor signed installation construction Change Order for the automatic gates on this project project. The TCSO Fiscal Office will modify the Requisition to reflect the price of $36,320.00. Contact Maria Wedhorn, x44474.

Square Feet		N/A
TOTAL PROJECT BUDGET:	$	36,320
Contract Upgrade Amout	$	35,594
2% Contingency	$	726
Construction+ 2%:	$	36,320
Cost per square foot		N/A

Please contact me with any questions at x45321. Your assistance in this matter will be greatly appreciated.

Travis County Bid:	10K00287LP
Requisition	529957
Account Number	00137358248123
Commodity/Sub Commodity	968/059

CC: Sheriff's Office Engineer's File
Maria Wedhorn

Safety, Integrity, Tradition of Service

Updated 5/26/ 2011, 3:45 p.m.

Patin Construction LLC

CHANGE ORDER PROPOSAL #2

3800 West 2nd Street
Taylor, Texas 76574
Phone: (512) 269-1071
Fax: (512) 269-1072

14-Jan-11

TRAVIS COUNTY SHERIFF'S OFFICE
3614 Bill Price Rd. B110, Engineering
Del Valle, Texas 78617
Attn: Mark Stefanov, P.E.

TCCC PARKING LOT ON THE BALL FIELD

BARRIERS, SPIKE STRIPS, KEYPADS AND ADDITIONAL STRIPING

ITEM NO.	Description	Est. Qty.	UOM	Unit Price	Total Price
1	BARRIER GATE WITH SWING ARM - (L.A. ORNAMENTAL & RACK CORP. MODEL NO. BGUD-12	2	EA	$ 2,750.00	$ 5,500.00
2	3' TRAFFIC SPIKE SECTION - HEAVY DUTY SURFACE MOUNT TRAFFIC SPIKE SECTION WITH END CAPS.	8	EA	$ 1,625.00	$ 13,000.00
3	ELECTRONIC KEYPAD - DOORGARD 212R OR 213R WITH STAND	2	EA	$ 810.00	$ 1,620.00
4	ELECTRICAL	1	LS	$ 14,200.00	$ 14,200.00
5	CONCRETE PADS FOR ELECTRONIC KEYPAD & BARRIER GATE	4	EA	$ 500.00	$ 2,000.00
~~6~~	~~ADDITIONAL STRIPING~~ Done under CO#1	~~1~~	~~LS~~	~~$ 3,500.00~~	~~$ 3,500.00~~
	CHANGE ORDER TOTAL				$36,320.00 ~~$ 39,820.00~~

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Mike Long/44850
Elected/Appointed Official/Dept. Head: Judge Sam Biscoe
Commissioners Court Sponsor:

Agenda Language:
Consider and take appropriate action on services related to Parking Management of County-owned Property at 3rd and Guadalupe, as follows:

A. Terminate Parking Management Services contract with LAZ Parking; and
B. Approve Contract Award to Parking Systems of America I, L.P. for Parking Management Services (RFS No. S110160-ML, Revenue Generation Contract).

- **Purchasing Recommendation and Comments:** Purchasing concurs with department and recommends approval of requested action. This procurement action meets compliance requirements as outlined by the statutes.

- **Background/Summary of Request and Attachments**

The current parking management services on the subject property are provided by LAZ Parking on a month-to-month basis; the County must give 1 month's notice to terminate. Staff is requesting direction from the Court to send a formal notice of termination letter to LAZ Parking.

On April 12, 2011, Commissioners Court approved the release of Request for Services No. S110160-ML, Parking Management Services. The RFS was issued on April 22, 2011 and seven responses were received on May 6, 2011.

The Facilities Management Department reviewed the seven proposals and, based on the attached revenue analysis and revenue "prior year" comparison information, recommends contract award to Parking Systems of America I, L.P.

If approved by Court, Facilities Management Department will send LAZ a termination letter allowing them 1 month (through June 30th) to remove all signs, equipment, and personal property from the premises.

As not to incur any interruption in services, beginning July 1, 2011, Parking Systems of America I, L.P. will take over the parking management services.

Based on the recommendation from the Facilities Management Department, the Purchasing Agent requests approval from the Commissioners Court to award a contract for parking management services to the proposer offering the best value to Travis County, Parking Systems of America I, L.P.

- **Contract-Related Information:**

  Award Amount: N/A
  Contract Type: Revenue Generating
  Contract Period: July 1, 2011 – June 30, 2013

- **Solicitation-Related Information:**

  Solicitations Sent: 7 Responses Received: 7

  HUB Information: N/A % HUB Subcontractor: N/A

- **Points of Contact:**

Purchasing: Michael Long, CPPB; Marvin Brice, CPPB
Department: Facilities Maintenance; Roger A. El Khoury, Director; John Carr, Administrative Director; Amy Draper, CPA, Financial Manager
County Attorney (when applicable): Tenley Aldridge
County Planning and Budget Office: Leroy Nellis
County Auditors Office: Susan Spataro and Jose Palacios
Other: Danny Hobby, County Executive, EMS

PS110160ML

PROFESSIONAL SERVICES AGREEMENT

BETWEEN

TRAVIS COUNTY

AND

PARKING SYSTEMS OF AMERICA L. P.

FOR

PARKING MANAGEMENT SERVICES

CONTRACT NO. PS110160ML

Travis County Purchasing Office

ID# 4280

FB

PS110160ML

TABLE OF CONTENTS

PS110160ML

PARKING MANAGEMENT AGREEMENT

This Parking Management Agreement (this "Agreement") is entered into by and between the following parties: Travis County, a political subdivision of the State of Texas ("County") and Parking Systems of America, a company authorized to do and doing business in the State of Texas ("Operator").

WHEREAS, County requested proposals from qualified firms to provide parking operation and management services on that certain County-owned surface lot having the legal description set forth in **Exhibit A**; and

WHEREAS, Operator was the successful Offeror under Request for Services #S110160-ML.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 DEFINITIONS

1.1 "Auditor" means the Travis County Auditor or her designee.

1.2 "Commissioners Court" means the Travis County Commissioners Court.

1.3 "County" means Travis County, Texas, a political subdivision of the State of Texas.

1.4 "County Use Days" means days set aside by Operator for County's exclusive use and enjoyment of the Property, as described in Section 3.0.

1.5 "Director" means the Director of FMD.

1.6 "FMD" means the Travis County Facilities Management Department.

1.7 County has adopted an Ethics Policy that controls the way in which County contracts with vendors who have entered into certain transactions with persons who are influential in selecting vendors for a particular contract and in determining the terms and conditions of the contract. The persons that County considers influential in this contract are called Key Contracting Persons and are listed in Exhibit A to the Affidavit. The transactions that are covered by the Ethics Policy are those that involve the following:

1.7.1 paying or receiving in any calendar year any money or valuable thing which is worth more than $250 in the aggregate in exchange for personal services or for the purchase of any property or property interest, either real or personal, either legal or equitable; or

1.7.2 loaning or receiving a loan of money; or goods or otherwise creating or having in existence any legal obligation or debt with a value of more than $250 in the aggregate in a calendar year;

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1.7.3 **but does not include**

(i) any retail transaction for goods or services sold to a Key Contracting Person at a posted, published, or marked price available to the public,

(ii) any financial services product sold to a Key Contracting Person for personal, family or household purposes in accordance with pricing guidelines applicable to similarly situated individuals with similar risks as determined by Contractor in the ordinary course of its business; and

(iii) a transaction for a financial service or insurance coverage made on behalf of Contractor if Contractor is a national or multinational corporation by an agent, employee or other representative of Contractor who does not know and is not in a position that he or she should have known about the Contract.

1.8 "Key Contracting Person" means any person or business listed in Exhibit A to the Ethics Affidavit attached hereto as **Attachment B** and made a part hereof.

1.9 "Operations Fee" means the fixed and/or percentage monthly payment to be made by Operator under this Agreement, as described in Section 7.0.

1.10 "Property" means that certain tract of real property described in **Attachment A**.

1.11 "Purchasing Agent" means the Travis County Purchasing Agent.

1.12 "Services" means the parking operation and management services described in Section 4.0 of this Agreement.

2.0 TERM OF AGREEMENT

2.1 The term of this Agreement (the "Term") shall be for a period of one (1) year, commencing upon the later of: (i) the date of award by the Commissioners Court; or (ii) the effective date of termination of the County's existing parking management contract with LAZ Parking, and terminating twelve (12) months thereafter, unless sooner terminated as provided herein.

2.2 County has the unilateral option to extend this Agreement for two (2) additional one (1) year periods (individually, an "Option to Extend" and collectively, the "Options to Extend") during which all provisions of this Agreement shall remain unchanged and in full force and effect except for the termination date. To be effective, County shall exercise an Option to Extend at least thirty (30) days prior to the expiration of this Agreement, or any extension.

2.3 Operator acknowledges and agrees that it is the intention of Travis County to develop the Property for use as a civil and family courthouse as soon as practicable. Accordingly, County may determine that discontinuing Operator's Services prior to expiration of the Term, or any extension, is in the best interest of County, and may exercise its rights to terminate for convenience as described in Section 18.0 without liability.

FB

3.0 USE; THIRD-PARTY LICENSES

3.1 The Property shall be used solely for the parking of licensed motor vehicles and related purposes. Operator shall not permit the use of the Property for any other purpose without Owner's written consent and shall notify Owner promptly of any attempt by anyone to use the Property for any other purpose.

3.2 Operator agrees to make no structural changes to any portion of the Property except as expressly permitted herein. Licensee agrees to leave the Property in the same and as good a condition as when it was received, normal wear and tear excepted, as determined by existing County policy.

3.3 Notwithstanding the foregoing, County hereby grants to Operator the right to allow third parties to license the Property during the Term, or any extension, for limited purposes specifically and expressly approved in writing and in advance by County. Operator specifically agrees to permit the Sustainable Food Center ("SFC") to conduct its weekly (Saturdays, 7 a.m. – 2 p.m.) "Downtown Farmers' Market" on a designated portion of the Property on terms at least as favorable as the terms governing SFC's operations on the Property on the date of execution of this Agreement, including: (i) consideration in the form of the "Partnership Benefits" described in **Attachment C** (incorporated herein for all purposes); and (ii) substantially the same purposes and uses (as directed by County) listed in the "Executive Summary of License Agreement", attached hereto as **Attachment D** and incorporated herein for all purposes. Any such grant of permission for third parties (including SFC) to use the Property as described herein shall be accompanied by a fully executed "License Agreement" (or similar instrument) between Operator and the third party setting forth the terms and conditions of the third party's use. Such terms shall contain provisions that protect the County from liability; all terms shall be subject to the review and approval of County.

4.0 AS-IS CONDITION OF PROPERTY

4.1 OPERATOR ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY PRIOR TO EXECUTION OF THIS AGREEMENT, OPERATOR IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY COUNTY. OPERATOR AGREES TO ACCEPT THE PROPERTY "AS-IS" AND WITH ALL FAULTS AND WAIVES ALL OBJECTIONS OR CLAIMS IN THIS REGARD AGAINST COUNTY (INCLUDING BUT NOT LIMITED TO ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. COUNTY WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. OPERATOR FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE USE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE CONSIDERATION FOR THE USE OF THE PROPERTY HAS BEEN NEGOTIATED TO REFLECT THAT ALL OF THE PROPERTY IS ACCEPTED BY OPERATOR IN THE "AS-IS" CONDITION. THIS ACCEPTANCE BY OPERATOR SHALL BE AN ACKNOWLEDGMENT THAT THERE IS NO LANDLORD/TENANT RELATIONSHIP ESTABLISHED BETWEEN COUNTY AND OPERATOR. OPERATOR HAS NO EXPECTATION OF WARRANTIES AS TO USE OR HABITABILITY OF THE PROPERTY.

FB

5.0 OPERATOR OBLIGATIONS AND SERVICES

5.1 Operator shall provide and perform the following services (the "Services") for County in compliance with all laws, ordinances, rules and regulations applicable thereto:

A. Manage and operate parking services on the Property in a professional and responsible manner in accordance with best industry practices.

B. Furnish sufficient personnel for the operation and management of the Property as a public parking facility, each person fully trained for their respective function, together with all labor, equipment, merchandise, materials, insurance and all other items normally required of a similar business in Austin, Texas providing similar Services.

C. Maintain the Property in a clean and sanitary condition, and cause the Property to be clear of rubbish, filth, and refuse so as to promote an attractive, clean appearance.

D. At Operator's own expense, place or install signage (together with appropriate equipment and trade fixtures, as appropriate) in conspicuous locations around the Property listing parking rates, hours of operation, towing information, and other information relevant and appropriate to parking management operations. The posting of such signage and the installation of any equipment or fixtures or shall be carried out in a manner that does not damage the Property. Any signage, equipment or fixtures installed by Operator shall be of good quality, in keeping with equivalent parking operations in Austin, Texas; Operator shall be responsible for all repairs to all items supplied by Operator, and shall keep all such items in good repair. Operator shall remove all signage, equipment and fixtures placed or installed by Operator, or under Operator's direction, upon expiration, or earlier termination, of this Agreement.

5.2 Operator shall perform in an efficient and orderly manner as is customary in similar parking management operations, and (if applicable) will endeavor to employ only persons who in appearance, manner, and character are suitable for said operation. The Commissioners Court shall have the right to require Operator to dismiss from the Premises covered by this Agreement any employees of Operator whose conduct or dress is improper, inappropriate or offensive; and such employees shall not be employed again on the Property by Operator without the written consent of the Commissioners Court.

5.3 Operator shall comply with all County, City, State and Federal regulations, laws and ordinances which in any manner regulate Operator's business operations. Any violation of said statutes, rules, regulations or ordinances shall constitute a material breach of this Agreement and shall entitle the County to terminate this Agreement immediately upon delivery of written notice to Operator.

5.4 Operator shall secure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful operations of Operator's parking management operations described herein.

FB

6.0 TAXES

6.1 During the Term, or any extension, County shall pay prior to delinquency all ad valorem taxes and special assessments, if any, levied or assessed against the Property, and Operator shall pay prior to delinquency all parking, personal property or other taxes levied or assessed against Operator in connection with Operator's management and operation of the Property, including taxes levied in connection with Operator's signs, equipment, fixtures and personal property placed, installed or located on the Property.

7.0 PAYMENT PROVISIONS AND RECORD OF ACCOUNTS

7.1 Operator shall pay County during the Term, or any extension, an Operations Fee of $46,000.00 (FORTY-SIX THOUSAND DOLLARS) per month in consideration for the right to manage and operate the Property. The term "gross revenues" as used in this Agreement shall mean gross collections from Operator's management and operation of the Property as a paid public parking facility, reduced by the cost of sales tax.

7.2 The fixed Operations Fee of $46,000.00 (FORTY-SIX THOUSAND DOLLARS) is due in advance on the first day of each calendar month. Percentage rental shall be payable on the 20th day of the month following the month in which revenues were collected, and shall be accompanied by a detailed written statement of gross revenue collections from the Property during the preceding month. The Operations Fee for any partial month shall be pro-rated. Payments shall be made by check payable to Travis County and mailed or delivered to:

Travis County
Facilities Management Department
1010 Lavaca, Suite 400
Austin, TX 78701

7.3 Operator shall prepare and maintain during the Term of this Agreement, or any extension, accurate, separate and complete records and accounts of all parking revenues, receipts, expenses, copies of daily sales reports, deposit slips and disbursements, and a separate bank account relating to the requirements described herein. All such records and accounts shall be subject to examination and audit by County at any reasonable time.

7.4 Operator shall furnish the County Auditor within one week subsequent to filing a copy of that part of his Federal Income Tax Return which reflects Operator's performance of the Services described herein.

8.0 ACCOUNTING RECORDS AND REPORTS

8.1 During the Term of this Agreement, or any extension, Operator shall maintain sales records for each day, in accordance with generally accepted accounting principles. Records shall include a full, complete, accurate, permanent record and account of all sales and of all sums of money paid or payable for or on account or arising out of Operator's business transactions conducted on the Property. Such records shall include but not be limited to sales slips, customer credit records, cash register tapes, invoices, bank account records and their documents of business, herein after referred to as "business records". Operator will be responsible for any returned checks of customers.

PB

8.2 If applicable, the cash register/sales slip should have sufficient totals to record major categories, including sales tax and the total purchase.

8.3 Operator shall preserve such business records and supporting documents for a six (6) month period after the expiration of the Agreement Term, or any extension.

8.4 Upon request by County, Operator shall deliver within seventy-two (72) hours such business records to the Director (or other designated County representative) for the purpose of having the business audited. Operator specifically authorizes County, its employees, agents and designated representatives to conduct an audit of the business and agrees to fully assist County wherever possible.

8.5 County reserves the right as part of its audit to duplicate and retain copies of Operator business records.

9.0 OPERATOR REPRESENTATIONS; WARRANTIES

9.1 Operator represents that it has thoroughly examined the requirements, specifications, schedule, instructions and all other contract documents. Operator has made all investigations necessary to thoroughly inform itself regarding the Services to be provided under this Agreement.

9.2 The apparent silence of any requirements included herein about any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail. All interpretations of these requirements shall be made on the basis of this statement.

9.3 Operator warrants that all of the information provided in Operator's original Proposal submitted in response to RFS #S110160-ML and dated May 6, 2011 is true and correct and that Operator will use its best efforts to provide quality Services.

10.0 OPERATOR CERTIFICATIONS

10.1 Operator certifies that it is a duly qualified, capable, and otherwise bondable business entity, that he is not in receivership or contemplates same, and has not filed for bankruptcy. It further certifies that the company, corporation or partnership is not currently delinquent with respect to payment of property taxes within Travis County.

10.2 Operator represents and warrants that: (i) all applicable copyrights, patents and licenses that may exist on materials used in this Agreement have been adhered to; (ii) County shall not be liable for any infringement of those rights; and (iii) any rights granted to County shall apply for the duration of this Agreement Term, or any extension. Operator agrees to and shall indemnify and hold harmless County, its officers, agents and employees from all claims, losses, damages, causes of action and liability of every kind, including expenses of litigation, court costs and attorney fees, for damages to any person or property arising in connection with any alleged or actual infringement of existing patents, licenses or copyrights applicable to materials used in this Agreement.

11.0 DISPUTES AND APPEALS

11.1 The Purchasing Agent acts as the County representative in the issuance and administration of this Agreement in relation to disputes. Any document, notice, or correspondence not issued by or to the Purchasing Agent or other authorized County person, in relation to disputes is void unless otherwise stated in this Agreement. If Operator does not agree with any document, notice, or correspondence issued by the Purchasing Agent, or other authorized County person, Operator must submit a written notice to the Purchasing Agent within ten (10) calendar days after receipt of the document, notice, or correspondence, outlining the exact point of disagreement in detail. If the matter is not resolved to Operator's satisfaction, Operator may submit a written Notice of Appeal to the Commissioners Court, through the Purchasing Agent, if the Notice is submitted within ten (10) calendar days after receipt of the unsatisfactory reply. Operator then has the right to be heard by Commissioners Court.

12.0 FUNDING OUT

12.1 Despite anything to the contrary in this Agreement, if, during budget planning and adoption, Commissioners Court fails to provide funding for this Agreement for the following fiscal year of County, County may terminate this Agreement after giving Operator thirty (30) days written notice that this Agreement is terminated due to the failure to fund it.

13.0 W-9

13.1 Operator shall provide County with an Internal Revenue Form W-9, Request for Taxpayer Identification Number and Certification, that is completed in compliance with the Internal Revenue Code and its rules and regulations before any Agreement funds are payable.

14.0 COVENANT AGAINST CONTINGENT FEES

14.1 Operator warrants that no persons or selling agency has been retained to solicit this Agreement upon an understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial selling agencies maintained by Operator to secure business. For breach or violation of this warranty, County shall have the right to terminate this Agreement without liability, or in its discretion to, as applicable, add to or deduct from the Agreement price for consideration, or otherwise recover, the full mount of such commission, percentage, brokerage, or contingent fee.

15.0 ASSIGNMENT

15.1 Assignment. Operator shall not assign any part of the Services, rights or obligations under this Agreement without the prior written consent of the other party. NO OFFICIAL, EMPLOYEE, REPRESENTATIVE OR AGENT OF COUNTY HAS THE AUTHORITY TO APPROVE ANY ASSIGNMENT UNDER THIS AGREEMENT UNLESS THAT SPECIFIC AUTHORITY IS EXPRESSLY GRANTED BY THE COMMISSIONERS COURT.

15.2 Successors Bound. The terms, provisions, covenants, obligations and conditions of this Agreement are binding upon and inure to the benefit of the successors in interest and the assigns of the parties to this Agreement if the assignment or transfer is made in compliance with the provisions of this Agreement.

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16.0 FORCE MAJEURE

16.1 If the performance by either party of any of its obligations under this Agreement is interrupted or delayed due to an act of God or the common enemy or as the result of war, riot, civil commotion, sovereign conduct, or the act or conduct of any person or persons not a party to this Agreement, then it shall be excused from performance for such period of time as is reasonably necessary to remedy the effects thereof.

17.0 TERMINATION FOR DEFAULT

17.1 Failure by Operator in performing any provisions of this Agreement shall constitute a breach of contract. County may require corrective action within ten (10) calendar days after date of receipt by Operator of written notice citing the exact nature of the breach. Failure to take corrective action or failure to provide a satisfactory written reply excusing such failure within the ten (10) calendar days shall constitute an Operator default. Operator shall be given a twenty (20) calendar day period within which to show cause why this Agreement should not be terminated for default. Commissioner's Court may take whatever action as its interest may appear, resulting from such notice. All notices for corrective action, breach, default or show cause, shall be issued by the Purchasing Agent or County Attorney only and all replies shall be made in writing to the Purchasing Agent at the address provided herein. Notices issued by or to anyone other than the Purchasing Agent or County Attorney shall be null and void, and shall be considered as not having been issued or received. County reserves the right to enforce the performance of this Agreement in any manner prescribed by law in case of default and may contract with another party with or without competition or further notification to Operator. As a minimum, Operator shall be required to pay any difference in the cost of securing the products or services covered by this Agreement, or compensate for any loss or damage to the County derived hereunder should it become necessary to contract with another source because of his default, plus reasonable administrative costs and attorney's fees. In the event of Termination for Default, County, its agents or representatives, shall not be liable for loss of any profits anticipated to be made hereunder.

18.0 TERMINATION FOR CONVENIENCE

18.1 County reserves the right to terminate this Agreement upon thirty (30) calendar days written notice for any reason deemed by Commissioners Court to serve the public interest, or resulting from any governmental law, ordinance, regulation, or court order. In the event of such termination County shall not be liable for loss of any profits anticipated to be made hereunder.

19.0 CHANGES

19.1 Unless specifically provided otherwise in this Agreement, any change to the terms of this Agreement or any attachments to it shall be made by written change order signed by both parties. IT IS ACKNOWLEDGED BY OPERATOR THAT NO OFFICER, AGENT, EMPLOYEE OR REPRESENTATIVE OF COUNTY HAS ANY AUTHORITY TO CHANGE THE SCOPE OF THIS AGREEMENT OR ANY ATTACHMENTS TO IT UNLESS EXPRESSLY GRANTED THAT AUTHORITY BY THE COMMISSIONERS COURT.

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20.0 COUNTY ACCESS

20.1 Operator shall maintain and make available all books, documents, and other evidence pertinent to the revenues, costs and expenses of this Agreement for inspection, audit or reproduction by any authorized representative of County to the extent this detail will properly reflect these costs and expenses. All required records shall be maintained until an audit is completed and all required questions arising therefrom are resolved, or three (3) years after completion of the Agreement Term, or any extension, whichever occurs first; however, the records shall be retained beyond the third year if an audit is in progress or the findings of a completed audit have not been resolved satisfactorily.

21.0 SUBCONTRACTS

21.1 Operator shall not enter into any subcontracts for any service or activity relating to the performance of this contract without the prior written approval or the prior written waiver of this right of approval from County. It is acknowledged by Operator that no officer, agent, employee or representative of County has the authority to grant such approval or waiver unless expressly granted that specific authority by the Commissioners Court.

21.2 If a subcontract is approved, Operator must make a "good faith effort" to take all necessary and reasonable steps to ensure HUBs maximum opportunity to be subcontractors under this Agreement. Operator must obtain County approval of all proposed HUB subcontractors through the Purchasing Agent. Failure by Operator to make a good faith effort to employ HUBs as subcontractors constitutes a breach of this Agreement and may result in termination of this Agreement.

22.0 MONITORING

22.1 County reserves the right to perform periodic on-site monitoring of Operator's compliance with the terms of this Agreement, and of the adequacy and timeliness of Contractor's performance under this Agreement. After each monitoring visit, County shall provide Operator with a written report of the monitor's findings. If the report notes deficiencies in Operator's performances under the terms of this Agreement, it shall include requirements and deadlines for the correction of those deficiencies by Operator. Operator shall take action specified in the monitoring report prior to the deadlines specified.

23.0 ASSIGNMENT OF CONTRACT OR MORTGAGE

23.1 Operator must not transfer or assign any part of or right or interest in this Agreement, directly or indirectly, voluntary or involuntary without the express written approval of the Commissioners Court. Operator must not execute any mortgage, or issue any bonds, shares of stock, or other evidence of interest in County buildings.

24.0 CIVIL RIGHTS/ADA COMPLIANCE

24.1 Operator shall provide all services and activities required by this Agreement in a manner that would comply with the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, Public Law 93-1122, Section 504, and with the provisions of the Americans With Disabilities Act of 1990, Public Law 101-336 [S.933] if Operator were an entity bound to comply with these laws. Operator shall not discriminate against any employee or applicant for employment based on race, religion, color, sex, national origin, age or handicapped condition.

25.0 GRATUITIES

25.1 County may terminate this Contract if it is found that gratuities of any kind including entertainment, or gifts were offered or given by Operator or any agent or representative of Operator, to any County Official or employee with a view toward securing favorable treatment with respect of this Agreement. If this Contract is terminated by the County pursuant to this provision, County shall be entitled, in addition to any other rights and remedies, to recover from the Operator at least three times the cost incurred by Contractor in providing the gratuities.

26.0 FORFEITURE OF CONTRACT

26.1 Operator must forfeit all benefits of this Agreement and County must retain all performance by Operator and recover all consideration or the value of all consideration, paid to Operator pursuant to this Agreement if:

26.1.1 Operator was doing business at the time of executing this Agreement or had done business during the 365 day period immediately prior to the date of execution of this Agreement with one or more Key Contracting Persons; or

26.1.2 Operator does business with a Key Contracting Person after the date of Operator's execution of this Agreement and prior to full performance of the Agreement.

27.0 NOTICES

27.1 Any notice required or permitted to be given under this Agreement by one party to the other shall be in writing and shall be given and deemed to have been given immediately if delivered in person to the address set forth in this section for the party to whom the notice is given, or on the third day following mailing if placed in the United States Mail, postage prepaid, by registered or certified mail with return receipt requested, addressed to the party at the address set forth in this section.

27.2 The address of County for all purposes under this Agreement shall be:

Cyd Grimes, C.P.M.
Purchasing Agent
P.O. Box 1748
Austin, Texas 78767-1748

With copies to (registered or certified mail with return receipt is not required):

Honorable Samuel T. Biscoe (or his successor in office)
County Judge
P.O. Box 1748
Austin, Texas 78767-1748

27.3 The address of Operator for all purposes under this Agreement and for all notices hereunder shall be the address shown in the Notice of Award.

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27.4 Each party may change the address for notice to it by giving notice of the change in compliance with this Section.

28.0 CONSTRUCTION OF CONTRACT

28.1 Law and Venue. This Agreement is governed by the laws of the United States of America and Texas and all obligations under this contract are performable in Travis County, Texas. Venue for any dispute arising out of this Agreement will lie in the appropriate court of Travis County, Texas.

28.2 Severability. If any portion or portions of this Agreement are ruled invalid, illegal, or unenforceable in any respect, by a court of competent jurisdiction, the remainder of it shall remain valid and binding.

28.3 Headings. Headings and titles at the beginning of the various provisions of this Agreement have been included only to make it easier to locate the subject matter covered by that part, section or subsection and are not to be used in construing this Agreement.

28.4 Computation of Time. When any period of time is stated in this Agreement, the time shall be computed to exclude the first day and include the last day of period. If the last day of any period falls on a Saturday, Sunday, or a day that Travis County has declared a holiday for its employees, these days shall be omitted from the computation. All hours in this Agreement are stated in Central Standard Time from 2:00 o'clock a.m. on the first Sunday of November until 2:00 o'clock a.m. on the second Sunday of March and in Central Daylight Saving Time from 2:00 o' clock a.m. on the second Sunday of March until 2:00 o'clock a.m. on the first Sunday of November or such other dates as may be adopted for the activation of Daylight Savings Time in the United States in future years.

28.5 Gender and Number: Words of any gender in this Agreement shall be construed to include any other gender and words in either number shall be construed to include the other unless the context in this Agreement clearly requires otherwise.

29.0 ENTIRE CONTRACT

29.1 All oral and written agreements between the parties to this Agreement relating to the subject matter of this Agreement that were made prior to the execution of this Agreement have been reduced to writing and are contained in this Agreement.

29.2 All terms, conditions and requirements of the Travis County Request for Services, RFS #S110160-ML, and Operator's Proposal submitted in response thereto are hereby made a part of this Agreement; provided, however, to the extent that the provisions of RFS #S110160-ML and Operator's Proposal deviate from those of this Agreement, the terms and conditions of this Agreement shall control.

30.0 OPERATOR LIABILITY, INDEMNIFICATION AND CLAIMS NOTIFICATION

30.1 OPERATOR SHALL INDEMNIFY COUNTY, ITS OFFICERS, AGENTS, AND EMPLOYEES, FROM AND AGAINST ANY AND ALL THIRD PARTY CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITY OF EVERY

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KIND WHETHER MERITORIOUS OR NOT AND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES, ARISING IN CONNECTION WITH THE SERVICES PROVIDED BY OPERATOR UNDER THIS AGREEMENT. IT IS THE EXPRESSED INTENTION OF THE PARTIES TO THIS AGREEMENT, BOTH OPERATOR AND COUNTY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY OPERATOR TO INDEMNIFY AND PROTECT COUNTY FROM THE CONSEQUENCES OF OPERATOR'S ACTIONS.

30.2 If any claim, or other action, that relates to Operator's performance under this Agreement, including proceedings before an administrative agency, is made or brought by any person, firm, corporation, or other entity against Operator, Operator shall give written notice to County in compliance with this section of the following information:

30.2.1 The existence of the claim, or other action, within ten (10) working days after notification is received by County;

30.2.2 The name and address of the person, firm, corporation or other entity that made a claim or that instituted any type of action or proceeding;

30.2.3 The alleged basis of the claim, action or proceeding;

30.2.4 The court or administrative tribunal, if any, where the claim, action or proceeding was instituted; and

30.2.5 The name or names of any person(s) against whom this claim is being made.

30.3 Except as otherwise directed, Operator shall furnish to County copies of all pertinent papers received by Operator with respect to making these claims or actions and all court pleadings related to the defense of these claims or actions.

31.0 PROPERTY TAXES

31.1 Despite anything to the contrary in this Agreement, if Operator is delinquent in payment of property taxes at the time of providing services, Operator hereby assigns the portion of the amount owing to it under this Agreement that is equal to the amount Operator is delinquent in property tax payments to the Travis County Tax Assessor-Collector for the payment of the delinquent taxes.

32.0 MEDIATION

32.1 When mediation is acceptable to both parties in resolving a dispute arising under this Agreement, the parties agree to use a mutually agreed upon mediator, or a person appointed by a court of competent jurisdiction, for mediation as described in section 154.023 of the Texas Civil Practice and Remedies Code. Unless both parties are satisfied with the result of the mediation, the mediation will not constitute a final and binding resolution of the dispute. All communications within the scope of the mediation shall remain confidential as described in section 154.073 of the Texas Civil Practice and Remedies Code, unless both parties agree, in writing, to waive the confidentiality.

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33.0 CONFLICT OF INTEREST QUESTIONNAIRE

33.1 If required under Chapter 176 Texas Local Government Code, Operator shall file a completed Conflict of Interest Questionnaire in accordance with the requirements of that Chapter. Within the applicable, authorized time period prescribed in Chapter 176, Operator shall file the completed Conflict of Interest Questionnaire with the Travis County Clerk, Recording Division, 5501 Airport Blvd., Austin, Texas 78751. Operator shall file an updated, completed questionnaire with the Travis County Clerk not later than the seventh (7th) business day after the date of an event that would make a statement in the questionnaire incomplete or inaccurate. Operator should note that the law requires that the County provide access to a filed Questionnaire on the official Travis County Internet website. However, the law does not require that the County release information which is excepted from disclosure under the Texas Public Information Act. As between County and Operator, Operator shall be solely responsible for the preparation of its Conflict of Interest Questionnaire, the accuracy and completeness of the content contained therein and ensuring compliance with all applicable requirements of Chapter 176, Local Government Code.

34.0 NON-WAIVER OF DEFAULT

34.1 The waiver of a breach of any term or condition of this Agreement is not a waiver of a subsequent breach of that term or condition, or a breach or subsequent breach of any other term of condition. No official, agent, employee, or representative of County may waive any breach of any term of condition of this Agreement unless expressly granted that specific authority by Commissioners Court.

34.2 All rights of County under this Agreement are specifically reserved and any payment, act or omission shall not impair or prejudice any remedy or right to County under it. Any right or remedy in this Agreement shall not preclude the exercise of any other right or remedy under this Agreement or under any law, nor shall any action taken in the exercise of any right or remedy be deemed a waiver of any other rights or remedies.

35.0 CERTIFICATION OF ELIGIBILITY

35.1 Operator certifies that at the time of submission of its offer, it was not on the federal government's list of suspended, ineligible, or debarred contractors and that it has not been placed on this list between the time that its offer was submitted and the time of execution of this Agreement. If Operator is placed on the list during the term of this Agreement, or any extension, Operator shall notify the Travis County Purchasing Agent. False certification or failure to notify may result in terminating this Agreement for default.

36.0 INSURANCE AND LIABILITY

36.1 During the period of this Agreement, Operator shall maintain at its expense, insurance with limits not less than those prescribed below. With respect to required insurance, Operator shall:

(i) Name County as additional insured, as its interests may appear.

(ii) Provide County a waiver of subrogation.

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(iii) Provide County with a thirty (30) calendar days advance written notice of cancellation or material change to said insurance.

(iv) Provide the County Purchasing Agent at the address indicated above a Certificate of Insurance evidencing required coverages within ten (10) calendar days after receipt of Notice of Award and within ten (10) calendar days of each renewal of the insurance. **Also, Operator shall ensure that Operator's certificate contains the contract number as indicated on the Contract Award form when issued by Travis County.**

(v) Submit an original certificate of insurance reflecting coverage as follows:

Automobile Liability:

Bodily Injury (Each person) $250,000.00
Bodily Injury (Each accident)..... .....$500,000.00
Property Damage $100,000.00

General Liability (Including Contractual Liability):

Bodily Injury $500,000.00
Property Damage $100,000.00

Excess Liability:

Umbrella Form..... ....Not Required

Worker's Compensation:..... ....Statutory
Employer's Liability
Bodily Injury $250,000 (per individual)
$500,000 (per occurrence)

Blanket Crime Policy Insurance

1. Blanket Crime Policy shall be required with limits of $100,000.

2. If coverage is written on a claims made policy, the retroactive date shall be prior to the date services begin under this Agreement or the effective date of this Agreement, whichever occurs first. Coverage shall include a three (3)-year extended reporting period from the date this Agreement expires or is terminated. Certificate of Insurance shall clarify coverage is claims made and shall contain both the retroactive date of coverage and the extended reporting period date.

37.0 TEXAS PUBLIC INFORMATION ACT

37.1 Notwithstanding anything to the contrary set forth herein, disclosure of any information obtained by either party or any of its officials, employees, agents or representatives in connection with this Agreement shall be subject to the provisions of the Texas Public Information Act and all legal authorities relating thereto, including but not limited to opinions, decisions and letter rulings issued by the State Attorney General's Office.

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PS110160ML

OPERATOR:

By: _____

Title: President

Date: May 17, 2011

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe
Travis County Judge

Date: _____

APPROVED AS TO FORM:

_____
County Attorney

Date: 5/18/11

COMPLIANCE WITH LAW AND POLICY CONFIRMED AND APPROVED:

_____
Cyd Grimes
Travis County Purchasing Agent

Date: 5/20/11

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ATTACHMENT A

LEGAL DESCRIPTION OF PROPERTY

The Old Court House and Jail Block of the ORIGINAL CITY OF AUSTIN, according to the map or plat thereof dated 1839, and titled "Plan of the City of Austin" on file in the General Land Office of the State of Texas as provided by Chapter 60, Acts 41st Legislature approved March 20, 1930, being the same tract as conveyed by Special Warranty Deed dated September 21, 2000, executed by the City of Austin, a Texas home-rule municipal corporation, to the Seller, recorded under Document No. 2000151983 of the Official Public Records of Travis County, Texas.

PS110160ML

ATTACHMENT B

STATE OF TEXAS}
COUNTY OF TRAVIS}

Date: May 17, 2011
Name of Affiant: Fred Baker
Title of Affiant: President
Business Name of Offeror: Parking Systems of America, LP
County of Offeror: Dallas
Affiant on oath swears that the following statements are true:

1. Affiant is authorized by Offeror to make this affidavit for Offeror.
2. Affiant is fully aware of the facts stated in this affidavit.
3. Affiant can read the English language.
4. Affiant has received the list of Key Contracting Persons associated with this Request for Services which is attached to this affidavit as Exhibit A.
5. Affiant has personally read Exhibit A to this Affidavit.
6. Affiant has no knowledge of any Key Contracting Person on Exhibit A with whom Offeror is doing business or has done business during the 365-day period immediately before the date of this affidavit whose name is not disclosed in Exhibit B.

Signature of Affiant

4011 Commerce Street

Dallas, TX 75226

Address

SUBSCRIBED AND SWORN TO before me by Fred Baker on May 17, 2011.

Notary Public, State of Texas

MICHAEL SHERWIN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

Typed or printed name of notary

Michael Sherwin

My commission expires:

02/24/2015

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PS110160ML

EXHIBIT A
LIST OF KEY CONTRACTING PERSONS
April 19, 2011

CURRENT

Position Held	Name of Individual Holding Office/Position	Name of Business Individual is Associated
County Judge	Samuel T. Biscoe	
County Judge (Spouse)	Donalyn Thompson-Biscoe	MHMR
Executive Assistant	Cheryl Brown	
Executive Assistant	Melissa Velasquez	
Executive Assistant	Josie Z. Zavala	
Executive Assistant	Cheryl Aker*	
Commissioner, Precinct 1	Ron Davis	
Commissioner, Precinct 1 (Spouse)	Annie Davis	Seton Hospital
Executive Assistant	Deone Wilhite*	
Executive Assistant	Felicitas Chavez	
Commissioner, Precinct 2	Sarah Eckhardt	
Commissioner, Precinct 2 (Spouse)	Kurt Sauer	Daffer McDaniel, LLP
Executive Assistant	Loretta Farb	
Executive Assistant	Joe Hon	
Executive Assistant	Peter Einhorn	
Commissioner, Precinct 3	Karen Huber	
Commissioner, Precinct 3 (Spouse)	Leonard Huber	Retired
Executive Assistant	Garry Brown	
Executive Assistant	Lori Duarte	
Executive Assistant	Michael Nalick	
Commissioner, Precinct 4	Margaret Gomez	
Executive Assistant	Edith Moreida	
Executive Assistant	Norma Guerra	
County Treasurer	Dolores Ortega-Carter	
County Auditor	Susan Spataro, CPA	
Executive Manager, Administrative	Vacant	
Executive Manager, Budget & Planning	Rodney Rhoades	
Exec Manager, Emergency Services	Danny Hobby	
Exec. Manager, Health/Human Services	Sherri E. Fleming	
Executive Manager, TNR	Steven M. Manilla, P.E*	
Executive Manager, Criminal Justice Planning	Roger Jefferies	
Director, Facilities Management	Roger El Khoury, M.S., P.E	
Chief Information Officer	Joe Harlow	
Director, Records Mgment & Communications	Steven Broberg	
Travis County Attorney	David Escamilla	
First Assistant County Attorney	Steve Capelle	
Executive Assistant, Civil Division	Jim Collins	
Director, Land Use Division	Tom Nuckols*	
Attorney, Land Use Division	Julie Joe	
Attorney, Land Use Division	Christopher Gilmore	
Director, Transactions Division	John Hille	

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Attorney, Transactions Division	Tamara Armstrong
Attorney, Transactions Division	Daniel Bradford
Attorney, Transactions Division	Mary Etta Gerhardt
Attorney, Transactions Division	Barbara Wilson
Attorney, Transactions Division	Jim Connolly
Attorney, Transactions Division	Tenley Aldredge
Director, Health Services Division	Beth Devery
Attorney, Health Services Division	Prema Gregerson*
Purchasing Agent	Cyd Grimes, C.P.M
Assistant Purchasing Agent	Marvin Brice, CPPB
Assistant Purchasing Agent	Bonnie Floyd, CPPO, CPPB, CTPM
Purchasing Agent Assistant IV	Diana Gonzalez
Purchasing Agent Assistant IV	Lee Perry
Purchasing Agent Assistant IV	Jason Walker
Purchasing Agent Assistant IV	Richard Villareal
Purchasing Agent Assistant IV	Oralia Jones, CPPB
Purchasing Agent Assistant IV	Lori Clyde, CPPO, CPPB
Purchasing Agent Assistant IV	Scott Wilson, CPPB
Purchasing Agent Assistant IV	Jorge Talavera, CPPO, CPPB
Purchasing Agent Assistant IV	George R. Monnat, C.P.M., A.P.P
Purchasing Agent Assistant IV	John E. Pena, CTPM*
Purchasing Agent Assistant III	Vacant
Purchasing Agent Assistant III	David Walch
Purchasing Agent Assistant III	Michael Long, CPPB
Purchasing Agent Assistant III	Elizabeth Corey, C.P.M.
Purchasing Agent Assistant III	Rosalinda Garcia
Purchasing Agent Assistant III	Loren Breland, CPPB
Purchasing Agent Assistant II	C.W. Bruner, CTP*
Purchasing Agent Assistant III	Nancy Barchus, CPPB
HUB Coordinator	Sylvia Lopez
HUB Specialist	Betty Chapa
HUB Specialist	Jerome Guerrero
Purchasing Business Analyst	Scott Worthington
Purchasing Business Analyst	Jennifer Francis*

FORMER EMPLOYEES

Position Held	Name of Individual Holding Office/Position	Date of Expiration
Purchasing Agent Assistant III	Vania Ramaekers, CPPB, CPPO	04/26/11
Attorney, Transactions Division	Sarah Churchill	04/30/11
Executive Assistant	Chris Fanuel	04/30/11
Purchasing Agent Assistant II	Donald E. Rollack	05/31/11
Special Assistant to Comm. Court	Christian Smith	05/31/11
Executive Manager, TNR	Joseph Gieselman	01/31/12

*** - Identifies employees who have been in that position less than a year.**

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EXHIBIT B
DISCLOSURE

Offeror acknowledges that Offeror is doing business or has done business during the 365 day period immediately prior to the date on which this contract is made with the following Key Cntracting Persons and warrants that these are the only such Key Contracting Persons:

_____

_____

_____

_____

If no one is listed above, Offeror warrants that Offeror is not doing business and has not done business during the 365 day period immediately prior to the date on which this Request for Services response is made with any Key Contracting Person.

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ATTACHMENT C

BENEFITS FOR TRAVIS COUNTY IN PARTNERSHIP WITH SFC FARMERS' MARKET DOWNTOWN 2011

Reputation

- Travis County (TRAVIS COUNTY) furthers its reputation as a strong civic partner in sustainability due to the synergies of being associated with the SFC Farmers' Market Downtown.

Advertising & Promotion

- Over $50,000 in 2008 in marketing and promotional benefits, including a display of TRAVIS COUNTY's name and logo on a Market sponsor placard at the market every Saturday, thus gaining visibility among more than 100,000 customers and over 100 local vendors each year.
- Travis County's name featured in an E-newsletter signature paragraph distributed to 5,500 shoppers each week.
- Inclusion of TRAVIS COUNTY name on SFC Farmers' Market promotional print materials such as a seasonal brochure distributed for pick-up at high-traffic locations.
- Acknowledgment in SFC's annual report and other print publications.

Participation

- TRAVIS COUNTY representative(s) will be invited to participate with other dignitaries in SFC Farmers' Market's public events, thereby further advancing visibility and appreciation for TRAVIS COUNTY within the downtown Austin community and throughout the Central Texas region.

PB

PS110160ML

ATTACHMENT D

Executive summary of license agreement
Between Sustainable Food Center – SFC Farmers' Market
And Travis County
March, 2011

The Sustainable Food Center requests the following provisions to work with Travis County and the Commissioner's Court as a part of a partnership between the two parties to help support the SFC Farmers' Market operations at the Downtown/Republic Square location, where SFC has been for the past 7 years.

The property owned by Travis County, bordered by 3rd and 4th Streets, and Guadalupe and San Antonio Streets would be used for the following purposes for the SFC Farmers' Market:

1. Park vendors' and customers' vehicles remains free, from 7 am to 2 pm, every Saturday, in the northern half of the flat surface parking lot that is currently run by the LAZ Parking contractor.
2. Continue use of space in the parking lot for an electrical pole and its outlets that are owned by SFC.
3. Continue placement of two porta-potties on the west side of the block, at mid-block, for use by vendors and customers only Saturdays, from 7 am to 2 pm. (Locked the rest of the week).
4. Continue placement of two 10 X 10 storage buildings, one on the west side, and one on the east side (with approval to place one more if need arises; on the west side), for storage of farmers' market equipment.
5. Continue posting signs on the parking lot's light poles that state that parking on the northern half is for farmers' market parking only from 7 am to 2 pm Saturdays.

We would name Travis County as additional insured for our operations at this location. If you have any questions, please call Suzanne Santos, SFC Farmers' Market Director, at 512-236-0074, ext. 101.

FJ

FACILITIES MANAGEMENT DEPARTMENT

Roger A. El Khoury, M.S., P.E., Director

1010 Lavaca Street, Suite 400 • P.O. Box 1748, Austin, Texas 78767 • Phone: (512) 854-9661 • Fax: (512) 854-9226

MEMORANDUM

Project No: 3GUAD-01-11X-4X
File: 703

TO: Cyd V. Grimes, C.P.M., Purchasing Agent

FROM: Roger A. El Khoury, M.S., P.E., Director

DATE: May 10, 2011

SUBJECT: 3rd and Guadalupe Parking lot
Parking Management Services
RFS# S110160-ML

Facilities Management Department reviewed the seven proposals for the parking management services at 3rd and Guadalupe parking lot. Based on our attached analysis, FMD recommend awarding the Parking Management Services contract to Parking System of America, L.P.

Parking System of America, L.P. proposed to give the County annual fixed revenue of $552,000 based on $46,000 per month or 75.25% of the gross revenue whichever is greater. FMD performed an analysis and comparison of all the proposals based on fixed revenue and percentage revenue and found that the break even between the highest fixed revenue of $552,000 and the highest percentage 80.11% of gross revenue is to collect $689,052.55 of gross revenue per year. Further, by examining the history of revenue paid to the property owner of 3rd and Guadalupe parking lot, FMD has concluded from available documents that the total revenue collected by the owner of 3rd and Guadalupe parking lot did not exceed $349,114 per year in any given year since 2007. A comparison graph is attached. Therefore, the guarantee annual fixed revenue of $552,000 is highly recommended.

Facilities Management Department requests that Purchasing Office places this item on the Commissioners' Court agenda for May 17, 2011 or for May 24, 2011 at the latest. Your assistance with this FMD request is appreciated. Please call me at 44579 if you have any questions.

RECEIVED
TRAVIS COUNTY
2011 MAY 10 PM 1:35
PURCHASING OFFICE

ATTACHMENTS
1. Revenue analysis
2. Revenue prior year comparison

COPY TO:
Danny Hobby, County Executive, EMS
John Carr, Administrative Director, FMD
Amy Draper, CPA, Financial Manager, FMD
Mike Long, CPPB, Purchasing Assistant III, TCPO

Facilities Management Department
Roger A. El Khoury, M.S., P.E.

3rd and Guadalupe
Parking Management Services
RFS# S110160-ML

Created on 5/9/11
Printed on 5/9/2011

No	Company	Fixed Monthly	Percentage of the Gross Revenue	Guarantee Annual Fixed Revenue	If Gross Revenue is $689,052.55
1	Parking System of America, L.P.	$ 46,000.00	75.25%	**$ 552,000.00**	$ 518,511.63
2	LAZ Parking	$ 40,000.00	80.00%	$ 480,000.00	$ 551,241.60
3	Texas Parking Solution	$ 35,000.00	75.00%	$ 420,000.00	$ 516,789.00
4	Municipal Management System, Inc	$ 33,045.96	80.11%	$ 396,551.52	**$ 552,000.00**
5	ACE Parking	$ 18,000.00	76.00%	$ 216,000.00	$ 523,679.52
6	HBA Parking System Inc.	$ 17,500.00	75.00%	$ 210,000.00	$ 516,789.00
7	Ampco System Parking	$ 16,667.00	77.50%	$ 200,004.00	$ 534,015.30

	If gross revenue is > $689,052.55	PSA @ 75.25%		MMS @ 80.11%	
		Calc %	Pays	Calc %	Pays
	$ 700,000.0	$ 526,750.00	$ 552,000.00	560,770.00	560,770.00
	$ 725,000.0	$ 545,562.50	$ 552,000.00	580,797.50	580,797.50
	$ 733,554.8	$ 552,000.00	$ 552,000.00	587,650.77	587,650.77
	$ 750,000.0	$ 564,375.00	$ 564,375.00	600,825.00	600,825.00

Facilities Management Department
Roger A. El Khoury, P.E.

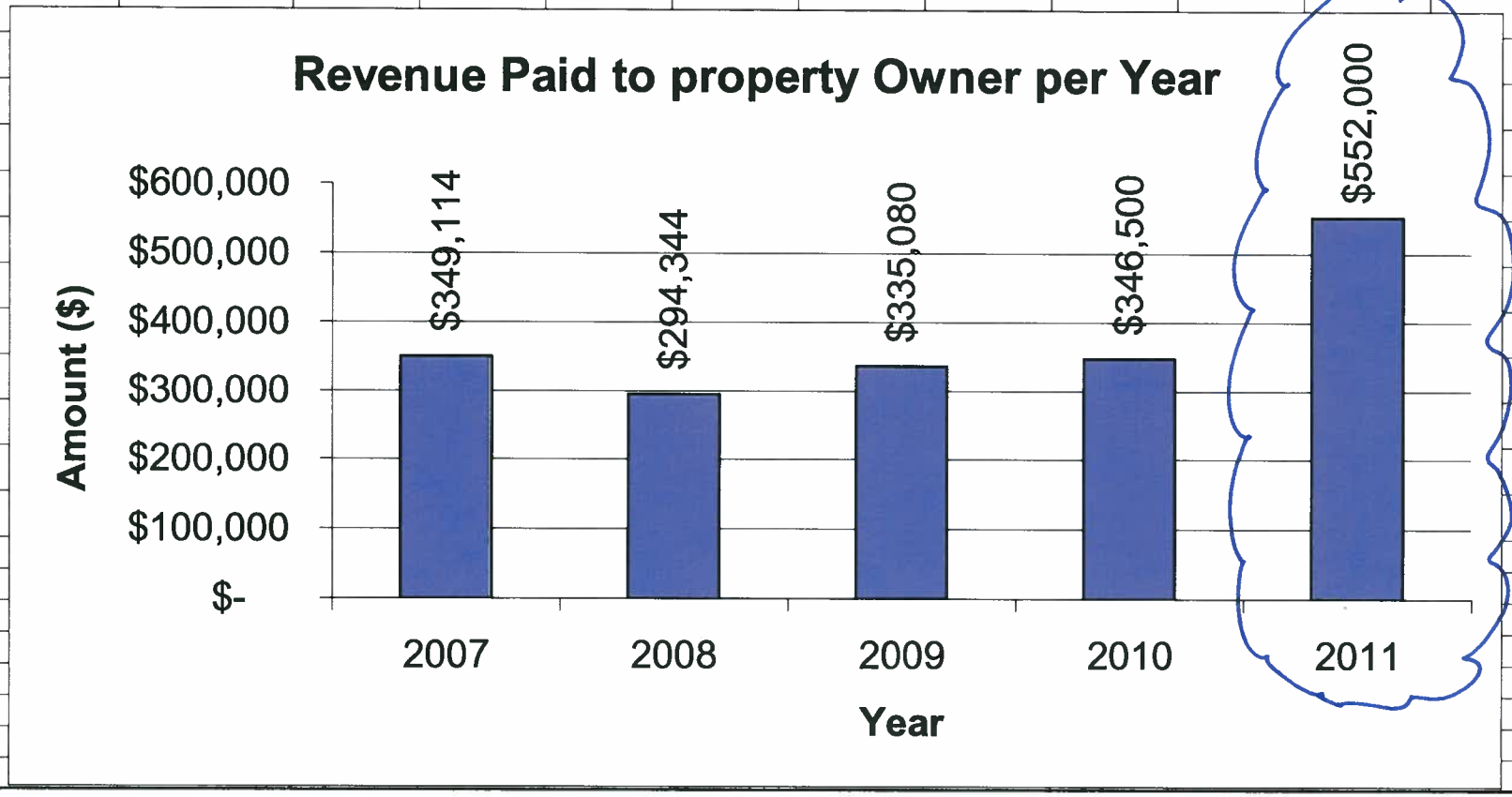
3rd and Guadalupe
Revenue Comparaison

Created on 5/9/11
Printed on 5/9/2011

Revenue Paid to Property Owner at 73% of gross revenue

Year	Amount	
2007	$ 349,114	
2008	$ 294,344	
2009	$ 335,080	
2010	$ 346,500	Projected
2011	$ 552,000	Proposed

for comparison to previous year



Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Marvin Brice, X49765
Elected/Appointed Official/Dept. Head:
Commissioners Court Sponsor:

Agenda Language:
Approve Modification No. 9 to Contract No. PS090041RV, Broaddus and Associates, for Consulting Services, Travis County Central Campus Study for a Needs Analysis and Facilities Master Plan.

- **Purchasing Recommendation and Comments:** Purchasing concurs with department and recommends approval of requested action. This procurement action meets/does not meet the compliance requirements as outlined by the statutes.
- Subject contract was awarded to Broaddus and Associates in May 2009, in the amount of $1,535,823.00. The current contract scope for the Central Campus Strategic Needs Analysis and Facilities Master Plan (the "Study") requires the Broaddus planning team to produce "master plan refinement" deliverables and present them to Commissioners Court. Their current fee for this planning work was negotiated with reference to several factors, including: the user departments/functions and the existing County-owned properties to be addressed by the study, and the extent and level of detail of the planning work itself.
- Modification number 9 will increase the contract amount (fees) by $81,039 for the revised scope, as detailed in Exhibit 1 of the modification. The intent of the proposed scope modification related to the Civil Family Courthouse is to provide information useful to the County for whatever development and funding strategy the County may select in the future for the Civil Family Courthouse site.
- The County Project Management Team has reviewed the proposal submitted from the Consultant, and found it to be fair and reasonable and consistent with the intent of the project. Therefore, The Project

Management Team request, with Purchasing's concurrence, approval of this modification number 9.

- **Contract Expenditures:** To date, $1,264,570.50 has been spent against this contract/requirement.

- **Contract-Related Information:**
  Award Amount: $1,535,823.00
  Contract Type: Professional Service
  Contract Period: Through project completion

- **Contract Modification Information:**
  Modification Amount: $81,039.00
  Modification Type: Contract Increase
  Modification Period: Through project completion

- **Solicitation-Related Information:**
  Solicitations Sent: NA Responses Received: NA
  HUB Information: NA % HUB Subcontractor: NA

- **Special Contract Considerations:**

☐ Award has been protested; interested parties have been notified.
☐ Award is not to the lowest bidder; interested parties have been notified.
☐ Comments:

- **Funding Information:**
☐ Purchase Requisition in H.T.E.:
☒ Funding Account(s): 001-0900-821-4007
☒ Comments: Funding of this requirement pending a budget transfer.

MODIFICATION OF CONTRACT NUMBER: PS090041RV, Consulting Services for Travis County Central Campus Study for a Strategic Needs Analysis and Facilities Master Plan

ISSUED BY: PURCHASING OFFICE 314 W. 11TH ST., RM 400 AUSTIN, TX 78701	PURCHASING AGENT ASST: **Richard Villareal** TEL. NO: (512) 854-9700 FAX NO: (512) 854-9185	DATE PREPARED: May 19, 2011
ISSUED TO: **Broaddus & Associates, Inc.** **Attn.: James A. Broaddus, Ph.D., P.E.** **1301 S. Capital of Texas Hwy.** **Suite A-302** **Austin, Texas 78746**	MODIFICATION NO.: **Nine**	EXECUTED DATE OF ORIGINAL CONTRACT: May 19, 2009

ORIGINAL CONTRACT TERM DATES: **Through Project Completion** CURRENT CONTRACT TERM DATES: **Through Project Completion**

FOR TRAVIS COUNTY INTERNAL USE ONLY:

Original Contract Amount: $ 1,535,823.00 Current Modified Amount $ 1,665,629.00.

DESCRIPTION OF CHANGES: Except as provided herein, all terms, conditions, and provisions of the document referenced above as heretofore modified, remain unchanged and in full force and effect.

A. Reference Exhibit 1 of this modification, attached hereto as pages 2 – 3, for detailed changes hereby made to various Tasks in the Contract Scope of Services, and made a part hereof.

B. As a result, the Total Agreement Sum, Exhibit 4, Section 5, is changed from a NTE amount of $**1,584,590.00**, to a NTE amount of **$1,665,629.00**, an increase of $81,039.00.

C. All other terms and conditions remain unchanged.

Note to Vendor:

[XX] Complete and execute (sign) your portion of the signature block section below for all copies and return all signed copies to Travis County.

[ ] DO NOT execute and return to Travis County. Retain for your records.

LEGAL BUSINESS NAME: Broaddus & Associates, Inc. BY: J. A. Broaddus SIGNATURE BY: James A. Broaddus, Ph.D, P.E. PRINT NAME TITLE: President ITS DULY AUTHORIZED AGENT	☐ DBA ☑ CORPORATION ☐ OTHER DATE: 5/19/2011
TRAVIS COUNTY, TEXAS BY: Cyd V. Grimes CYD V. GRIMES, C.P.M., TRAVIS COUNTY PURCHASING AGENT	DATE: 5/23/11
TRAVIS COUNTY, TEXAS BY: SAMUEL T. BISCOE, TRAVIS COUNTY JUDGE	DATE:

MS ID #4267

EXHIBIT 1

Contract Task	Contract Amount	Proposed Amount
Task 3B		
Delete Task 3b5: Infrastructure Issues (Data Center)	*$2,071*	*$0*
All other Task 3B amounts remain the same		
Task 3 total		
Task 4A:		
Delete 4a2: Master Plan Development-Data Center	*$2,071*	*$0*
All other Task 4A amounts remain the same		
Task 4A summary	**$134,690**	**132,619**
Delete Task 4B and 4b1	**$108,688**	**$0**
The following references will be removed		
Delete Cost Estimating for Lavaca Phasing	*$450*	*$0*
Delete Historical Consulting work from this task	*$11,700*	*$0*
Delete utility and infrastructure recommendations	*$47,560*	*$0*
Delete the following entirely from Task 4B		
3.2.5 Data Center Virtualization	*$11,812*	*$0*
3.4.4 Data Center – Long Term Strategy	*$17,718*	*$0*
3.4.2.1 Parking Phasing	*$13,092*	*$0*
3.4.2.2 Parking Financial Feasibility	*$8,728*	*$0*

Task 4B to be broken into the following:		
4b1: Lavaca Phasing Scenario		**$6,716**
4b2: Master Plan Development (Prelim Phasing)		**$40,041**
4b3: Master Plan Development (Phasing Scenario)		**$39,367**
4b4: Development Plan – Civil and Family Courthouse		**$10,326**
Task 4B Summary	**$108,688**	**$96,450**

Task 4C		
Delete reference to 3.4.6 Community Outreach reporting	*$10,450*	*$0*
Task 4C is rewritten to provide the following tasks		
4C1: Master Plan refinement	$27,397	$25,429
4c1.1 Lavaca Master Plan refinement	$3,297	$3,297
4c2: Master Plan Presentation	$19,988	$35,231
4c3: Master Plan Approval	$0	$4,064
4c4: Master Plan refinement CFC	$0	$9,414
Task 4C Summary	**$50,682**	**$77,435**

Task 7

Task 7 is new work specifically related to the Civil and Family Courthouse and isolating this building from the rest of the Court System phase I efforts on programming and stacking.

Task 7a: CFC space program		$20,460
7b: CFC Site Analysis		$17,350
7c: CFC Concept plan		$32,856
Summary Task 7		**$70,666**

TOTAL CONTRACT ADJUSTMENT	**$296,131**	**$377,170**

Net increase of $81,039

PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

To: Cyd Grimes, CPM, Purchasing Agent

From: Belinda Powell, Strategic Planning Manager
Leslie Stricklan, AIA, Senior Project Manager, FMD

Date: May 23, 2011

Subject: **Recommendation for Modification 9 for Broaddus and Associates for the Central Campus Study for Strategic Needs Analysis and Facilities Master Plan, Contract No. PS090041RV**

Summary

The current contract scope for the Central Campus Strategic Needs Analysis and Facilities Master Plan (the "Study") requires the Broaddus planning team to produce "master plan refinement" deliverables and present them to Commissioners Court. Their current fee for this planning work was negotiated with reference to several factors, including: the user departments/functions and the existing County-owned properties to be addressed by the study, and the extent and level of detail of the planning work itself.

Additional planning services fees are recommended by the County project managers for the completion of the Study to address the following changes to the scope of work summarized below and detailed on the attached summary. There are both increased areas of services and changes to the level of services on which the original fee was based:

1. Add the newly acquired block at 308 Guadalupe Street (aka "Courthouse Block") to the list of County-owned sites covered by the Study and study this as the site for a new Civil Family Courthouse to a similar extent as other County-owned sites have been analyzed thus far. The work will include preparation of a site-specific County space program for a Civil and Family Courthouse, assessment of site conditions and creation of a proposed stacking concept; as well as the additional efforts needed for the greater complexity of planning issues to develop a Civil and Family Courthouse on this particular site;
2. Add the Attorney General's IV District Child Support Court and its administrative offices to the list of users being covered by the Study;
3. Extend the overall duration of the study through October 2011, increase the number of meetings with the County and associated costs;
4. Restructure the remaining Central Campus Study Phase Two work effort for master plan refinement to align the level of effort related to infrastructure, parking, phasing and cost analysis across all sites and to account for the fact that parking will be addressed through the use of large central underground garages rather than a series of phased in above

ground structures. Therefore making certain aspects of the phasing refinement stages unnecessary for parking.

This contract modification also proposes to modify the list of key personnel as noted in the attachment, in accordance with contractual terms.

Staff Recommendation and Analysis
The current total Broaddus team fee is $1,584,590.00.

The proposed modification number 9 will increase the fees by $81,039 for the revised scope, as detailed on the attached proposal letter dated April 6, 2011 which provides the hourly breakdowns which are in compliance with the rates shown in Exhibit 5 of the original contract.

The intent of the proposed scope modification related to the Civil Family Courthouse is to provide information useful to the County for whatever development and funding strategy the County may select in the future for the Civil Family Courthouse site.

The amount of the additional fees was found reasonable when compared with the similar contract modification number 6, which was approved to add the 700 Lavaca Building and Garage to the Central Campus Study scope. On a fee dollars per gross building square foot basis, the modification number 9 additional fee is about 33% higher than the modification number 6 additional fee, which makes sense when comparing the complexity of developing a new courts facility versus planning the phased occupancy of an existing office building.

The County Project Management Team has reviewed this proposal and found it to be fair and reasonable and consistent with the intent of the project. Therefore, we request that the Purchasing Office seek approval from Commissioners Court for this proposed modification.

Financial Impact
An analysis of the cost for the modification shows that $10,373 of the fee is related to increasing the number of sites and therefore work effort included in Phase II tasks 4 through 6, from 13 sites to 14 sites. These costs can be funded from the existing project budget. The costs related to what has been identified as task 7 work, which is work related to bringing the additional site up to the level of master planning as the other sites (Phase II task 3 work) as well as separating the Courts System Program information so that a building program is created for the Civil and Family Courthouse is $70,666. It is recommended that these funds be transferred from the Civil Courthouse Reserve, to the Central Campus Master Plan project budget in PBO. The total revised fee for the Broaddus and Associated contract with approval of Modification #9 will be $1,665,629.

ATTACHMENTS:
1) Broaddus proposal letter dated April 6, 2011 with attachments
2) Summary of proposed contract change from County Project Management Team
COPY TO:
Richard Villareal, Purchasing Agent Assistant
Rodney Rhoades, County Executive, Planning & Budget Office
Danny Hobby, County Executive, Emergency Services

Roger El Khoury, M.S., P.E., Director, Facilities Management Department
Peg Lietdke, Director of Court Management, Civil Courts
File

BROADDUS PLANNING

April 6, 2011

Mr. Rodney Rhoades
Executive Director of the Planning & Budget Office
Travis County
314 W. 11th Street
Austin, TX 78701

RE: Proposed Modification to the Contract for Consulting Services for Travis County Central Campus Study for a Strategic Needs Analysis and Facilities Master Plan, Contract No. PS090041RV Herein Referred to as the "Agreement"

Dear Mr. Rhoades:

Based on our working scope negotiations meeting of October 15, 2010 and our follow up meeting on November 15, 2010 with representatives from the Purchasing Department and the Central Campus Project Management Team, and in response to Travis County's March 11, 2011 response to that proposal and the negotiations meeting on April 4, 2011, Broaddus & Associates, Inc., is submitting this revised request for a modification to the above referenced contract to acknowledge additional time and expenses related to the following three items:

1. Schedule: Extension of the overall contract duration.
2. Additional project activity: Addition of various activity milestones, including meetings and site visits, necessary to accomplish the work, as well as inclusion of the 308 Guadalupe Street site for a new Civil and Family Courthouse.
3. Key Personnel Changes: Administrative modification to accommodate personnel changes, necessary to support the project.

We believe that these activities exceed the current scope of work described in the original agreement and respectfully request a contract modification based on the information that follows.

Schedule: Extension of the Contract Duration

The original contract schedule depicts and overall project duration of 18 months, including overlapping Tasks accommodating project workload efficiencies.

The published schedule for the Phase 1 Needs Assessment kick-off meeting on June 5, 2009, depicted a duration of 8 months (June 2009-January 2010), but extended by one month into February. The Phase 2 kick-off meeting projected an extended Phase 2 schedule from 8 months to 13 months (February 24, 2010-March 2011). It is anticipated that Phase 2 of the Master Plan and final completion of the project will extend beyond March due to the purchase of a site for the New Civil and Family Courthouse and the desire of the County to incorporate certain information about that site into Task 4 and subsequent tasks of Phase 2. These tasks are addressed and incorporated into the tasks under Item 3 below. All work moving forward from this date will incorporate the New Civil and Family Courthouse site at 4th and Guadalupe. In order to complete the work and incorporate additional key milestone meetings, a revised schedule anticipates project completion by the end of October, 2011, a revised outline schedule of which is attached.

1301 S. Capital of Texas Highway, Suite A-302 ◊ Austin, Texas 78746 ◊ Phone: (512) 329-8822 ◊ Fax: (512) 329-8242

Additional Project Activity

In order to accomplish the work with the insertion of the new Civil and Family Courthouse site, the timing of the remaining Phase 2 Tasks must be adjusted. This accommodation, along with a more thorough level of stakeholder interaction, results in an overall project schedule extension. Additional work associated with meetings, travel and product preparation not anticipated in the original agreement for this site reflected in the existing task descriptions to the extent possible and other tasks reduced to accommodate this additional work. It is also anticipated that certain Tasks may be further separated so as to better reflect the sequencing of the project.

The existing contract includes up to 14 people-trips for Ricci Greene Associates. The Additional Project Activity Tasks scope for Phase 2 assumes up to 9 additional people-trips for Ricci Greene Associates.

Task 3: Conceptual Planning Alternatives

This proposed modification will remove item "§ 3.2.4 Data Center Infrastructure Issues" from the scope in its entirety. It is intended that this scope be deleted and the cost associated with this work be reallocated to support work related to addressing the New Civil and Family Courthouse site under the outlined scope for Tasks 4 and 7. For the purpose of separating the work and associated fees, the following Task is deleted in its entirety:

	Contract Existing/or Deletion	Broaddus Proposal
~~*3b5 Conceptual Planning Alternatives Infrastructure Issues (Data Center, 3.2.4 per contract)*~~	~~*$2071*~~	$0

Task 4: Master Plan Development

This proposed modification will remove items "§ 3.2.5 Data Center Virtualization" and "§ 3.4.4 Data Centers - Long Term Strategy" in their entirety.

Note: The County will provide a copy of its written analysis of current Data Center options for information purposes, and a reference to said report shall be included in the final master plan document. Any such cost associated with buildings otherwise anticipated as a Data Center location will be cost estimated base on "office building" costs.

It is intended that this scope be deleted and the cost associated with this work and other data center and information technology infrastructure planning work presently associated with Task 4b be deleted and the cost reallocated to support work related to additional Tasks 4 and 7 activities. We propose the following revised task item fees:

Task 4a	*Contract Existing or Deletion*	Broaddus Proposal
4a1 Concept Plan Development		
Meetings & Preparation	$12,466	$12,466
Milestone Deliverable	$113,216	$113,216
4a1.1Lavaca Concept Plan Development	$6,967	$6,967
~~*4a2 Master Plan Development Data Center (Data Center, 3.2.5 per contract)*~~	~~*$2071*~~	$0

TOTAL Task 4a Fees	**$134,690**	**$132,649**

Task 4b

This proposed modification will remove the following items in their entirety:

- "§ 3.2.5 Data Center Virtualization"
- "§ 3.4.4 Data Centers - Long Term Strategy"
- "§ 3.4.2.1 Parking Phasing"
- "§ 3.4.2.2 Parking Financial Feasibility"

For the purpose of separating various elements of the scope of work and associated fees from others included in Task 4b, as well as to accommodate additional time and cost to prepare an conduct additional meetings necessary to complete the work currently included in the agreement, we propose the following revised task items. Task 4b4 CFC-Development Plan is included to accommodate the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse.

	Contract Existing for Deletion	Broaddus Proposal
4b1: Lavaca-Phasing Scenario *Deliverables* - *Phasing plan & cost estimate* - *Commissioners Court meeting and preparation* *Note:* *Cost estimating is deleted for the Lavaca phasing plan.*	~~$3,350~~	$6,716
4b2: Master Plan Development: Preliminary Phasing *Deliverables* - *Preliminary phasing plan* - *Preliminary budget estimate* - *PM Team meeting & preparation* - *Sub-Committee meeting & preparation* *Note:* *Historical consultant work associated with the HMS Courthouse for this task is deleted from the contract.*	~~$105,338~~	$40,041
4b3: Master Plan Development: Phasing Scenario *Deliverables* - *Overall phasing plan* - *Revised budget estimate* - *PM Team meeting & preparation* - *Commissioners Court work session & preparation* *Note:* *Utility and infrastructure recommendations for this task are deleted from the contract. Costs are included only for parking and MEP engineering relating the development planning and budget estimating*		$39,367
4b4: CFC - Development Plan *Deliverables* *Justice Focus Group meeting & preparation*		$10,326

Total Task 4b Fees	***$96,450***

Task 4c

This proposed modification will remove items "§ 3.4.6 Community Outreach Reporting" in its entirety. For the purpose of separating various elements of the scope of work and associated fees from others included in Task 4c, as well as to accommodate additional travel, meeting and preparation time and cost necessary to complete the work not currently included in the agreement, we propose the following revised task items. Task 4c4 CFC-Refinement Plan is included to accommodate the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse.

	Contract Existing/or Deletion	Broaddus Proposal
4c1: Master Plan Refinement *Deliverables* - *Preliminary refinement plan* - *Sub-Committee meeting & preparation* *Note:* *Historical consultant work associated with the HMS Courthouse for this task is deleted from the contract.*	~~$27,397~~	$25,429
4c1.1: Lavaca-Master Plan Refinement *Deliverables* - *Final plan diagrams*	$3,297	$3,297
4c2: Master Plan Presentation *Deliverables* - *Final master plan drawings & diagrams* - *Final master plan presentation document* - *Commissioners Court public hearing & preparation* - *County staff presentation & preparation*	~~$19,988~~	$35,231
4c3: Master Plan Approval *Deliverables* - *Commissioners Court voting session* - *Commissioners Court second voting session, as necessary*		$4,064
4c4: CFC - Refinement Plan *Deliverables* - *Justice Focus Group meeting & preparation*		$9,414
	Total Task 4c Fees	***$77,435***

Task 7 - Civil and Family Courthouse Analysis, Program, & Concept Plan

Task 7 is included as an addition to the existing scope of work. It includes preparation of a stand-alone space program and accommodates the incremental increases in the area of study and recommendations associated with the Civil & Family Courthouse which have already been provided in Phase 2, Task 2 Analysis and Task 3 Concepts, for other sites included in the Central Campus Study.

Task 7a

Civil and Family Courthouse Space Program - Validate the space program from the Travis County Central Campus Study for the components included in the Civil and Family Courthouse, and create a space program with only these components in a stand-alone space program.

		Contract Existing/or Deletion	Broaddus Proposal
7a:	CFC - Space Program *Deliverables* - *Justice Focus Group meeting & preparation*		$20,460

Tasks 7b and 7c
Provide site analysis for the incorporated site at 308 Guadalupe Street for inclusion in the master plan similar to Task 2. Evaluate options and provide a single plausible scenario concept for the site for a new Civil and Family Courthouse.

		Contract Existing/or Deletion	Broaddus Proposal
7b:	CFC - Site Analysis *Deliverables* - *Justice Focus Group meeting & preparation*		$17,350
7c:	CFC - Concept Plan *Deliverables* - *Justice Focus Group meeting & preparation*		$32,856
		Total Task 7 Fees	***$70,666***

Including credits to the contract amount for Tasks 3 and 4 to be eliminated from the scope, this proposal will increase the fee by $10,373 for a total of $306,534 for Task 4. Additionally, work requested as Task 7, which is new scope proposed for the new Civil and Family Courthouse is $70,666. The total amount requested for this modification is $81,039. All remaining Phase 2 tasks remain the same per contract.

Key Personnel Changes to the Project
In addition, we submit the request for an administrative modification to amend "§ 1.5-Project Management; Key Personnel" and the related "Exhibit 1, Organizational Chart" to include additional personnel resources to be utilized in the course of the project.

The following key personnel names should be added:

Broaddus & Associates
Heather Walton, Project Coordinator/Graphic Artist

Ricci Green Associates
Ryan Critchfield, Senior Courts Planner (replaces Jeff Hyman, Senior Courts Planner)
Laura Maiello, Corrections Specialist

Wiginton Hooker Jeffry Architects
Dana Stiernberg, Facilities Planner

In addition, Mr. Ed Lee's name should be removed from the key personnel list of Broaddus & Associates, in order to reflect Mr. Lee's partial retirement.

Please see attached resumes reflecting the credentials of these key personnel.
In addition, due to the fact that the parking consultant, Parking Planners, ceases to be in business, we propose reallocation of the work for all of Phase 2 to Datum Engineers, under which sub-contract the former parking consultant staff members will perform the work.

We hope that this modification meets with your approval as we believe that the additional scope is beneficial to the Central Campus Study. If you have any questions please do not hesitate to call me.

Sincerely,

BROADDUS & ASSOCIATES, INC.

Stephen B. Coulston, AIA
Vice President, Planning

cc: Belinda Powell
Leslie Strickland
Cyd Grimes
Richard Villareal

File

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number:
Rossana A. Barrios, Planning Manager-ITS / 854-4578
Elected/Appointed Official/Dept. Head: Joe Harlow, CIO-ITS / 854-9372
Commissioners Court Sponsor: Commissioner Sarah Eckhardt

AGENDA LANGUAGE:

Consider and take appropriate action, following up from the November 2010 organizational work session:

TO APPROVE DEPARTMENT NAME CHANGE FROM TRAVIS COUNTY INFORMATION & TELECOMMUNICATION SYSTEMS TO TRAVIS COUNTY INFORMATION TECHNOLOGY SERVICES TO BETTER REFLECT THE RELATIONSHIPS UNDER THE APPROVED COUNTY EXECUTIVE FOR INFORMATION TECHNOLOGY SERVICES, AND TO DIRECT STAFF TO CHANGE THE DEPARTMENT NAME AND INCORPORATE THE NAME CHANGE THROUGHOUT THE TRAVIS COUNTY ORGANIZATION, INCLUDING THE TRAVIS COUNTY ORGANIZATIONAL CHART

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:

See attached memorandum

STAFF RECOMMENDATIONS:

N/A

ISSUES AND OPPORTUNITIES:

See attached memorandum

FISCAL IMPACT AND SOURCE OF FUNDING:

See attached memorandum

REQUIRED AUTHORIZATIONS:

_____ Human Resources Department (854-9165)

_____ County Attorney's Office (854-9415)

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a single pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

Travis County Courthouse, Austin, Texas

TRAVIS COUNTY INFORMATION & TELECOMMUNICATION SYSTEMS
Joe Harlow, Jr., Chief Information Officer
700 Lavaca, Suite 501, Austin, TX 78701 • (512) 854-9666 • Fax (512) 854-4401

DATE: **May 24, 2011**

TO: **Commissioners Court**

FROM: **Joe Harlow, Chief Information Officer**

RE: **Recommendation for approval of ITS Department Name Change (Travis County Information & Telecommunication Systems to Travis County Information Technology Services)**

Proposed Motion:

To approve department name change from Travis County Information & Telecommunication Systems to Travis County Information Technology Services to better reflect the relationships under the approved County Executive for Information Technology Services, and to direct staff to change the department name and incorporate the name change throughout the Travis County organization, including the Travis County Organizational Chart

Summary & Staff Recommendation:

Travis County ITS is currently identified as both Information Technology Services and Information and Telecommunication Systems. A name change to Information Technology Services will establish a uniformed identity for a department that consists of multiple divisions. The current department name, "Information & Telecommunication Systems" (ITS) is too limiting and is not fully reflective of the numerous functions of the ITS department (*i.e.,* web development, internet infrastructure, database administration, network development, unified communications). *See attached Department Organizational Chart.*

Issues and Opportunities:

Changing the ITS Department name would promote:

- **Reorganizing & Reshaping the IT Department** – changing the role of IT from technology mechanics (keeping the lights on) to technology leadership (governance and management)
- **Business Initiatives** – instead of technology & telecommunication systems, there are business technology services projects (enhanced communications, shared services, BEFIT, HHS projects, HRMD projects)
- **Performance & Reporting Outcomes** – support IT investment decisions and recognize value of IT deliverables

Memorandum to Commissioners Court
May 24, 2011

Background:

Information Technology is a rapidly changing environment, both at the public and private sector levels. As the Travis County Commissioners Court endeavors to align the IT Department in a recognized leadership role, it would be beneficial to have a department name that is reflective of a multi-level, multi-functional and multi-services department. Furthermore, a departmental name change to "Information Technology Services" would more accurately reflect the current performance and initiatives of the IT Department.

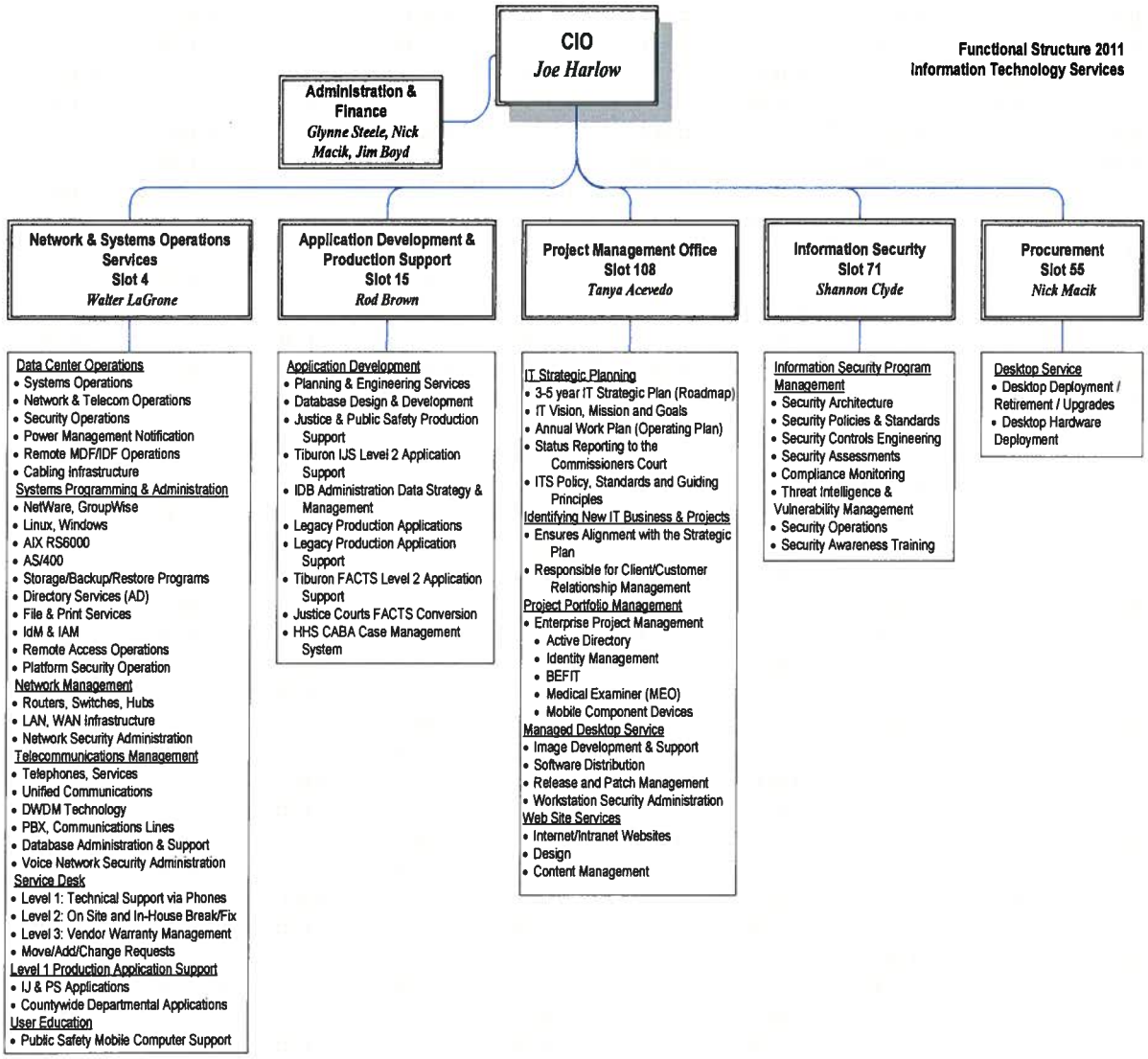
Budgetary and Fiscal Impact:

N/A

Required Authorizations:

N/A

CC: Tanya Acevedo, ITS
Nick Macik, ITS
Rossana A. Barrios, ITS


Functional Structure 2011
Information Technology Services
CIO
Joe Harlow
Administration & Finance
Glynne Steele, Nick Macik, Jim Boyd
Network & Systems Operations Services
Slot 4
Walter LaGrone
Application Development & Production Support
Slot 15
Rod Brown
Project Management Office
Slot 108
Tanya Acevedo
Information Security
Slot 71
Shannon Clyde
Procurement
Slot 55
Nick Macik
Data Center Operations
• Systems Operations
• Network & Telecom Operations
• Security Operations
• Power Management Notification
• Remote MDF/IDF Operations
• Cabling Infrastructure
Systems Programming & Administration
• NetWare, GroupWise
• Linux, Windows
• AIX RS6000
• AS/400
• Storage/Backup/Restore Programs
• Directory Services (AD)
• File & Print Services
• IdM & IAM
• Remote Access Operations
• Platform Security Operation
Network Management
• Routers, Switches, Hubs
• LAN, WAN Infrastructure
• Network Security Administration
Telecommunications Management
• Telephones, Services
• Unified Communications
• DWDM Technology
• PBX, Communications Lines
• Database Administration & Support
• Voice Network Security Administration
Service Desk
• Level 1: Technical Support via Phones
• Level 2: On Site and In-House Break/Fix
• Level 3: Vendor Warranty Management
• Move/Add/Change Requests
Level 1 Production Application Support
• IJ & PS Applications
• Countywide Departmental Applications
User Education
• Public Safety Mobile Computer Support
Application Development
• Planning & Engineering Services
• Database Design & Development
• Justice & Public Safety Production Support
• Tiburon IJS Level 2 Application Support
• IDB Administration Data Strategy & Management
• Legacy Production Applications
• Legacy Production Application Support
• Tiburon FACTS Level 2 Application Support
• Justice Courts FACTS Conversion
• HHS CABA Case Management System
IT Strategic Planning
• 3-5 year IT Strategic Plan (Roadmap)
• IT Vision, Mission and Goals
• Annual Work Plan (Operating Plan)
• Status Reporting to the Commissioners Court
• ITS Policy, Standards and Guiding Principles
Identifying New IT Business & Projects
• Ensures Alignment with the Strategic Plan
• Responsible for Client/Customer Relationship Management
Project Portfolio Management
• Enterprise Project Management
• Active Directory
• Identity Management
• BEFIT
• Medical Examiner (MEO)
• Mobile Component Devices
Managed Desktop Service
• Image Development & Support
• Software Distribution
• Release and Patch Management
• Workstation Security Administration
Web Site Services
• Internet/Intranet Websites
• Design
• Content Management
Information Security Program Management
• Security Architecture
• Security Policies & Standards
• Security Controls Engineering
• Security Assessments
• Compliance Monitoring
• Threat Intelligence & Vulnerability Management
• Security Operations
• Security Awareness Training
Desktop Service
• Desktop Deployment / Retirement / Upgrades
• Desktop Hardware Deployment

Updated 11/12/10, 2:37 p.m.

Travis County
Management Team
Proposed Organizational Changes

Our Current Situation

Travis County's Organizational Planning Team have been tasked to review our current organizational structure and make recommended changes that may help streamline services, improve communication and otherwise assist the organization to better manage Travis County's day to day activities.

The Planning Team has been meeting over the last year and have recently added department heads from the Administrative Operations department to provide input and help make recommendations. During this time, informal inquiries have been made of the team, members of the Court and other key stakeholders as to what the current organizations strengths and opportunities are for overall improvement. In addition, we have reviewed other organizations around the country and here in Texas as well as confer with professionals in the field of organizational management to determine what works and what might work for Travis County.

These inquiries have led to the following conclusions:

- The current structure, for the most part, works as it relates to the external functional areas of responsibility.
- We have a very talented workforce that is considered to be among the best in the State.
- Some of the areas that we believe need to be improve upon in the future include:
    - Better communication among effected departments
    - Better coordination of efforts to ensure timely services both to the citizens and to our internal clients
    - Better collaboration for all departments to achieve end results
    - The need to develop a county-wide plan or strategic direction

How Do We Use these Conclusions to Help make Travis County a More Effective Organization?

The Management Team has spent time reviewing and having discussions on organizational structures that make sense for Travis County as well as seeking the advice of our sub-committee and others both inside and outside the County's organization. Numerous options have been discussed ranging from the creation of a County Administrator to simply doing nothing. It is the consensus of the Management Team that we can be a much more effective County with some minor changes. We also recognize the sensitivity of the desire to maintain our decentralized organizational structure but also recognize that, given our growth both now and in the future, we cannot effectively continue to maintain the status quo.

During the Commissioners Court Work Session held on November 9, 2010, multiple organizational options were presented by the Management Team. The following recommendations are being made for Court consideration and action:

1. Create an Information Technology Advisory Board comprised of external and internal experts. Internal members would be the EM for Justice and Public Safety, the EM for Information Systems and Technology, Chief Information Officer, County Auditor, and the EM for Planning and Budget. Internal members would begin looking for 2 to 3 external members who are experts in the field but do not have a conflict of interest with the County. Members of the Commissioners Court who have suggestions should submit possible candidates to the internal members of the Board.

2. Approve the position of Executive Manager for Information Systems and Communications. A draft job description should be drafted after the creation of the Information Technology Advisory Board and after the entire Advisory Board has had time to provide input. The County's director of HRMD should assist with the job description. The job description as well as a recruitment strategy should be presented to the Commissioners' Court for action. This position would be funded with existing resources and not cost any additional salary dollars.

3. The Information Technology Advisory Board should discuss conducting a readiness assessment for the major mission critical projects that are currently underway in ITS. A recommendation should be made by the Board to the Commissioners' Court.

4. The decision to create "internal advisory committees" will be made once the new EM is on board.

5. Provide direction on either the permanent or temporary assignment of HRMD and Facilities Management to an existing Executive Manager.

6. Authorize the **permanent** creation of the Management Team comprised of Executive Managers as well as the County Purchasing Agent and County Auditor with an assigned chair or designated liaison to be appointed on a rotating basis as determined by the team members.

7. Direct the Management Team to work on the following items:
    a. Completion of the Business Plan using an outside paid facilitator
    b. Present recommendations on the outcomes of the Business Plan
    c. Commit to an annual retreat with the Commissioners Court to discuss outcomes of the goals and objectives established in the Business Plan
    d. Set annual training for all the Management Team and Commissioners Court

Item 23

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011
Prepared By/Phone Number: Cheryl Aker, 854-9555
Elected/Appointed Official/Dept. Head: County Judge Sam Biscoe
Commissioners Court Sponsor: County Judge Sam Biscoe

AGENDA LANGUAGE:
CONSIDER AND TAKE APPROPRIATE ACTION ON REQUEST TO APPOINT WILLIE S. ANDERSON TO THE BOARDS OF DIRECTORS OF THE HOUSING AUTHORITY OF TRAVIS COUNTY AND THE STRATEGIC HOUSING FINANCE CORPORATION.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
Resume attached.

STAFF RECOMMENDATIONS:

ISSUES AND OPPORTUNITIES:

FISCAL IMPACT AND SOURCE OF FUNDING:

REQUIRED AUTHORIZATIONS:

Willie S. Anderson

P.O. Box 206 Pflugerville, Texas 78691-0206

wsawrite@hotmail.com

EDUCATION AND COMMUNICATION SPECIALIST

Program Design ~ Classroom Instruction ~ Public Radio/Television ~ Fundraising

Meeting/Event Planning ~ Desktop Publishing ~ Editorial ~ Special Projects ~ Research

Education and communication professional with 22 years of service in public radio, two years in public television, and seven years of classroom instruction. Effective in conducting interviews and research, reporting, coordinating and facilitating meetings, training, copywriting, **editing, providing voice-overs**, announcing, producing, directing, and operating professional video cameras. Capable of creating brochures, newsletters, flyers, and other professional educational and promotional documents. Developing skills in multimedia design using Dreamweaver MX, Fireworks MX, Flash, Adobe Acrobat, Adobe Premier Pro, Illustrator CS5, and Photoshop CS5.

PROFESSIONAL EXPERIENCE

TEXAS EMPOWERMENT ACADEMY - Austin, Texas **2008-2009**
Special Education Consultant

- Managed admission, review, and dismissal meetings for 21 students
- Consulted with ARD team to develop appropriate individual education plans for each student

EVALUATION SYSTEMS PEARSON - Austin, Texas **2008-PRESENT**
Professional Scorer

- Review educator responses on certification exams, ensuring a fair and accurate score
- Trained as a facilitator/associate chief reader

HOUGHTON MIFFLIN HARCOURT (Randstad) - Austin, Texas **2007- 2008**
Project Editor

- Served as editor for Steck-Vaughn's language arts intensive intervention program, *California Gateways*
- Wrote, reviewed, edited, and proofread manuscripts and page proofs
- Initiated review of materials, making determinations and incorporation comments when applicable
- Assisted other editorial staff as needed in order to ensure quality and meet deadlines

DELL FINANCIAL SERVICES - Austin, Texas **2006**
Senior Account Maintenance Specialist

- Minimized credit losses by collecting delinquent accounts with large customers
- Identified delinquent accounts and resolved with appropriate verbal and written correspondence or notices
- Assisted clients with questions
- Researched and resolved problem transactions identified on a daily basis
- Maintained records concerning changes in accounts as a result of negotiations on the collection of customer's outstanding accounts, refunds, tax credits, etc.

TEXAS EMPOWERMENT ACADEMY - Austin, Texas
Special Education Coordinator **2001 - 2005**

- Managed admission, review, and dismissal meetings for 28-30 students
- Assessed student educational requirements and created programs to meet development needs
- Utilized SRA Direct Instruction Corrective Reading Program to increase students' decoding and comprehension skills to 100% mastery
- Facilitated 5th-9th grade reading intervention/enrichment classes using novels and various periodicals
- Instructed students in journalism ethics, research, interviewing and writing techniques

- Increased student motivation by providing reinforcement to learning and continuous feedback
- Trained and assessed 15 educators in the effective implementation of the Individual Education Program for Special Education
- Conferred periodically with other staff members to plan programs to promote educational, physical, and social development of students
- Counseled and guided parents to resources and skills supportive of students with learning impairments

TEXAS ACADEMY OF EXCELLENCE - Austin, Texas
Educator/Grant Coordinator **1998 - 2001**

- Planned, organized, and presented activities for a class of 17 First and Second Graders to enhance their educational, social, and physical development
- Utilized SRA Direct Instruction Reading Mastery I and II programs enabling students to increase from a low to moderate reading level to achieve 100% Mastery
- Conferred with parents on the progression of student development and achievement
- Provided research and editing assistance in the acquisition of $100,000 Telecommunications Infrastructure Fund Board grant
- Coordinated and implemented parent vs. teacher basketball "TAAS It Up" tournament fundraiser

WORK HISTORY

S.W. HALE CONSULTING, LLC - Pflugerville, Texas
Event Support / Outreach (Temp) **2005 -2006**

CITY OF AUSTIN NHCD - Austin, Texas
Contract Manager (Temp) **2005 - 2006**

AUSTIN EASTSIDE STORY - Austin, Texas
Substitute Instructor, Tutor and Parent Volunteer **1999 - 2005**

MAXIMUS - Austin, Texas
Enrollment Counselor/Supervisor **1997 - 1998**

AUSTIN COMMUNITY TELEVISION - Austin, Texas
Media Arts Coordinator/Outreach Coordinator **1994 - 1996**

FOLKTALES BOOKSTORE - Austin, Texas
Sales Consultant **1994**

KAZI COMMUNITY RADIO - Austin, Texas
Volunteer/ Production /Sales Representative **1993 - PRESENT**

MCI COMMUNICATIONS - Austin, Texas
Sales Associate **1992**

EDUCATION

REGION 13 EDUCATION SERVICE CENTER
State Board Certification in Generic Special Education PreK-12 **2000**

UNIVERSITY OF TENNESSEE
Post-Baccalaureate Studies in Communications **1992**

FREED-HARDEMAN COLLEGE
Bachelor of Arts in Broadcast Communications **1987**

SAMUEL T. BISCOE
COUNTY JUDGE

TRAVIS COUNTY ADMINISTRATION BUILDING
P.O. BOX 1748 ROOM 520
AUSTIN, TEXAS 78767
(512) 854-9555
(512) 854-9535 FAX

MEMORANDUM

TO: **Commissioners Court**

FROM: **Samuel T. Biscoe, Travis County Judge**

DATE: **May 26, 2011**

RE: **Appointment of Willie Anderson to Housing Authority of Travis County Board of Directors and Strategic Housing Finance Corporation**

Our last resident member of these boards was Ms. Tracy Burkhalter. Ms. Burkhalter's second term on the Housing Authority's Board expired on January 2009. (Attachment 1 – letter from Wiley Hopkins, former Director of the Authority.) Based on applicable guidelines, a board member who is a tenant may serve a maximum of two consecutive two-year terms. (Attachment 2 – pertinent part of the law.) Therefore, Ms. Burkhalter has continued to serve in "hold over" capacity for more than two years.

The guidelines for Strategic Housing Finance Corporation are different. Terms are for six years. We have appointed the same Board members to both. I recommend continuation of this practice.

During the past months, Ms. Burkhalter's personal and employment circumstances have changed. Attendance at board meetings has sometimes conflicted with her employment schedule. Further, another board member has encountered significant medical issues. Consequently, these two developments have made obtaining the necessary quorum of five members very challenging at times.

Ms. Anderson has a history of service on community nonprofit boards. She is willing to accept these appointments, and is eager to begin serving. Her resume is attached.

Updated 5/26/ 2011, 3:45 p.m.

- Housing Authority

RECEIVED
COUNTY JUDGE'S OFFICE
08 DEC 16 PM 3:35

December 12, 2008

Honorable Samuel T. Biscoe
P.O. Box 1748
Austin, TX 78767

RE: Resident Commissioner

Dear Honorable Judge Biscoe:

The current Resident Commissioner, Ms. Tracy Burkhalter's term of service expires in January 2009. Ms. Burkhalter has served in this capacity for two full terms, which is the maximum term for resident commissioners for the Housing Authority Board of Commissioners.

Staff and I have made a concerted effort to obtain applications from eligible and willing candidates for the upcoming commissioner vacancy.

I am please to be able to submit to you the name of Ms. Patricia Juarez, a resident of the Alexander Oaks community, as our recommendation for your consideration for appointment to the Board of Commissioners of the Housing Authority of Travis County.

Enclosed you will find a copy of Ms. Juarez biography for your review.

Should you require any additional information regarding this matter, please contact me directly at 480-8245, ext. 15.

Sincerely,

Wiley Hopkins

Wiley J. Hopkins
Executive Director

Attachment 1

TEL: 512. 480. 8245 | FAX: 512. 480. 8248 | TDD: 512. 480. 0330
P.O. BOX 1527 | AUSTIN, TX. 78767 | 2200 EAST MLK JR. BLVD | AUSTIN, TX. 78702 | WWW.HATCTX.COM

SUBCHAPTER C. COMMISSIONERS AND EMPLOYEES

Sec. 392.031. APPOINTMENT OF COMMISSIONERS OF A MUNICIPAL HOUSING AUTHORITY. (a) Each municipal housing authority shall be governed by five, seven, nine, or 11 commissioners. The presiding officer of the governing body of a municipality shall appoint five, seven, nine, or 11 persons to serve as commissioners of the authority. An appointed commissioner of the authority may not be an officer or employee of the municipality. Appointments made under this section must comply with the requirements of Section 392.0331, if applicable.

(b) A commissioner may not be an officer or employee of the municipality. A commissioner may be a tenant of a public project over which the housing authority has jurisdiction.

(c) A certificate of the appointment of a commissioner shall be filed with the clerk of the municipality. The certificate is conclusive evidence of the proper appointment of the commissioner.
Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1991, 72nd Leg., ch. 888, Sec. 1, eff. Aug. 26, 1991; Acts 1993, 73rd Leg., ch. 1009, Sec. 1, eff. Sept. 1, 1993; Acts 1999, 76th Leg., ch. 436, Sec. 1, eff. Sept. 1, 1999.

Sec. 392.032. APPOINTMENT OF COMMISSIONERS OF A COUNTY HOUSING AUTHORITY. (a) Each county housing authority shall be governed by five commissioners. The commissioners court shall appoint five persons to serve as commissioners of the authority. An appointed commissioner of the authority may not be an officer or employee of the county. Appointments made under this section must comply with the requirements of Section 392.0331, if applicable.

(b) A commissioner of the authority may not be an officer or employee of the county.

(c) A certificate of the appointment of a commissioner shall be filed with the county clerk. The certificate is conclusive evidence of the proper appointment of the commissioner.
Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1993, 73rd Leg., ch. 1009, Sec. 2, eff. Sept. 1, 1993.

Attachment 2

Sec. 392.033. APPOINTMENT OF COMMISSIONERS OF A REGIONAL HOUSING AUTHORITY. (a) The commissioners court of each county in a regional housing authority shall appoint a person to serve as a commissioner of the authority. Subsequently, the commissioners court of each county shall appoint successors to the commissioner of the authority appointed by that commissioners court. An appointed commissioner of the authority may not be an officer or employee of the county.

(b) If the area of operation of an authority is increased to include another county, the commissioners court of that county shall appoint a person to serve as a commissioner of the authority and, subsequently, the successors to that commissioner.

(c) If there are only two counties in the housing authority, the commissioners of the authority appointed by the commissioners courts shall appoint an additional commissioner to serve as commissioner of the authority. Subsequently, the commissioners of the authority appointed by the commissioners courts shall appoint a person to succeed the additional commissioner if the successor's term of office begins during their term of office. If the area of operation of the authority is increased to more than two counties, a successor to the additional commissioner is not appointed.

(d) If the housing authority contains only one county, the commissioners court of that county shall appoint three persons instead of one person to serve as commissioners of the authority. Subsequently, the commissioners court of the county shall appoint successors to the commissioners of the authority appointed by that commissioners court.

(e) A certificate of the appointment of a commissioner appointed by a commissioners court shall be filed with the county clerk. The certificate is conclusive evidence of the proper appointment of the commissioner.

(f) A certificate of the appointment of an additional commissioner by the commissioners of an authority composed of only two counties shall be filed with the records of the authority. The certificate is conclusive evidence of the proper appointment of the commissioner.

(g) Appointments made under this section must comply with

the requirements of Section 392.0331, if applicable.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1993, 73rd Leg., ch. 1009, Sec. 3, eff. Sept. 1, 1993.

Sec. 392.0331. APPOINTMENT OF TENANT REPRESENTATIVE AS COMMISSIONER OF MUNICIPAL, COUNTY, OR REGIONAL HOUSING AUTHORITY.

(a) This section applies only to:

(1) a municipality; or

(2) a county that has a county housing authority or is a member of regional housing authority and the total number of units in the authority is more than 750.

(b) In appointing commissioners under Section 392.031, a municipality with a municipal housing authority composed of five commissioners shall appoint at least one commissioner to the authority who is a tenant of a public housing project over which the authority has jurisdiction. In appointing commissioners under Section 392.031, a municipality with a municipal housing authority composed of seven or more commissioners shall appoint at least two commissioners to the authority who are tenants of a public housing project over which the authority has jurisdiction.

(c) In appointing commissioners under Section 392.032, a county shall appoint at least one commissioner to a county housing authority who is a tenant of a public housing project over which the county housing authority has jurisdiction.

(d) In appointing commissioners under Section 392.033, a county or counties comprising a regional housing authority shall appoint at least one commissioner to a regional housing authority who is a tenant of a public housing project over which the regional housing authority has jurisdiction. If more than one county comprises a regional housing authority, the counties shall agree to a method for appointing the tenant member to the regional housing authority.

(e) A commissioner appointed under this section may not be an officer or employee of the municipality or county that appoints the commissioner.

(f) A commissioner appointed under this section may not serve more than two consecutive two-year terms.

(g) A commissioner appointed under this section may not participate:

(1) in any vote or discussion concerning the termination of the commissioner's occupancy rights in public housing or the rights of any person related in the first degree by consanguinity to the commissioner; or

(2) in a grievance or administrative hearing in which the commissioner or a person related in the first degree by consanguinity to the commissioner is a party.

(h) If a commissioner appointed under this section ceases to reside in a housing unit operated by the public housing authority during the commissioner's term, a majority of the other commissioners shall decide whether to request that a new commissioner be appointed. A majority of the commissioners may decide to allow the commissioner to serve the remaining portion of the commissioner's term.

(i) If a commissioner appointed under this section fails to attend three consecutive regularly called meetings of the housing authority commissioners during the commissioner's term, a majority of the commissioners shall decide whether to declare the position vacant and request that a new commissioner be appointed. A majority of the commissioners may decide to allow the commissioner to serve the remaining portion of the commissioner's term.

Added by Acts 1993, 73rd Leg., ch. 1009, Sec. 4, eff. Sept. 1, 1993. Amended by Acts 1995, 74th Leg., ch. 834, Sec. 1, eff. Aug. 28, 1995; Acts 1999, 76th Leg., ch. 175, Sec. 1, eff. May 21, 1999; Acts 1999, 76th Leg., ch. 436, Sec. 2, eff. Sept. 1, 1999.

Sec. 392.034. TERMS OF OFFICE OF COMMISSIONERS. (a) Two of the original commissioners of a county housing authority shall be designated to serve one-year terms from the date of their appointment, and three shall be designated to serve two-year terms. Subsequent commissioners are appointed for two-year terms.

(b)(1) The original commissioners of a municipal housing authority shall serve terms as follows:

(A) for an authority with five commissioners, two shall be designated to serve one-year terms and three shall be

Travis County Commissioners Court Agenda Request

Meeting Date: May 31, 2011

Prepared By/Phone Number: Deone Wilhite 854-9111

Elected/Appointed Official/Dept. Head: Commissioner Ron Davis, Pct. 1

Commissioners Court Sponsor: Commissioner Ron Davis, Pct. 1

AGENDA LANGUAGE:
CONSIDER AND TAKE APPROPRIATE ACTION ON APPOINTMENT OF CHARLES B. CANNON TO REPLACE DR. CARLA EMERY-CULBERSON ON THE BOARD OF COMMISSIONERS OF EMERGENCY SERVICES DISTRICT (ESD) NO. 4 EFFECTIVE IMMEDIATELY THROUGH DECEMBER 31, 2011.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:
See Attachments

STAFF RECOMMENDATIONS:
Please approve

ISSUES AND OPPORTUNITIES:
None

FISCAL IMPACT AND SOURCE OF FUNDING:
None

REQUIRED AUTHORIZATIONS:

Commissioner Precinct 1 Office	Ron Davis	Completed
County Judge's Office	Cheryl Aker	
Commissioners Court		

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a single pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

TRAVIS COUNTY EMERGENCY SERVICE DISTRICT #4
FIRE - RESCUE - EMS

11800 N. Lamar Blvd.
Suite 4B
Austin, TX 78753

Office (512) 836-7566
Fax (512) 832-8389
www.esd4.org

April 1, 2011

Commissioner Karen Huber,

Enclosed is a resume for Mr. Charles B. Cannon. Please consider him for the commissioner position left vacant by the resignation of Dr. Carla Emery-Culberson in January of this year.

Thank you!

Art Maple
President, Travis County ESD #4

Charles B. Cannon, President
Bold Journeys Conflict Resolution Services, LLC

9305 Prince William
Austin, Texas 78730
(512) 327-2469
(512) 355-4149 (fax)
ccannon@boldjourneys.com

Charles Cannon is a 5th generation Texan who was born and raised in Dallas. He graduated from TCU in 1962 and from Yale Law School in 1969. He practiced law in Texas for 40 years, focusing on business transactions. His experience ranged from counseling entrepreneurs in starting business ventures to representing business people in the purchase and sale of multi-million dollar businesses. His area of special expertise was franchise law. He devoted over 35 years of his career to representing franchisors, licensors and manufacturers in domestic and international franchising and distribution.

In 2006 Charles expanded his practice to include mediation services. Through Bold Journeys Conflict Resolution Services, he mediates disputes involving business and personal relationships, commercial transactions, franchises, distributorships and real estate. He also facilitates conversations among stakeholders in small businesses and non-profits, using a technique he calls Deep Discussions. These conversations help stakeholders better understand and express their goals, expectations and action plans.

In December 2008 Charles was elected to the Board of Directors of the Austin Dispute Resolution Center and became President in October 2010. In 2010 he was also elected to the Board of the Austin Association of Mediators and was named Co-Chair of the Austin Bar Association's Settlement Month.

Charles served two terms on the Governing Committee of the American Bar Association's Forum on Franchising. He also served a term as Vice Chair of the International Commercial Transactions, Franchising and Distribution Committee of the American Bar Association's Section of International Law. At the state level, he served on the Securities Law Committee of the Texas State Bar's Business Law Section for 16 years and was a member of the Franchise and Distribution Law Committee of the Texas State Bar's Intellectual Property Law Section for nine years, serving as its Chairman from 1990 to 1992. He has been recognized as an outstanding franchise lawyer by *Best Lawyers*, *Texas Monthly Magazine*, *D Magazine*, and *Franchise Times* and was among the first group of attorneys listed in *An International Who's Who of Franchise Lawyers*. In 2009 he received the Outstanding Committee Chair Award from the Austin Bar Association for his work on the Continuing Legal Education Committee.

Education
B.A. (*cum laude*) Texas Christian University 1962
LL.B. Yale University Law School 1969
Editorial Board, *Yale Law Journal*

Mediation Training
Learn From the Masters® Basic Mediation Training, Dallas, Texas, July 2006
DRC of Austin, 40-Hour Basic Mediation Training, Austin, Texas, March 2009

Professional Credentials
Admitted to Law Practice, Texas, 1969
Texas Mediator Credentialing Association - Credentialed Advanced Mediator

Memberships
State Bar of Texas
American Bar Association
Austin Bar Association
Association of Attorney-Mediators
Austin Association of Mediators
Texas Association of Mediators

Travis County Commissioners Court Agenda Request
Travis County Housing Finance Corporation

Meeting Date: May 31, 2011

Prepared By/Phone Number: Andrea Shields, Manager/854-9116

Elected/Appointed Official/Dept. Head: Rodney Rhoades, County Executive/854-4718

Commissioners Court Sponsor: Samuel T. Biscoe, President

AGENDA LANGUAGE: Consider and take appropriate action to approve one new signor for the JP Morgan Chase Tenant Based Rental Assistance account.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: Please authorize Reagan Grimes as an additional signor on Travis County HFC's JP Morgan Chase Tenant Based Rental Assistance account. Current signors are Deborah Laudermilk, Diana Ramirez and Miguel Gonzalez. Miguel Gonzalez retired in April and Reagan Grimes would serve as a backup signor to Deborah and Diana.

STAFF RECOMMENDATIONS: Staff recommends approval.

ISSUES AND OPPORTUNITIES: None.

FISCAL IMPACT AND SOURCE OF FUNDING: None.

REQUIRED AUTHORIZATIONS: Andrea Shields, Manager/854-9116; Leroy Nellis, Budget Director/854-9066; Rodney Rhoades, County Executive/854-4718

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

Business Signature Card

V1.8_05_16_11

CHECK ONE:	☐ Signatures for New Account(s)	☐ Additional Signatures for Account(s)	☒ Replace All Signatures on Account(s)	Card __ of __

For BANK USE ONLY	☐ This Signature Card is for a New Account ☐ This is the first DDA for this client
Client Name/Account Holder: (For Sole Proprietor or Disregarded Entity, indicate the name of the owner.)	TRAVIS COUNTY HOUSING FINANCE CORP

Account Title:	TRAVIS COUNTY HOUSING FINANCE CORP		
Address:	ATTN HARVEY DAVIS 314 W 11TH ST STE 540	City, State, Zip	AUSTIN , TX 787012112 USA
Account Number(s):	817322852	Telephone Number:	
		Tax ID Number: (For Sole Proprietor or Disregarded Entity, indicate TIN of owner.)	742251757

INSTRUCTIONS: Use **BLACK** OR **BLUE** ink. Place the **Manual or Facsimile signature** within the box boundaries only. **Do Not** overlap signatures. Indicate if the signature is Manual or a Facsimile in the "PRINT NAME" box. When providing a Facsimile Signature, provide a Manual Signature too. For your security, cross out all unused signature boxes before signing the signature card below.

PRINT NAME	TITLE	SIGNATURE
☐Manual ☐Facsimile DEBORAH LAUDERMILK	INVESTMENT MANAGER	
E-MAIL ADDRESS	**PHONE NUMBER**	
deborah.laudermilk@co.travis.tx.us	512-854-9779	
PRINT NAME	**TITLE**	**SIGNATURE**
☒Manual ☐Facsimile DIANA RAMIREZ	SR. BUDGET ANALYST	
E-MAIL ADDRESS	**PHONE NUMBER**	
diana.ramirez@co.travis.tx.us	512-854-9694	
PRINT NAME	**TITLE**	**SIGNATURE**
☐Manual ☐Facsimile Reagan Grimes	Sr. Financial Analyst	
E-MAIL ADDRESS	**PHONE NUMBER**	
reagan.grimes@co.travis.tx.us	512-854-9085	
PRINT NAME	**TITLE**	**SIGNATURE**
☐Manual ☐Facsimile		
E-MAIL ADDRESS	**PHONE NUMBER**	

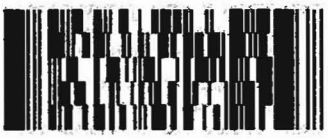
The undersigned, an authorized representative of the Account Holder, certifies that he/she has reviewed the information contained in this Signature Card, the Certificate Regarding Accounts, account authorization documents, and/or organizational documents of the Account Holder ("Authorized Documents"), and finds the information in this Signature Card accurate on this date and in accordance with the Authorization Documents. The Account Holder acknowledges receipt of, and agrees to be bound by, the terms and conditions governing the operation of accounts and services provided by JPMorgan Chase Bank, National Association, ("the Bank"), including the Account Terms and Service Terms, as may be amended or supplemented from time to time.

The undersigned is authorized to certify the names, titles, and signatures of authorized signers named in this Signature Card on this/these account(s) pursuant to the Authorization Documents. The undersigned certifies that the (No.) signatures presented on these pages are the signatures of persons authorized to sign and otherwise act on behalf of the Account Holder with respect to its account(s), banking transactions or services. The Bank is entitled to rely on the authority of the named person(s) until the Bank receives written revocation of such authority. No notice of revocation will be effective until the Bank has a reasonable opportunity to act on it.

Authorized Signature:	Title:	Date:
Authorized Signature:	Title:	Date:

INTERNAL USE ONLY THE ABOVE INFORMATION AND SIGNATURE(S) WERE VERIFIED BY:

Print Name: Valerie Hill Initials: VJH Dept. No./Br. No.:
Completion Date: Entity Type: Governmental Entity



Client Name/Account Holder: TRAVIS COUNTY HOUSING FINANCE CORP			
Account Title: TRAVIS COUNTY HOUSING FINANCE CORP		**Tax ID Number:** 742251757	**Card __ of __**
Account Number(s):	817322852	**Telephone Number:**	**Date:** 5/23/2011

ADDITIONAL SIGNATURES

PRINT NAME	**TITLE**	**SIGNATURE**
☐Manual ☐Facsimile		
E-MAIL ADDRESS	**PHONE NUMBER**	
PRINT NAME	**TITLE**	**SIGNATURE**
☐Manual ☐Facsimile		
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☐Manual ☐Facsimile		
E-MAIL ADDRESS	**PHONE NUMBER**	

Document Checklist | JPMORGAN CHASE BANK, N.A.

23 May 2011

TRAVIS COUNTY HOUSING FINANCE CORP
ATTN HARVEY DAVIS
314 W 11TH ST STE 540
AUSTIN , TX 787012112
USA

Thank you for choosing JPMorgan Chase for your banking needs. The following page(s) list the documents contained in this package that pertain to the products and/or services you have requested, with instructions for each document.

In striving to deliver best-in-class service, we encourage you to complete and return any of the attached documentation requiring signature within **5 business days** from the day you receive this package. Please let us know if there is any way we can assist you. We understand that on occasion this timeline cannot be met due to other priorities, the complexity of requirements, and/or the availability of authorized signatories. In such cases we kindly ask that you advise us when we can anticipate receipt of the documentation or if there is any additional support we can provide. Timely receipt of the documents enables us to better complete your request in the desired timeframe.

For your protection, where documents in this package are being sent as e-mail attachments and have been pre-filled, the account and/or SSN/TIN number has been truncated to the last 4 digits, or the documents have been encrypted and may require a password to open.

We at JPMorgan Chase are fully committed to meeting your banking needs. We are happy to answer any questions you may have regarding the attached documents. If you need assistance, please do not hesitate to call.

Kind regards,

Valerie Hill
512-479-2029
valerie.j.hill@chase.com
221 West Sixth Street
Austin, TX 787013400

	Document Name	ID	Instructions
☐	CB Business Signature Card	1	Complete, Sign and Return.

Travis County Commissioners Court Agenda Request
Travis County Health Facilities Development Corporation

Meeting Date: May 31, 2011

Prepared By/Phone Number: Andrea Shields, Manager/854-9116

Elected/Appointed Official/Dept. Head: Rodney Rhoades, County Executive/854-4718

Commissioners Court Sponsor: Samuel T. Biscoe, President

AGENDA LANGUAGE: Consider and take appropriate action to approve seven invoices totaling $1,319.01 for Travis County's Combined Charities 5K and Kids K and Mammogram Mixer.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: The invoices are as follows:

1. Austin Promotional Solutions, Inc. for $210.00. This invoice is for finisher caps for the Travis County Combined Charities 5K and Kids K.
2. Lone Star Awards & Trophies for $150.00. This invoice is for kids' medals provided for the Travis County Combined Charities 5K and Kids K.
3. Travis County Facilities Management for $300.00. This invoice is for building use for the Travis County Combined Charities 5K and Kids K.
4. Speedpro Imaging North Austin for $240.00. This invoice is for a crossbeam banner made for the Travis County Combined Charities 5K and Kids K.
5. Kassmo Products Incorporated for $193.54. This invoice is for race bibs provided for the Travis County Combined Charities 5K and Kids K.
6. East End Ink for $100.47. This invoice is for race t-shirts made for the Travis County Combined Charities 5K and Kids K.
7. Anne Stevenson for $125.00. This invoice is for banner made for the Travis County Mammogram Mixer.

STAFF RECOMMENDATIONS: Staff recommends approval of the invoices.

ISSUES AND OPPORTUNITIES: None.

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us **by Tuesdays at 5:00 p.m.** for the next week's meeting.

FISCAL IMPACT AND SOURCE OF FUNDING: None.

REQUIRED AUTHORIZATIONS: Andrea Shields, Manager/854-9116; Leroy Nellis, Budget Director/854-9066; Rodney Rhoades, County Executive/854-4718

HRMD
Human Resources Management Department

1010 Lavaca Street • P.O. Box 1748 • Austin, Texas 78767 • (512) 854-9165 / FAX (512) 854-9757

May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

Per the attached invoice, I am requesting a check in the amount of $210.00 made payable to APSI for finisher caps.

Please let me know if you need additional information.

2

apsi
Austin Promotional Solutions, Inc.
9411 Neils Thompson Drive
Austin, TX 78758

Invoice

Date	Invoice #
5/16/2011	8044

Bill To	Ship To
Travis County Combined Charities Zetta Garnett Travis County HRMD 1010 Lavaca St., 2nd Floor Austin, TX 78767-1748	Call Travis 854-9065

P.O. Number	Terms
TCCC Emb. Caps	Due on receipt

Rep	Via	Project
CJL		

Quantity	Item Code	Description	Price E...	Amount
20	PKL	Cobra 6 panel quick dry mesh cap - White	8.75	175.00
1	Digitize	Embroidery Tape Setup	35.00	35.00
		TRAVIS COUNTY COMBINED CHARITIES EMBROIDERED LOGO		

Subtotal	$210.00
Sales Tax (8.25%)	$0.00
Total	$210.00
Payments/Credits	$0.00
Balance Due	$210.00

Phone #	Fax #	E-mail
512-491-6231	512-491-0516	beverly@apsiaustin.com

Web Site

2

HRMD
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May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

Per the attached invoice, I am requesting a check in the amount of $150.00 made payable to Lone Star kids medals.

Please let me know if you need additional information.

LONE STAR
Awards & Trophies

INVOICE

5201 N. Lamar Blvd. * Austin, TX 78751 * Phone: (512) 452-9940 * Fax: (512) 452-9943
Visit our Website:
www.LoneStarAwards.com

BILL TO: Travis County
c/oTravis Gatlin
854-9065

SHIP TO: Travis County

DATE	INVOICE #	P.O. NUMBER/REFERENCE	TERMS	SHIP DATE	SHIP VIA
4/29/2011	6590		Due on receipt	5/6/2011	Picked-Up

QUANTITY	ITEM	DESCRIPTION	UNIT PRICE	TOTAL
60	Medallions	1.25" Track Medals with Blue neck ribbon	2.50	150.00
			SUBTOTAL	$150.00
			SALES TAX (8.25%)	$0.00
			TOTAL	$150.00

Please pay from this invoice. DUE DATE: 4/29/2011

Thank you for your order, we appreciate your business.

HRMD

Human Resources Management Department

1010 Lavaca Street • P.O. Box 1748 • Austin, Texas 78767 • (512) 854-9165 / FAX (512) 854-9757

May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

I am requesting a check in the amount of $300.00 made payable to Travis County Facilities Management for building use.

Please let me know if you need additional information.

HRMD
Human Resources Management Department

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May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

Per the attached invoice, I am requesting a check in the amount of $240.00 made payable to Speedpro Imaging North Austin crossbeam banner.

Please let me know if you need additional information.

Updated 5/26/ 2011, 3:45 p.m.

Speedpro Imaging

INVOICE

Invoice# 10731
Invoice Date May 9, 2011
Customer PO#
Notes
Terms Due on receipt

Bill To:
Travis County Health Facility and
Development Corporation
Attn: Zetta Garnett
PO Box 1748
Austin, TX 78767
512-851-0000

Ship To:
Travis County Health Facility and
Development Corporation
Attn: Zetta Garnett
PO Box 1748
Austin, TX 78767
512-851-0000

Qty	Description	Unit Price	Discount Price	T	Before Discount	Discounted Subtotal
1	RUNTEX/TRAVIS COUNTY CROSSBEAM-16'x6' Digital Image printed on premium vinyl, using UV-resistant inks; hemmed with grommets every 2 feet.	480.00	240.00		480.00	$240.00

Total Discount $240.00

Subtotal	$240.00
8.25% Sales Tax	
Invoice Total	$240.00
Deposit	
AMOUNT DUE	$240.00

Customer Signature: _____

Checks are Payable to:
Speedpro Imaging North Austin
2113 Wells Branch Pkwy Ste 4300
Austin TX 78728
(512) 990.1400

THANK YOU FOR YOUR BUSINESS!

Human Resources Management Department

1010 Lavaca Street • P.O. Box 1748 • Austin, Texas 78767 • (512) 854-9165 / FAX (512) 854-9757

May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

Per the attached invoice, I am requesting a check in the amount of $193.54 made payable to Kassmo Products Incorporated for race bibs.

Please let me know if you need additional information.

Updated 5/26/ 2011, 3:45 p.m.

Kassmo Products Incorporated
PO Box 31876
Saint Louis, MO 63131-1876

(314)821-2221
accounting@kassmo.com

kassmo products inc.

Invoice

DATE	INVOICE #
05/09/2011	5550
TERMS	**DUE DATE**
Net 10	05/19/2011

BILL TO
Travis County Health Fac. Corp. Travis County Health 1010 Lava Street Suite 200 Austin, TX 78767

AMOUNT DUE	ENCLOSED
$193.54	

Please detach top portion and return with your payment

P.O. Number	Ship Date
5550	04-30-11

Activity	Quantity	Rate	Amount
• Running Bib with Digital Print	300	0.42	126.00
• Safety Pins	1	11.00	11.00
• Freight Charge & Handling Charges - Standard Overnight	1	56.54	56.54
• Past Due Accounts Will Be Charged 1.5% Monthly	1	0.00	0.00
• Looking for Additional Savings? Call for a Preferred Client Quote on ALL Your Custom Printed Items.	1	0.00	0.00
• THIS INVOICE APPROVED FOR CREDIT CARD PAYMENT - PLEASE CALL OFFICE TO ARRANGE	1	0.00	0.00
		TOTAL	$193.54

Thank you for your business. We appreciate the opportunity to be of service and look forward to working with you again.

HRMD

Human Resources Management Department

1010 Lavaca Street • P.O. Box 1748 • Austin, Texas 78767 • (512) 854-9165 / FAX (512) 854-9757

May 20, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Combined Charities 5K and Kids K. This event was for Travis County employees, retirees and their families. The event was put in place for our employees to get active and stay fit.

Per the attached invoice, I am requesting a check in the amount of $100.47 made payable to East End Ink for race shirts.

Please let me know if you need additional information.

Invoice: 9533

Date Ordered: 5/13/11
Date Invoiced: 5/13/11
Date Due: 5/13/11

Ordered By	Phone	Fax	Email
Zetta Garnett	512-745-6501		zetta.garnett@co.travis.tx.us

SHIP TO:

TRAVIS COUNTY HEALTH FACILITIES
DEVELOPMENT CORPORATION
700 LAVACA STREET - ATTENTION HARVEY DAVIS
SUITE 1560
AUSTIN, TX 78701

Customer #	PO Number	Terms	Salesperson	Ship Method
1661		Due On	Adrian Herschberg	

Design ID	Design Title	Type
4485	Race	

Qty	Part Number	Color	Description	Youth Adult	6-8 S	10-12 M	14-16 LG	18-20 XL	2-4 2X	1 size Other	Unit Price	Total Price
197	cp	Black	Customer Provided							197	0.51	100.47
197												

Subtotal	100.47
Sales Tax	
Shipping	
Total	100.47
Paid	
Balance	100.47

Note:
Please provide 50% deposit and balance will be due upon completion of job. Prompt payment is appreciated. To avoid an administrative fee pay by check or cash. Please call immediately with any discrepancies or damages. Damages are not accepted after 7 days from receipt of order.

East End Ink
2412 E. Cesar Chavez St., STE A
Austin, TX 78702
O: (512)236-9911 F: (512)236-9072

Human Resources Management Department

1010 Lavaca Street • P.O. Box 1748 • Austin, Texas 78767 • (512) 854-9165 / FAX (512) 854-9757

May 17, 2011

TO: Harvey Davis, Corporations Administrator

FROM: Dan Mansour, Risk and Benefits Manager

SUBJECT: Wellness Program Expense

Please prepare an agenda item to approve payment for the Travis County Mammogram Mixer. This event is for Travis County employees, retirees and their families. The event was put in place for our employees to take care of an important annual health screening and early detection of cancer.

Per the attached invoice, I am requesting a check in the amount of $125.00 made payable to Anne Stevenson for banner.

Please let me know if you need additional information.

ANNE STEVENSON

DESIGN INVOICE NO 0511

12 May 2011

Travis County
AttN: Zetta Garnett

creative development
Mammo Mixer banner
design / revisions / pre-press
digital file

flat rate 125.

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total 125.00
net due upon receipt

MAIL TO: 1701 TRAVIS HEIGHTS BLVD AUSTIN, TX 78704