

M E M O R A N D U M

TO: **Andrew Rivera**, Planning Commission Coordinator
Planning and Zoning Department

FROM: Andy Halm, Senior Property Agent
Land Management Section
Office of Real Estate Services

DATE: August 18, 2017

SUBJECT: F# 9745-1608 Aerial Encroachment of a portion of West 4th Street, Colorado Street and the Colorado Street Alley between West 4th Street and West 5th Street by proposed canopy and building structure near the intersection of West 4th Street and Colorado Street.

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The area being requested for encroachment will be used for canopy and building structure for a new commercial mixed use project.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **September 12, 2017, Planning Commission Agenda** for their consideration.

Staff contact: Andy Halm at 974-7185 or landmanagement@austintexas.gov

Applicant: Michele Haussmann

Property Owner: Ann Chiles Graham and Susan Chiles

Mrs. Michele Haussmann will be present at the meeting to answer any questions regarding the project, if needed.

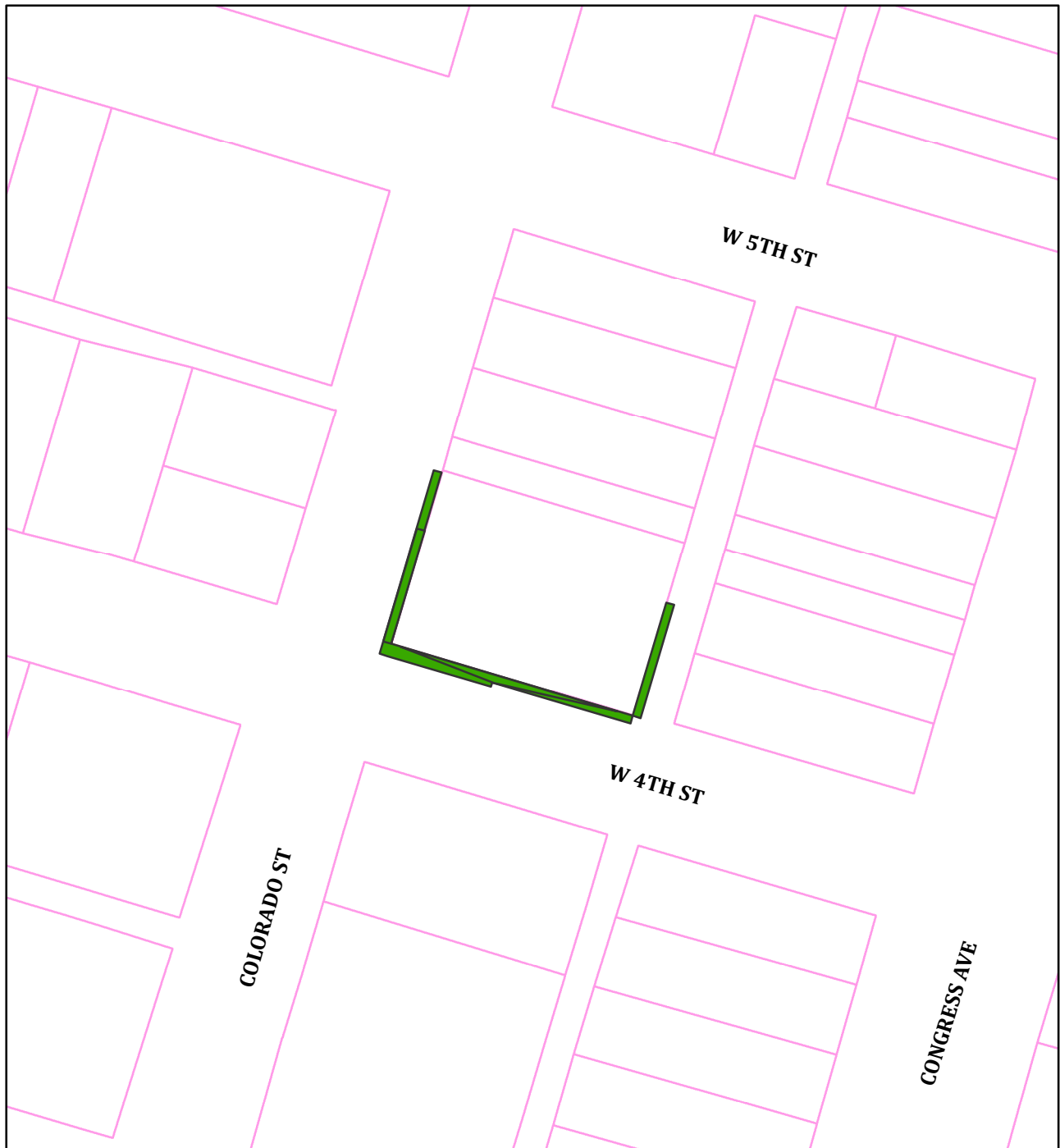
Andy Halm, Senior Property Agent
Land Management Division

OFFICE OF REAL ESTATE SERVICES

Attachments

Department comments for the encroachment of a portion of the West 4th Street, Colorado Street right-of-way and Colorado Street Alley right-of-way between West 4th Street and West 5th Street by the proposed canopy and building structure.

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
DEVELOPMENT SERVICES (Land Use Review-Engineering)	APPROVE
DEVELOPMENT SERVICES (Land Use Review-Transportation)	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & ZONING (Comprehensive Planning)	APPROVE
PLANNING & ZONING (Zoning Review)	APPROVE
PLANNING & ZONING (Urban Design)	APPROVE
PUBLIC WORKS	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE – Call for locate before excavation. TWC/Charter has existing underground facilities.
WATERSHED PROTECTION (Engineering)	APPROVE



Proposed Aerial Encroachments at W 4th St & Colorado St



City of Austin
Real Estate Services



0 75 150
Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 7/19/2017

MEMORANDUM

Case No.: 9745-1608

Date: Aug. 31, 2016

SUBJECT: ENCROACHMENT OF STREET RIGHT OF WAY

() Lucy Cabading	AT&T	() Jackie Chuter	PARD
() Melody Giambruno	Austin Energy	() David Marquez	DSD (LUR-Engineering)
() Katrina Fenrick	Austin Resource Recovery	() Sangeeta Jain	DSD (LUR-Transportation)
() Rob Spillar	Austin Transportation Director	() Mark Walters	P&Z (Comp. Planning)
() Angela Baez	Austin Water	() Humberto Rey	P&Z (Urban Design)
() Roberto Gonzalez	Capital Metro	() Wendy Rhoades	P&Z (Zoning Review)
() Bruna Quinonez	Code Compliance	() David Boswell	PWD – Office of City Eng'r
() Carlo DeMatos	CTM – GAATN	() Nadia Barrera	PWD – Urban Trails
() Milissa Warren	EMS	() Christian Barraza	Texas Gas
() Frank Alvarez	Fire	() Joseph Boyle	Time Warner
() Scott Cunningham	Google	() Katina Bohrer	WPD (Engineering)
() Daniel Pina	Grande Communication		

A request has been received for the aerial encroachment of a portion of **East 4th Street, Colorado Street, and the Colorado Street alley between West 4th Street and West 5th Street right of way** (Adjacent to 405 Colorado Street). The encroachment consist of proposed canopy and building structure.

Please review this request and return your comments to Andy Halm (974-7185), email address: landmanagement@austintexas.gov or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **September 15, 2016**.

APPROVAL: _____ YES _____ Yes, Subj. to Req'm't _____ No

Comments: _____

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: _____

Reviewed by: _____ Telephone: _____

Date: _____

Application for an Encroachment Agreement

File No. 9745-1608
Department Use OnlyDATE: 8/30/16
Department Use Only

1. TYPE OF ENCROACHMENT

Encroachment Type:	<u>X</u>	<u>Aerial</u>	<u>Sub-surface</u>	<u>Surface</u>
List TYPE OF ENCROACHMENT to be placed on Public Property: <u>Canopy and vertical building structure</u>				
Has encroachment been installed prior to application:				Yes <input type="radio"/> No <input checked="" type="radio"/>
Adjoins property at the following street address: <u>401 - 405 Colorado St.</u>				

2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #:	<u>812847</u>
Survey & Abstract No.	<u></u>
Lot(s) <u>1</u>	Block <u>43A</u> Outlot <u></u>
Subdivision Name: <u>401 Colorado Subdivision</u>	
Plat Book <u>13374</u>	Page Number <u>441</u> Document Number <u>6085895</u>
County/Records:	County: <u></u> Deed Real Property Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.	

3. RELATED CASES

	FILE NUMBERS
Existing Site Plan: YES / NO	<u>SPC-2016-0260C</u>
Subdivision: Case: YES / NO	<u></u>
Building Permit: YES / NO	<u></u>

4. APPLICANT INFORMATION

Name: <u>Michele Haussmann</u>		
Firm Name: <u>Land Use Solutions, LLC</u>		
Address: <u>1001 Congress Avenue, Ste. 250</u>	City: <u>Austin</u>	State: <u>TX</u>
Zip: <u>78701</u>	Phone: <u>(512) 212-4114</u>	Fax No.: <u>()</u>
EMAIL ADDRESS: <u>Michele@landusesolutionstx.com</u>		

5. DEVELOPER INFORMATION

Name: <u>Leon Shadowen, VP Development</u>		
Firm Name: <u>Brandywine Realty Trust</u>		
Address: <u>111 Congress Avenue, 30th Floor</u>	City: <u>Austin</u>	State: <u>TX</u>
Zip: <u>78701</u>	Phone: <u>(512) 872-7183</u>	Fax No.: <u>(512) 306-6957</u>

6. LANDOWNER INFORMATION

Name: <u>Susan Chiles Harris & Ann Chiles Graham (Austin Trust Company)</u>		(as shown on Deed)
Address: <u>111 Congress Ave. Ste. 3000</u>		City: <u>Austin</u> State: <u>Texas</u>
Zip: <u>78701</u>	Phone: _____	Fax: _____
Lienholder Name: _____		
Lienholder Address: _____		
Lienholder Phone Number: _____ Fax Number: _____		
(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)		

7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name: <u>401 Colorado, LLC</u>		
Address: <u>111 Congress Ave. 30th Floor</u> City: <u>Austin</u> State: <u>Texas</u>		
Zip: <u>78701</u>	Phone: <u>(804) 521-1823</u>	Fax No.: <u>()</u>
Contact Person: <u>Leon Shadowen</u> Phone: <u>804-521-1823</u>		

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

Signed By: 
Applicant

Please check the appropriate box.

- ☐ Landowner
- ☐ Tenant
- ☐ Agent for Landowner
- ☐ Agent for Tenant



LAND USE
SOLUTIONS, LLC

LandUseSolutionsTX.com

Michele Haussmann
PRINCIPAL

August 4, 2016

Ms. Betty Nguyen
City of Austin
Real Estate Services Division
Public Works Department
505 Barton Springs Road 13th Floor
Austin, TX 78704

VIA Hand Delivery

Re: Encroachment Agreement Application – Property located at 401-405
Colorado Street in the City of Austin, Travis County, Texas (“Property”)

Dear Ms. Nguyen:

As representatives of the lessee and developer of the above stated Property, Brandywine Realty Trust (“Applicant”), we respectfully submit the enclosed Encroachment Agreement application and submittal package. The Applicant is requesting an Encroachment Agreement to allow for the use of City of Austin (“City”) public right-of-way for the construction of a proposed commercial mixed use project including approximately 230,000 square feet of office use, 3,300 square feet of ground-floor retail/restaurant uses and a parking garage with approximately 530 parking spaces to be used by the office/retail/restaurant tenants and the public (“Project”).

As part of the Encroachment Agreement application submittal checklist, the following are the answers to the questions regarding the details of the proposed Project:

1. Is this a residential or commercial project?

- The proposed project is commercial.

1001 Congress Avenue, Suite 250
Austin, Texas 78701
OFFICE 512.212.4114

10003 NW Military Hwy, Suite 2215
San Antonio, Texas 78231
OFFICE 210.812.2222



LandUseSolutionsTX.com

2. How was the area of encroachment dedicated? By plat or by separate instrument?

- The proposed area of encroachment was dedicated by plat.

3. Did the City purchase the area where the proposed encroachment would be located? (i.e., by Street Deed)

- N/A

4. Does the encroachment currently exist, or is it only proposed on paper?

- The proposed area of encroachment is only proposed on paper.

5. Are there any utility lines within the proposed encroachment area? If yes, what are your plans for the utilities? Relocation of utility lines must be at the applicant's expense.

- The proposed area of encroachment does not currently infringe upon any utility lines.

6. How do you plan to develop the proposed encroachment area?

- Canopy over the sidewalk on 4th Street and Colorado Street that is permanently affixed to the office building, and architectural elements and expanded office square footage that allows for usable space between structural columns and exterior walls.

7. Has a site plan been submitted on your project? If not, is the project exempt from the site plan process?

- Yes, a Site Plan has been submitted. The case number is, SPC-2016-0260C.

8. Is your project a Unified Development?



LandUseSolutionsTX.com

- No, the proposed project is not a Unified Development.

9. Is your project a S.M.A.R.T. Housing Project?

- No, the proposed project is not a S.M.A.R.T. Housing Project.

10. When do you anticipate starting construction of the development?

- The proposed project anticipated start for construction is tentatively set for January – February of 2017.

11. What is the current status of the adjacent properties?

- The adjacent properties are developed with commercial uses, restaurants to the north, south and west, and a surface parking lot to the east.

12. What type of parking facilities currently exist?

- The site currently operates as a surface parking lot.

13. Does the area of encroachment lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street?

- No, the proposed area of encroachment does not fall within UT boundaries.

14. Does the area of encroachment lie within Downtown boundaries: East of Lamar Boulevard, west of IH-35, north of Lady Bird Lake, and south of Martin Luther King Boulevard?

- Yes, the area of encroachment falls within Downtown boundaries.

15. Does the proposed encroachment support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?



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- Yes, the proposed encroachment supports the Priority Programs and policy directives discussed in the Imagine Austin Comprehensive Plan. Please see the enclosed applicant summary letter.

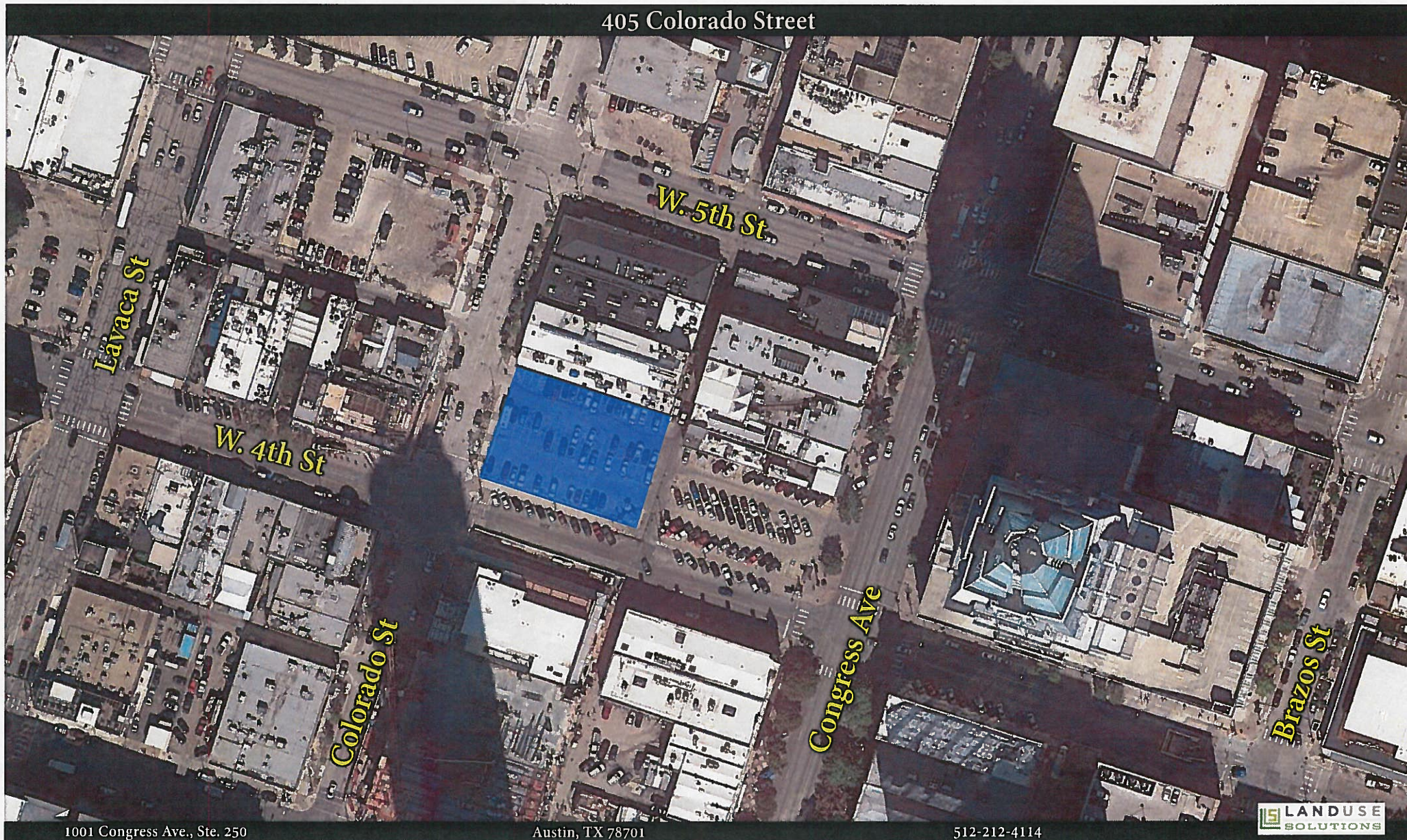
Please let me know if you have any questions or need additional information. Thank you for your time and assistance with the Project.

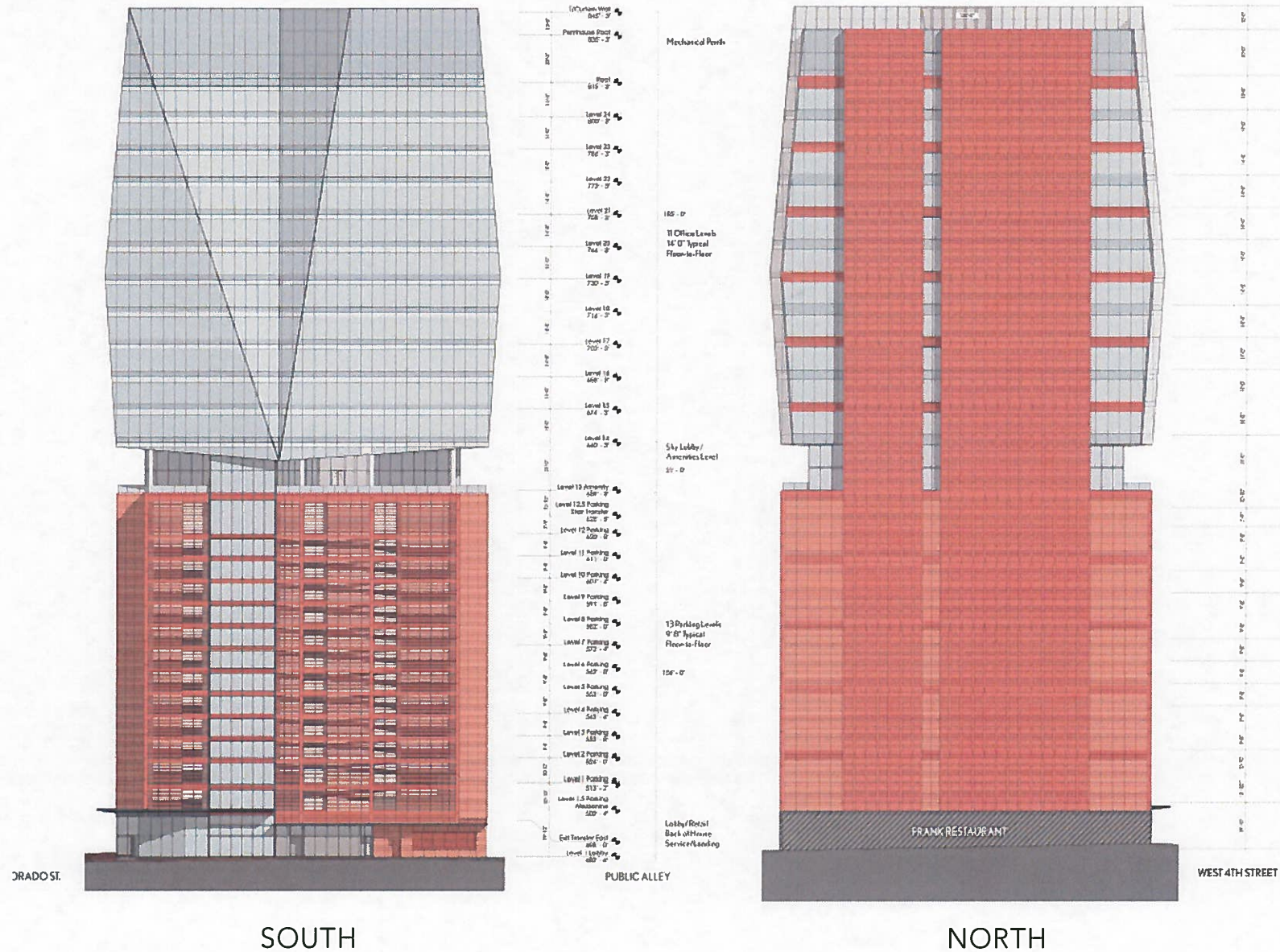
Very truly yours,

Michele Haussmann

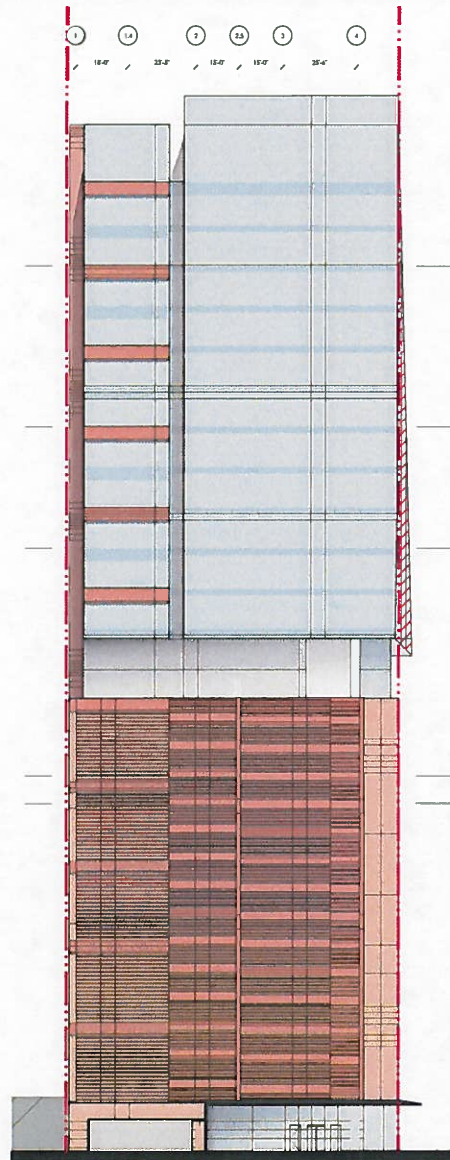
Enclosures

CC: Jerry Rusthoven, City of Austin, *via electronic mail*
Scott Grantham, City of Austin, *via electronic mail*
John Horton, *via electronic mail*
Dell Boykin, Austin Trust Company, *via electronic mail*
William Redd, Brandywine Realty Trust, *via electronic mail*
Leon Shadowen, Brandywine Realty Trust, *via electronic mail*
Mike Harris, Brandywine Realty Trust, *via electronic mail*
Nick Brown, Stantec, *via electronic mail*

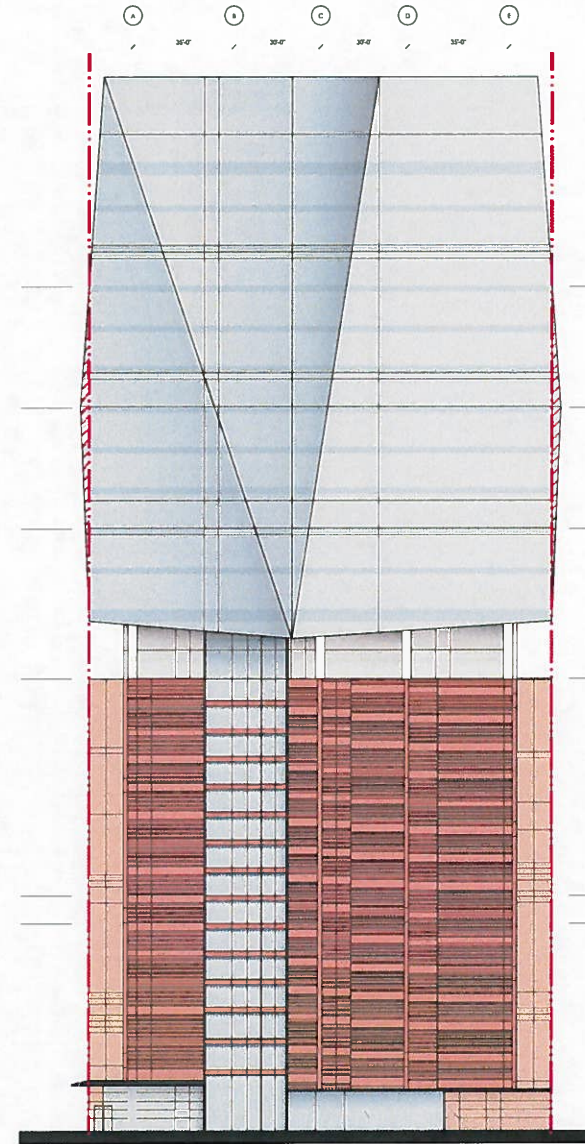








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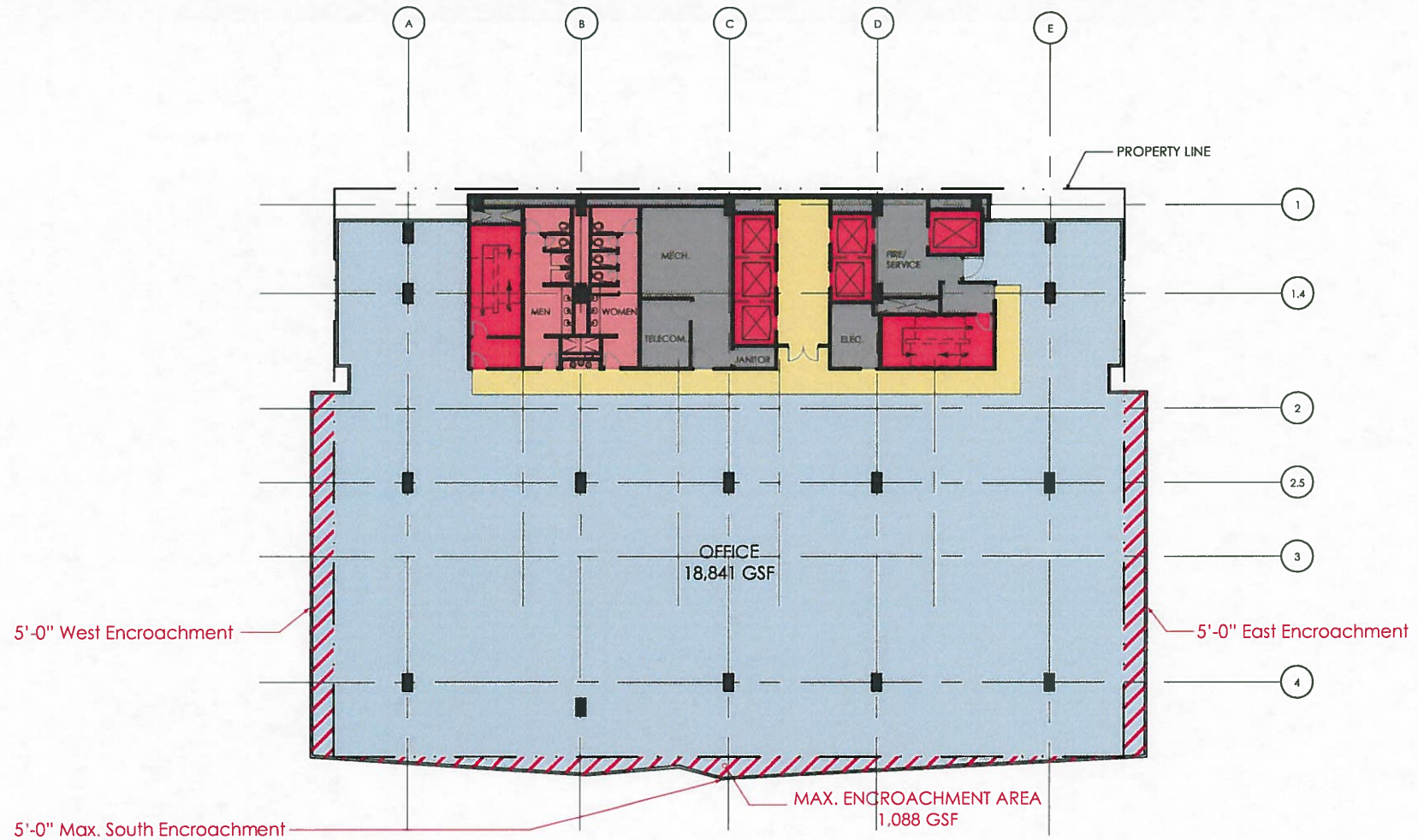
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SCALE: 1/64"=1'-0"

SITE PLAN SUBMISSION

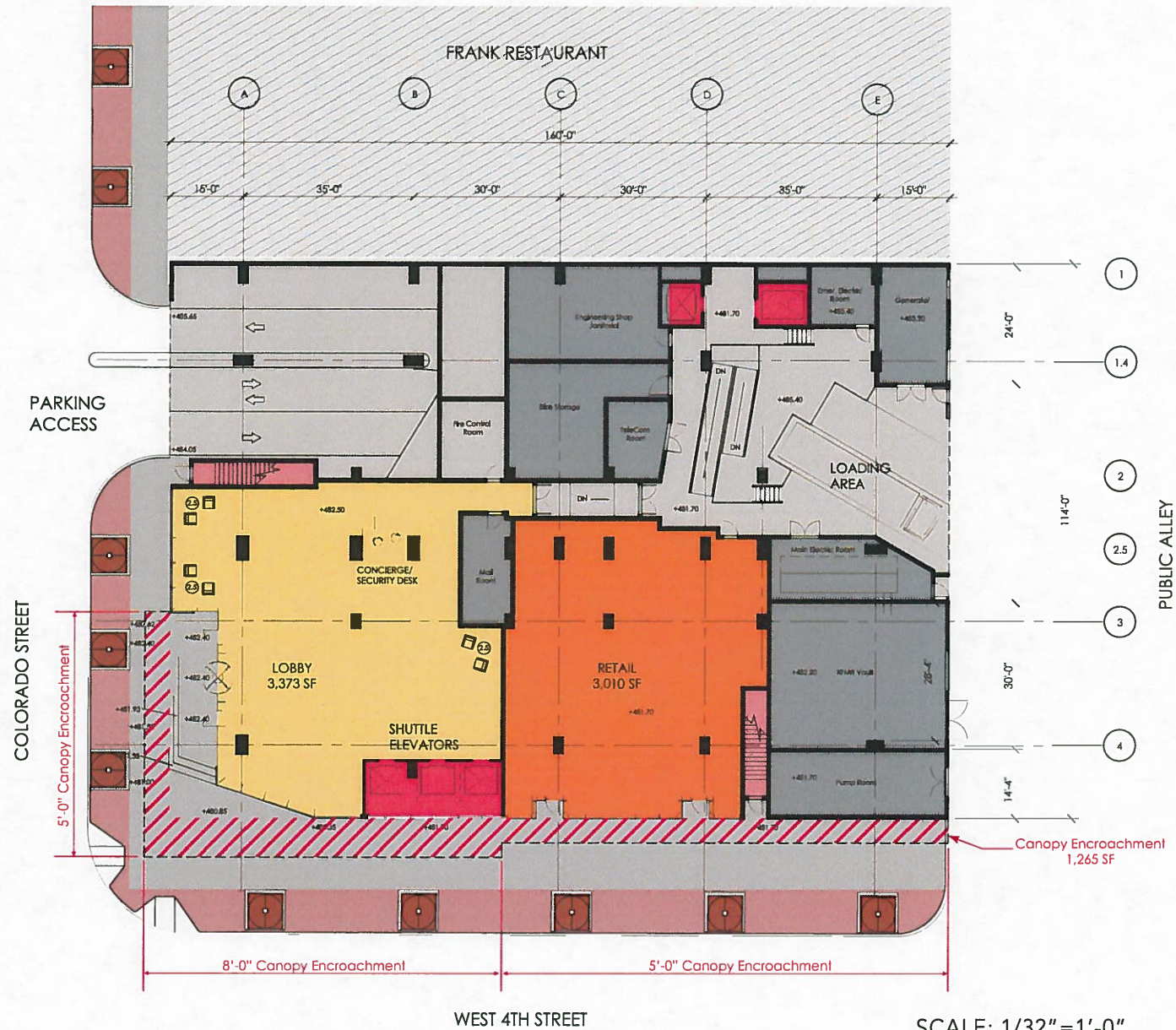
405 COLORADO STREET

MAY17, 2016



LEVEL 19
GREATEST CANTILEVER
SITE PLAN SUBMISSION

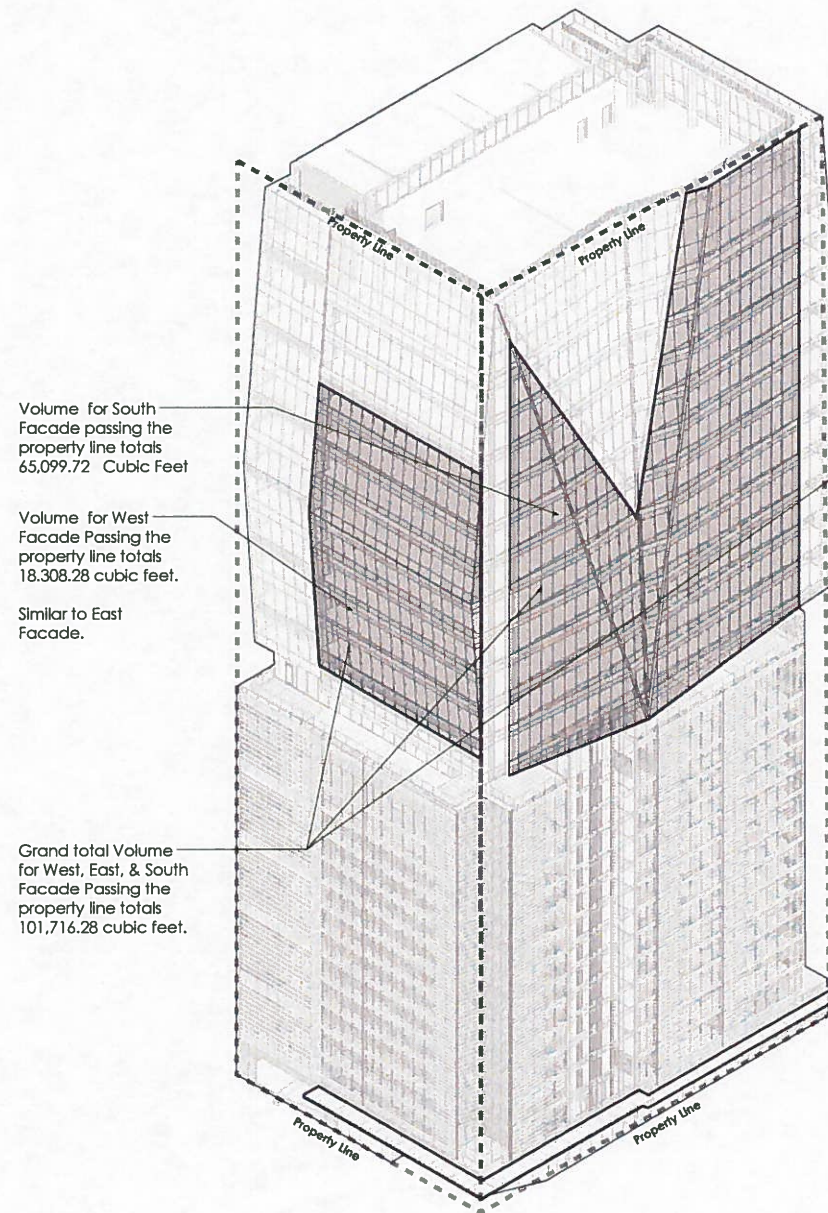
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SITE PLAN SUBMISSION

405 COLORADO STREET

MAY17, 2016



**DUDA | PAINE
ARCHITECTS**

OWNER
Brandywine Realty Trust
111 Congress Avenue
Suite 3000
Austin, TX 78701

ARCHITECT
Duda | Paine Architects, LLP
333 Leggett Street
Durham, NC 27701

CIVIL ENGINEER
Bury
221 West 5th Street
Suite 400
Austin, TX 78701

LANDSCAPE ARCHITECT
Coleman and Associates
990 River Mountain Dr
Austin, Texas 78737

STRUCTURAL ENGINEER
Brockville/Davis/Drake
Terrace Building One
2400 Via Fortuna Drive, Ste. 320
Austin, Texas 78744

MEP ENGINEER
Burn Consulting Engineers
8144 Walnut Hill Lane,
Suite 200 Dallas, Texas 75231

FOR REVIEW PURPOSES ONLY

405 Colorado

**405 COLORADO ST
AUSTIN, TX 78701**

This document is the property of the architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

All drawings shall be submitted to the architect for review and approval.

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EXHIBIT "A"

CITY OF AUSTIN TO
ANN CHILES GRAHAM AND SUSAN CHILES ET AL
(ENCROACHMENT AGREEMENT)

1,656 SQUARE FEET
WEST 4TH STREET AT COLORADO STREET
405 COLORADO STREET

FN NO. 16-264(DLB)
AUGUST 1, 2016
JOB NO. 222010232

DESCRIPTION

OF 1,656 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE COLORADO STREET (80' R.O.W.), AND A PORTION OF THE WEST 4TH STREET (80' R.O.W.) RIGHTS-OF-WAY, ADJACENT TO LOT 1, BLOCK "43A", 401 COLORADO SUBDIVISION, OF RECORD IN DOCUMENT NO. 201100165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 CONVEYED TO ANN CHILES GRAHAM AND SUSAN CHILES, ET AL BY DEEDS OF RECORD IN VOLUME 13374, PAGE 441, AND VOLUME 12940, PAGE 444 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2016064122 OF SAID OFFICIAL PUBLIC RECORDS;

PART 1 - 1,191 SQUARE FEET

A 1,191 SQUARE FOOT TRACT OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE OF 481.0 FEET (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 499.75 FEET (based on NAVD88) WHICH IS 18.75 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 20.25 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 501.25 FEET;

PART 2 - 465 SQUARE FEET

A 465 SQUARE FOOT TRACT OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE OF 481.0 FEET (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 496.0 FEET (based on NAVD88) WHICH IS 15.0 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 16.5 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 497.5 FEET;

SAID 1,656 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 1,191 SQUARE FEET

BEGINNING, at a PK nail with "BURY" washer found at the intersection of the easterly right-of-way line of Colorado Street with the northerly right-of-way line of West 4th Street, being the southwesterly corner of said Lot 1;

THENCE, S73°24'07"E, along the northerly right-of-way line of Colorado Street, with the southerly line of said Lot 1, for a portion of the easterly line hereof, a distance of 68.42 feet to the northeasterly corner hereof;

FN NO. 16-264 (DLB)
AUGUST 1, 2016
PAGE 2 OF 3

THENCE, leaving the southerly line of said Lot 1, over and across the West 4th Street and the Colorado Street rights-of-way, for a portion of the easterly, southerly, westerly and the northerly lines hereof, the following four (4) courses and distances:

- 1) S16°34'43"W, a distance of 8.18 feet to the southeasterly corner hereof;
- 2) N73°24'07"W, a distance of 73.61 feet to the southwesterly corner hereof;
- 3) N16°34'43"E, a distance of 121.40 feet to the northwesterly corner hereof;
- 4) S73°25'17"E, a distance of 5.20 feet to a point in the westerly line of said Lot 1, being the easterly right-of-way line of Colorado Street, for the northeasterly corner hereof;

THENCE, S16°34'43"W, along the easterly right-of-way line of Colorado Street, being the westerly line of said Lot 1, for a portion of the easterly line hereof, a distance of 113.22 feet to the **POINT OF BEGINNING**, containing an area of 1,191 square feet of land, more or less, within these metes and bounds.

PART 2 - 465 SQUARE FEET

BEGINNING, at a PK nail with "BURY" washer found at the intersection of the northerly right-of-way line of West 4th Street and the westerly right-of-way line of a 20 foot wide Alley of Block 43 of the Original City of Austin, according to the map or plat filed at the General Land Office of the State of Texas the southeasterly corner of said Lot 1, for the northeasterly corner hereof;

THENCE, leaving the southerly line of said Lot 1, over and across the West 4th Street right-of-way, for the easterly, southerly, and westerly lines hereof, the following three (3) courses and distances:

- 1) S16°35'53"W, a distance of 5.07 feet, to the southeasterly corner hereof;
- 2) N73°24'07"W, a distance of 91.63 feet, to the southwesterly corner hereof;
- 3) N16°34'43"E, a distance of 5.07 feet, to a point in the northerly right-of-way line of West 4th Street, being the southerly line of said Lot 1, for the northwesterly corner hereof;

FN NO. 16-264(DLB)
AUGUST 1, 2016
PAGE 3 OF 3

THENCE, S73°24'07"E, along the northerly right-of-way line of West 4th Street, being the southerly line of said Lot 1, for the northerly line hereof, a distance of 91.63 feet to the **POINT OF BEGINNING**, containing an area of 465 square feet of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS MONUMENTS.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 8/1/16
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
Mark.Jezisek@stantec.com



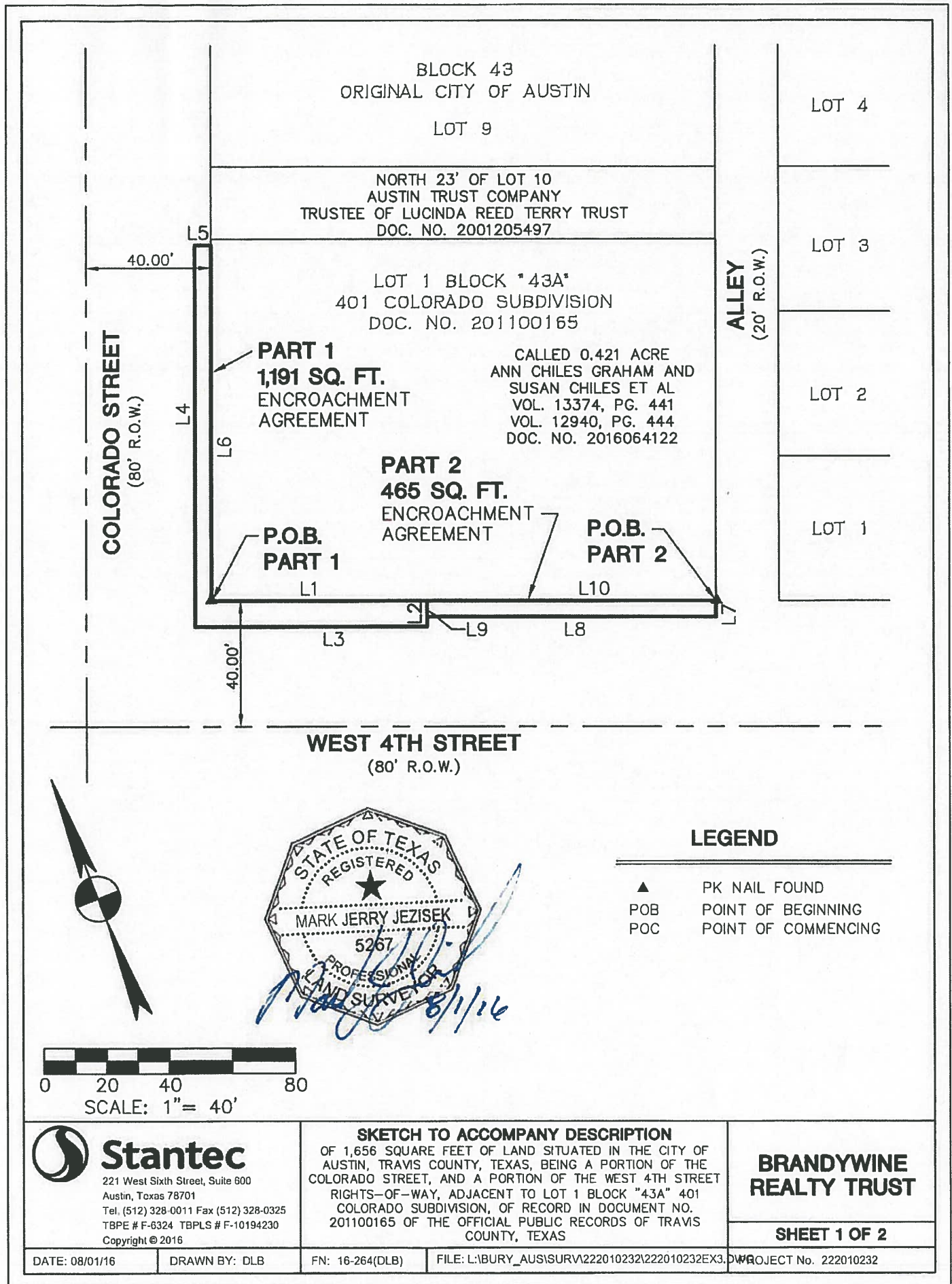
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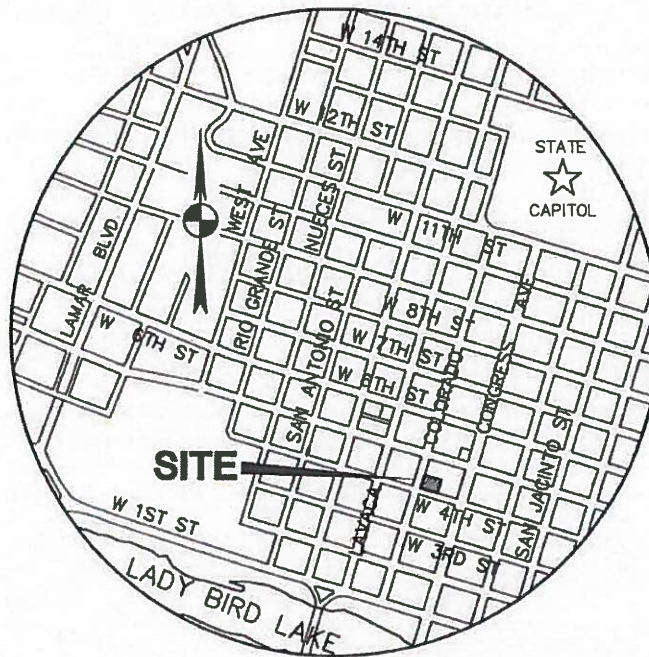
TCAD PARCEL NO. 812847
CITY GRID J22

FIELD NOTES REVIEWED

By *Clark D. Divil* Date 11.10.2016

Engineering Support Section
Department of Public Works
Transportation





VICINITY MAP

N.T.S.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S73°24'07"E	68.42'
L2	S16°34'43"W	8.18'
L3	N73°24'07"W	73.61'
L4	N16°34'43"E	121.40'
L5	S73°25'17"E	5.20'
L6	S16°34'43"W	113.22'
L7	S16°35'53"W	5.07'
L8	N73°24'07"W	91.63'
L9	N16°34'43"E	5.07'
L10	S73°24'07"E	91.63'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.


Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SKETCH TO ACCOMPANY DESCRIPTION

OF 1,656 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE COLORADO STREET, AND A PORTION OF THE WEST 4TH STREET RIGHTS-OF-WAY, ADJACENT TO LOT 1 BLOCK "43A" 401 COLORADO SUBDIVISION, OF RECORD IN DOCUMENT NO. 201100165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**BRANDYWINE
REALTY TRUST**
SHEET 2 OF 2

DATE: 08/01/16

DRAWN BY: DLB

FN: 16-264(DLB)

FILE: L:\BURY_AUS\SURV\222010232\222010232EX3.DWG

PROJECT No. 222010232

EXHIBIT "A"

CITY OF AUSTIN TO
ANN CHILES GRAHAM AND SUSAN CHILES ET AL
(ENCROACHMENT AGREEMENT)

1,051 SQUARE FEET
WEST 4TH STREET AT COLORADO STREET
405 COLORADO STREET

FN NO. 16-213(DLB)
JUNE 28, 2016
JOB NO. 222010232

DESCRIPTION

OF 1,051 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE COLORADO STREET (80' R.O.W.), WEST 4TH STREET (80' R.O.W.) AND THAT CERTAIN 20 FOOT WIDE ALLEY RIGHTS-OF-WAY, ADJACENT TO LOT 1, BLOCK "43A", 401 COLORADO SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201100165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 HAVING BEEN CONVEYED TO ANN CHILES GRAHAM AND SUSAN CHILES, ET AL BY DEEDS OF RECORD IN VOLUME 13374, PAGE 441, AND VOLUME 12940, PAGE 444 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2016064122 OF SAID OFFICIAL PUBLIC RECORDS; SAID 1,051 BEING MORE PARTICULARLY DESCRIBED IN THREE (3) PARTS AS FOLLOWS:

PART 1 - 374 SQUARE FEET (PORTION OF COLORADO STREET R.O.W.)

A 374 SQUARE FOOT OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE of 481.0' (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 655.0' (based on NAVD88) WHICH IS 174.0 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 305.25 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 786.25';

PART 2 - 374 SQUARE FEET (PORTION OF 20 FOOT WIDE ALLEY)

A 374 SQUARE FOOT TRACT OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE of 481.0' (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 655.0' (based on NAVD88) WHICH IS 174.0 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 305.25 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 786.25';

PART 3 - 303 SQUARE FEET (PORTION OF WEST 4TH STREET R.O.W.)

A 303 SQUARE FOOT TRACT OF LAND BEING LOCATED ABOVE THE PROPOSED FINISH SIDEWALK GRADE of 481.0' (based on NAVD88) ON A LEVEL PLANE BEGINNING AT AN ELEVATION OF 650.0' (based on NAVD88) WHICH IS 169.0 FEET ABOVE THE PROPOSED FINISH SIDEWALK GRADE AND EXTENDING TO A HEIGHT OF 364.25 FEET ABOVE SAID PROPOSED FINISH SIDEWALK GRADE TO THE APPROXIMATE ELEVATION OF 845.25';

SAID 1,051 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED IN THREE (3) PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 374 SQUARE FEET

BEGINNING, at a PK nail with "BURY" washer found at the intersection of the easterly right-of-way line of Colorado Street with the northerly right-of-way line of West 4th Street, being the southwesterly corner of said Lot 1 and the southeasterly corner hereof;

FN NO. 16-213(DLB)
JUNE 28, 2016
PAGE 2 OF 3

THENCE, leaving the westerly line of said Lot 1, over and across the Colorado Street right-of-way, for the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) N73°24'07"W, a distance of 5.00 feet to the southwesterly corner hereof;
- 2) N16°34'43"E, a distance of 74.77 feet to the northwesterly corner hereof;
- 3) S73°24'07"E, a distance of 5.00 feet to a point in the westerly line of said Lot 1, being the easterly right-of-way line of Colorado Street, for the northeasterly corner hereof;

THENCE, S16°34'43"W, along the easterly right-of-way line of Colorado Street, being the westerly line of said Lot 1, for the easterly line hereof, a distance of 74.77 feet to the **POINT OF BEGINNING**, containing an area of 374 square feet of land, more or less, within these metes and bounds.

PART 2 - 374 SQUARE FEET

BEGINNING, at a point at the intersection of the westerly right-of-way line of a 20 foot wide alley, with the northerly right-of-way line of West 4th Street, being the southeasterly corner of said Lot 1, from which a PK nail with "BURY" washer found bears, N11°46'09"E, a distance of 0.56 feet, for the southwesterly corner hereof;

THENCE, N16°34'43"E, along the westerly right-of-way line of said 20 foot wide alley, being the easterly line of said Lot 1, for the westerly line hereof, a distance of 74.80 feet to the northwesterly corner hereof;

THENCE, leaving the easterly line of said Lot 1, over and across said 20 foot wide alley, for the northerly, easterly and southerly lines hereof, the following three (3) courses and distances:

- 1) S73°25'17"E, a distance of 5.00 feet to the northeasterly corner hereof;
- 2) S16°34'43"W, a distance of 74.81 feet to the southeasterly corner hereof;
- 3) N73°24'07"W, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing an area of 374 square feet of land, more or less, within these metes and bounds.

FN NO. 16-213(DLB)
JUNE 28, 2016
PAGE 3 OF 3

PART 3 - 303 SQUARE FEET

COMMENCING, at a point at the intersection of the westerly right-of-way line of said 20 foot wide alley, with the northerly right-of-way line of West 4th Street, being the southeasterly corner of said Lot 1, from which a PK nail with "BURY" washer found bears, N11°46'09"E, a distance of 0.56 feet;

THENCE, N73°24'07"W, leaving the westerly right-of-way line of said 20 foot wide alley, along the northerly right-of-way line of West 4th Street, being the southerly line of said Lot 1, a distance of 10.29 feet to the **POINT OF BEGINNING**, and easterly corner hereof;

THENCE, leaving the southerly line of said Lot 1, over and across the West 4th Street right-of-way, for the southerly line hereof, the following two (2) courses and distances:

- 1) N76°25'36W, a distance of 80.09 feet to an angle point hereof;
- 2) N69°35'44"W, a distance of 63.66 feet to a point in the southerly line of said Lot 1, being the northerly right-of-way line of West 4th Street, for the westerly corner hereof;

THENCE, S73°24'07"E, along the northerly right-of-way line of West 4th Street, being the southerly line of said Lot 1, for the northerly line hereof, a distance of 143.50 feet to the **POINT OF BEGINNING**, containing an area of 303 square feet of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AND ADDITIONALLY REFERENCED TO CITY OF AUSTIN GPS MONUMENTS.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 6/28/16
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
Mark.Jezisek@stantec.com



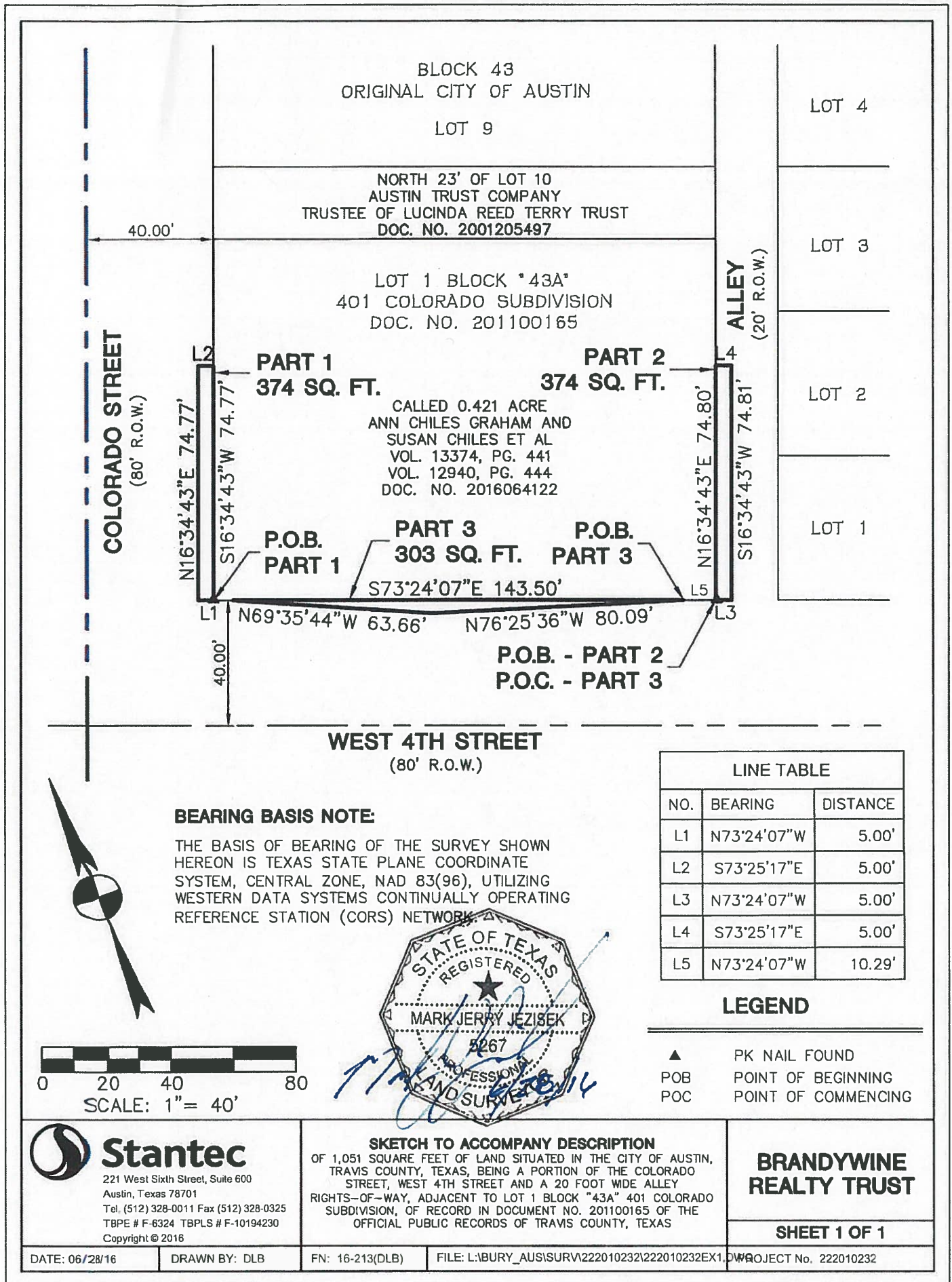
REFERENCES

TCAD PARCEL NO. 812847
CITY GRID J22

FIELD NOTES REVIEWED

By *Mark Jezisek* Date *11-10-2016*

Engineering Support Section
Department of Public Works
and Transportation





TRV

201100165

2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: LOT 1, BLOCK " 43A " 401 COLORADO
SUBDIVISION A REPLAT OF THE SOUTH 23' OF LOT 10, LOT 11, AND LOT 12,
BLOCK 43, ORIGINAL CITY OF AUSTIN SUBDIVISION

OWNERS NAME: AUSTIN TRUST COMPANY, ANN CHILES GRAHAM
AND SUSAN CHILES HARRIS, JOHN C. HORTON, III AND WILMOT R HORTON

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2011144613

RETURN:

PLANNING AND REVIEW DEPARTMENT 505 BARTON SPRINGS, 4TH FL
AUSTIN TX 78704

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 04, 2011 10:30 AM

201100165

GONZALES: \$65.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

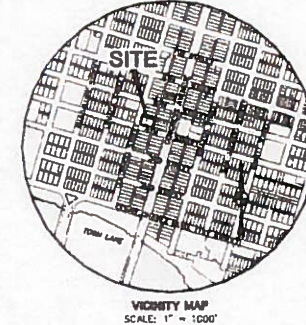
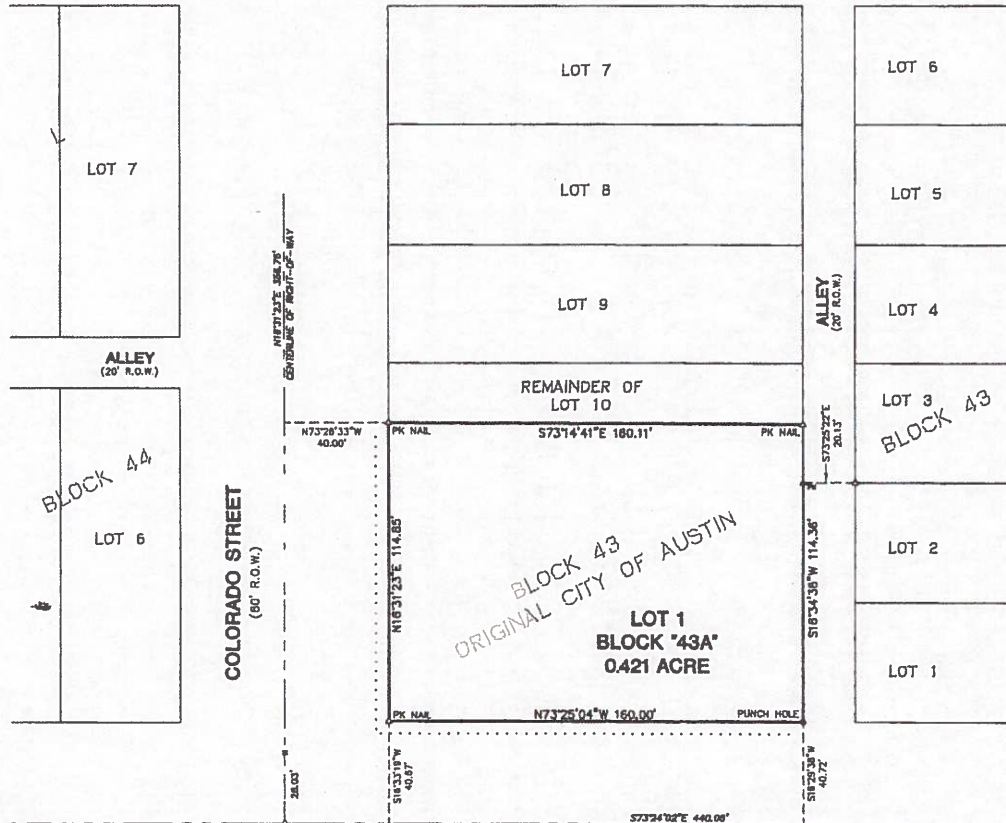
PHOTOGRAPHIC REPAIR
 \$65.00
 October 4, 2011
 201100165

LOT 1, BLOCK '43A' 401 COLORADO SUBDIVISION

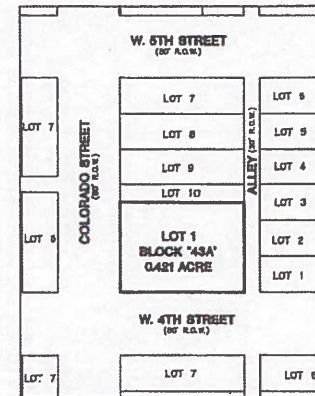
A REPLAT OF THE SOUTH 23' OF LOT 10, LOT 11 AND LOT 12,
BLOCK 43, ORIGINAL CITY OF AUSTIN SUBDIVISION

S73°30'22"E 440.38'
CENTERLINE OF RIGHT-OF-WAY

W. 5TH STREET
(80' R.O.W.)



0 50 100 150 200
1"=100'



"SEE DETAIL THIS SHEET"
1"=100'

BEARING BASIS NOTE
1. THE BEARING BASIS OF THE SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM, NAD 83(03), CENTRAL ZONE, UTILIZING TWENTY STREET CENTERLINE MONUMENTATION, AND REFERENCING CITY OF AUSTIN GPS CONTROL MONUMENT NO. J-22-4001.

LOT 1, BLOCK '43A' 401 COLORADO SUBDIVISION

A ONE (1) LOT SUBDIVISION
CONSISTING OF 0.421 ACRES

DATE: MAY, 2010

PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-9011 Fax (512)328-0325
TQPE Registration Number F-1048
Bury+Partners, Inc. ©Copyright 2011

DRAWN BY KWA APPROVED BY: ACD PROJECT NO: 193801 FILE: H:\2040\01\204002PL1.DWG

C8-2010-0133.OA

SHEET
1
OF 2

STATE OF TEXAS X
COUNTY OF TRAVIS X

THAT AUSTIN TRUST COMPANY, ANN CHILES GRAHAM AND SUSAN CHILES HARRIS, JOHN C. HORTON, III AND WILMOT R. HORTON, AS OWNERS OF LOT 1 THAT CERTAIN 0.421 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING THE SOUTH 23' OF LOT 10, LOT 11 AND LOT 12, BLOCK 43 OF THE ORIGINAL CITY OF AUSTIN SUBDIVISION AS SHOWN ON THE PLAT OR MAP OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.421 ACRE HAVING BEEN CONVEYED TO AUSTIN TRUST COMPANY, ANN CHILES GRAHAM AND SUSAN CHILES HARRIS BY DEED OF RECORD IN VOLUME 13374, PAGE 441 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED TO JOHN C. HORTON, III AND WILMOT R. HORTON, BY DEED OF RECORD IN VOLUME 12040, PAGE 444 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE TO BE KNOWN AS "LOT 1, BLOCK '43A' 401 COLORADO SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREET AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

BY: John C. Horton, III 5/12/2011 DATE
JOHN C. HORTON, III DATE
BY: Bonnie C. Downing 5/12/2011 DATE
BONNIE C. DOWNING DATE
INDEPENDENT EXECUTOR OF THE ESTATE OF WILMOT R. HORTON, DECEASED
BY: Ann Chiles Graham 5/12/2011 DATE
ANN CHILES GRAHAM, CO-TRUSTEE OF THE ANN CHILES GRAHAM TRUST

BY: Susan Chiles Harris 9/5/11 DATE
SUSAN CHILES HARRIS, CO-TRUSTEE OF THE SUSAN CHILES HARRIS TRUST
BY: Debbie L. Baykin 9/5/11 DATE
NAME: Debbie L. Baykin
TITLE: Debbie L. Baykin, President
AUSTIN TRUST COMPANY, AS SUCCESSOR CO-TRUSTEE OF THE ANN CHILES GRAHAM TRUST AND THE SUSAN CHILES HARRIS TRUST

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF MAY, 2011, A.D. BY John C. Horton III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF MAY, 2011, A.D.

Marcia Miller
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

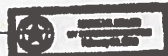


STATE OF TEXAS X

COUNTY OF TRAVIS X
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF MAY, 2011, A.D. BY Bonnie C. Downing KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF MAY, 2011, A.D.

Marcia Miller
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES



STATE OF TEXAS X

COUNTY OF TRAVIS X
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF August, 2011, A.D. BY Edna Smith Graham KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF August, 2011, A.D.

Kenne Underwood
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES



STATE OF TEXAS X

COUNTY OF TRAVIS X
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9 DAY OF September, 2011, A.D. BY Susan Chiles Harris KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF September, 2011, A.D.

Hollie Garcia
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES



STATE OF TEXAS X

COUNTY OF TRAVIS X
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7 DAY OF September, 2011, A.D. BY Debbie L. Baykin SVP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF September, 2011, A.D.

Hollie Garcia
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES



LOT 1, BLOCK '43A' 401 COLORADO SUBDIVISION

A REPLAT OF THE SOUTH 23' OF LOT 10, LOT 11 AND LOT 12,
BLOCK 43, ORIGINAL CITY OF AUSTIN SUBDIVISION

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS OR A DETENTION WAIVER SHALL BE OBTAINED.
5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEST 5TH STREET AND COLORADO STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BOND OCCURRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHELD OF CERTIFICATES OF OCCUPANCY, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY (LDC 25-6-351).
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
7. THERE ARE NO SLOPES GREATER THAN 15% ON THIS SITE.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE TRIMMING IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
12. PRIOR TO NEW CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
13. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN LAKE WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED AND SHALL BE DEVELOPED AS REQUIRED IN CHAPTER 25-2, CHAPTER 25-4 AND CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE.
14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, ORIGINAL CITY OF AUSTIN SUBDIVISION, SHALL APPLY TO THIS REPLAT.
15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
16. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
17. PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070821-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
18. THE OWNER OF THIS SUBDIVISION, AND 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 AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

ENGINEER'S CERTIFICATION:

I, JOSEPH A. ISAJA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph A. Isaja
JOSEPH A. ISAJA, P.E.
TEXAS REGISTRATION NO. D0848
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701

3-8-11
DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose Jurisdiction OF THE CITY OF AUSTIN ON THIS THE 12th DAY OF APRIL, 2011, A.D.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 12th DAY OF APRIL, 2011, A.D.

Greg Guernsey
GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 12th DAY OF APRIL, 2011, A.D.

Dave Sullivan
DAVE SULLIVAN, CHAIRPERSON

Sawanna Kirk
SAWANNA KIRK, SECRETARY

STATE OF TEXAS X
COUNTY OF TRAVIS X

I, DANA DEBEAUMOUR, 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 4 DAY OF October, 2011, A.D. AT 10:30 O'CLOCK A.M. DULY RECORDED ON THE 4 DAY OF October, 2011, A.D. AT 10:30 O'CLOCK A.M. PLAT RECORDS OF TRAVIS COUNTY, TEXAS, OF SAID COUNTY AND STATE IN DOCUMENT NO. 201100165 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 4 DAY OF October, 2011, A.

DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Michael P. Gonzales
DEPUTY
Michael P. Gonzales

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453C046SH, DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

SURVEYOR'S CERTIFICATION:

I, ABRAHAM C. DASHNER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Abraham C. Dashner
ABRAHAM C. DASHNER, R.P.L.S.
TEXAS REGISTRATION NO. 5901
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 800
AUSTIN, TEXAS 78701

3-8-11
DATE



LOT 1, BLOCK '43A' 401
COLORADO SUBDIVISION

A ONE (1) LOT SUBDIVISION
CONSISTING OF 0.421 ACRES

DATE: MAY, 2010
PREPARED BY:

Bury+Partners

ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
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