

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday March 11, 2019

CASE NUMBER: C15-2019-0014

____ Ada Corral
____ William Burkhardt
____ Christopher Covo
____ Eric Golf
____ Melissa Hawthorne
____ Yasmine Smith
____ Don Leighton-Burwell
____ Rahm McDaniel OUT
____ Martha Gonzalez (Alternate) (for RM)
____ Veronica Rivera
____ Jessica Cohen
____ Michael Von Ohlen
____ Kelly Blume (Alternate) (for CC)
____ VACANT (Alternate)

APPLICANT: Tracey Merino

OWNER: Granada Lane, LLC

**ADDRESS: 411, 601 E POWELL LANE AND 410, 500, 502, 504, 508, 602, 610
WONSLEY**

**VARIANCE REQUESTED: The applicant has requested variance(s) from Section
25-2-1063 (Height Limitations and Setbacks for Large Sites)**

**A. (B) to decrease the required setback from a property on which a use
permitted in SF-5 or more restrictive zoning district is located from 25 feet
(required) to 15 feet (requested); and to**

**B. (C) to increase the height limitations for a structure that is 50 feet or less
from a property on which a use permitted in an (SF-5) or more restrictive zoning
district is located from two-stories and 30 feet (required, permitted) to three
stories and 31 feet (requested)**

**in order to erect a multifamily residential use in an "MF-4-NP", Multifamily
Residence Moderate-High Density - Neighborhood Plan zoning district. (Georgian
Acres)**

**BOARD'S DECISION: March 11, 2019 POSTPONED TO APRIL 8, 2019 BY
APPLICANT (RENOTICE)**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



To the Members of the Board-

I would like to present for your review the following application for both a height and setback variance for our proposed affordable housing project located at 411, 601 E Powell Lane and 410, 500, 502, 504, 508, 602 and 610 Wonsley. JCI Residential is partnering with the Housing Authority of the City of Austin to build a 258-unit affordable apartment complex. The variances are being pursued in order to bring much needed affordable housing to the city of Austin, while maximizing the developable space on site.

The 8-acre site has an unusual amount of heritage and protected trees for being in such an urban location. There are 23 heritage trees and 24 protected trees for a combined total of 47 trees, which is uncharacteristically high for the area the site is located in. The trees are not located in one general area of the site that would allow us to avoid them, they are spread across much of the site limiting the buildable area available while trying to adhere to the city's preservation standards. In addition to the limited buildable area, when our zoning was approved it was a recommendation by council that we add three-bedroom units to the mix. These units result in a bigger foot print for the buildings they are apart of and limit the locations in where they can be placed. Hence, we are requesting a variance to Section 25-2-1063- *Height Limitations and Setbacks for Large Sites* to allow a 15'-0" setback for our building along the NW corner of the property, as well as an increased height limitation to allow for three stories and 38' 9".

The attached application and additional documentation will illustrate the current conditions of the site as well as the physical constraints that are uncharacteristic of a site in this area. Additionally, it will show that our development will not alter the character of the area nor impair our neighbors use of their property or ability to further develop. The variances being pursued will allow JCI Residential to maximize the developable area and deliver a substantial number of affordable residential units to an area that desperately needs newer and affordable housing options.

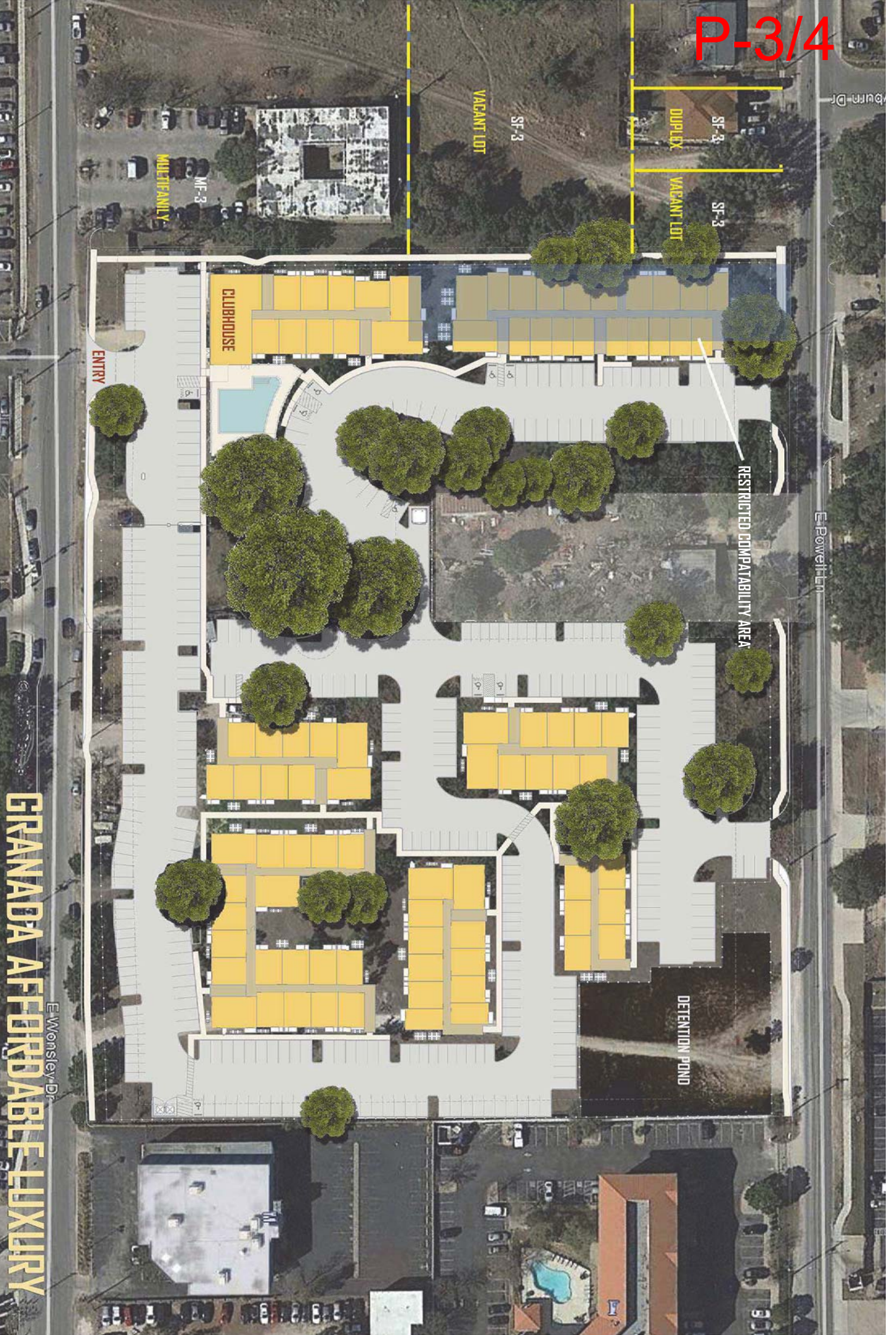
Respectfully,

Tracey Merino

Development Manager

M: 512.988.0282 O: 512.247.7000

[Redacted signature block]



GRANADA AFFORDABLE LUXURY

E Wonsley Dr

E Powell Ln



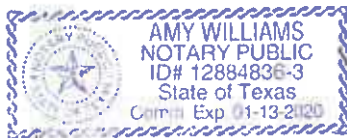
To Austin City Council Members-

I am writing this letter in support of the Granada apartments that are going to be developed in the vacant land next to my lot at 405 E Powell Lane, Austin, TX 78753. I understand that there will need to be a compatibility setback height variance granted for JCI Residential to develop the proposed attached site plan. I J. Juana Gonzales support this variance, and the overall development of this project.

Respectfully,

Juana M. Gonzales

A handwritten signature in blue ink, appearing to read "Juana M. Gonzales", written over a horizontal line.



Amy Williams 1/17/19



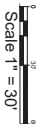
To the Board of Adjustments -

I am writing this letter in support of the Granada apartments that to be developed in the vacant land next to the Central Health owned lot at 310 E Lola Dr, Austin, TX 78753. I understand that there will need to be a compatibility setback height variance granted for JCI Residential to develop the proposed attached site plan. I, Steven Lamp, representative of Central Health support this variance, and the overall development of this project.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steven Lamp", written over the printed name.

Steven Lamp





P-3/10

P3/10

Tree List				
Tree #	Type	Diameter	C.D.Z	Notes
321	Live Oak	16"	38'	PROJECTED
322	CEM BLM	17"	38'	
323	CEM BLM	17"	20'	
324	Live Oak	14"	28'	PROJECTED
325	Live Oak	14"	36'	
326	Live Oak	11"	22'	
327	Live Oak	12"	36'	PROJECTED
328	Live Oak	12"	34'	
329	Live Oak	17"	34'	
330	Live Oak	9"	16'	MULTI-TANK
331	Live Oak	9"	16'	
332	Live Oak	9"	26'	
333	CEM BLM	9"	16'	MULTI-TANK
334	Live Oak	9"	16'	
335	Live Oak	9"	26'	
336	Live Oak	16"	29'	MULTI-TANK
337	Live Oak	16"	26'	
338	Live Oak	16"	26'	
339	Live Oak	17"	20'	PROJECTED
340	Live Oak	17"	20'	
341	Live Oak	17"	20'	
342	Live Oak	17"	20'	PROJECTED
343	Live Oak	17"	20'	
344	Live Oak	17"	20'	
345	Live Oak	17"	20'	PROJECTED
346	Live Oak	17"	20'	
347	Live Oak	17"	20'	
348	CEM BLM	9"	16'	PROJECTED
349	CEM BLM	13"	20'	
350	Live Oak	17"	34'	
351	Live Oak	17"	34'	PROJECTED
352	CEM BLM	16"	32'	
353	Live Oak	12"	24'	
354	Live Oak	11"-10"	32'	MULTI-TANK
355	Live Oak	32"	64'	
356	CEM BLM	11"	22'	
357	Live Oak	12"	24'	HERNAND
358	Live Oak	8"	16'	
359	CEM BLM	8"	16'	
360	Live Oak	10"	30'	PROJECTED
361	Live Oak	9"	16'	
362	CEM BLM	9"	16'	
363	CEM BLM	12"	24'	MULTI-TANK
364	Live Oak	12"	24'	
365	CEM BLM	12"	24'	
366	CEM BLM	14"	28'	PROJECTED
367	Live Oak	14"	28'	
368	Live Oak	14"	28'	
369	Live Oak	16"	32'	MULTI-TANK
370	Live Oak	16"	32'	
371	Live Oak	16"	32'	
372	Live Oak	16"	32'	MULTI-TANK
373	Live Oak	16"	32'	
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375	Live Oak	16"	32'	MULTI-TANK
376	Live Oak	16"	32'	
377	Live Oak	16"	32'	
378	Live Oak	16"	32'	HERNAND
379	Live Oak	16"	32'	
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652	Live Oak	16"	32'	
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655	Live Oak	16"	32'	
656	Live Oak	16"		

TREE LIST				
TAGE	TYPE	CROWNSHED	G & Z	NOTES
980	CEAH		20'	
982	LVG DAK	17'	20'	
983	LVG DAK	8'	34'	
984	LVG DAK	12'	20'	
985	CEAH	12'	25'	
986	LVG DAK	8'	36'	
987	CEAH	8'	16'	
988	CEAH	8' 7"	25'	
989	LVG DAK	12'	35'	
990	LVG DAK	12'	16'	
991	LVG DAK	12'	16'	
992	CEAH	11'	22'	
993	LVG DAK	8' 8"	34'	
994	CEAH	8' 8" 8' 8"	40'	
995	CEAH	17'	16'	
996	LVG DAK	17'	34'	
997	LVG DAK	12'	28'	
998	LVG DAK	12'	24'	
999	LVG DAK	10'	20'	
1000	CEAH	8'	16'	
3708	LVG DAK	11'	22'	
3709	LVG DAK	17'	34'	
3710	CEAH	17'	34'	
3711	LVG DAK	8'	16'	
3712	LVG DAK	8'	16'	
3713	LVG DAK	8'	16'	
3714	LVG DAK	12'	32'	
3715	HYDRANGEA	12'	32'	
3716	LVG DAK	10' 10"	40'	
3718	LVG DAK	10'	16'	
3719	LVG DAK	11' 8"	36'	
3720	LVG DAK	8'	16'	
3721	LVG DAK	8'	16'	
3722	LVG DAK	8'	16'	
3723	LVG DAK	8'	16'	
3724	LVG DAK	12'	32'	
3725	HYDRANGEA	12'	32'	
3726	LVG DAK	10' 10"	40'	
3727	LVG DAK	10'	16'	
3728	CEAH	14' 8"	36'	
3729	LVG DAK	11' 8"	36'	
3730	LVG DAK	8'	16'	
3731	LVG DAK	8'	16'	
3732	LVG DAK	8'	16'	
3733	LVG DAK	10'	20'	
3734	CEAH	11'	22'	
3735	CEAH	11'	22'	
3736	LVG DAK	10' 17"	36'	
3737	LVG DAK	8'	16'	
3738	LVG DAK	8'	16'	
3739	LVG DAK	13' 12' 12'	30'	
3740	LVG DAK	10'	30'	
3741	CEAH	8'	16'	
3742	CEAH	10'	30'	
3743	LVG DAK	8' 8"	20'	
3744	LVG DAK	10'	20'	
3745	LVG DAK	10'	20'	
3746	LVG DAK	12' 11' 10' 8"	32'	
3747	LVG DAK	8'	16'	
3748	LVG DAK	11'	22'	
3749	CEAH	8'	16'	
3750	CEAH	8'	16'	
3751	LVG DAK	10' 16"	36'	
3752	LVG DAK	10' 16"	36'	
3753	LVG DAK	10' 16"	36'	
3754	LVG DAK	10' 16"	36'	
3755	LVG DAK	10' 16"	36'	
3756	LVG DAK	10' 16"	36'	
3757	LVG DAK	10' 16"	36'	
3758	LVG DAK	10' 16"	36'	
3759	LVG DAK	10' 16"	36'	
3760	LVG DAK	10' 16"	36'	
3761	LVG DAK	10' 16"	36'	
3762	LVG DAK	10' 16"	36'	
3763	LVG DAK	10' 16"	36'	
3764	LVG DAK	10' 16"	36'	
3765	LVG DAK	10' 16"	36'	
3766	LVG DAK	10' 16"	36'	
3767	LVG DAK	10' 16"	36'	
3768	LVG DAK	10' 16"	36'	
3769	LVG DAK	10' 16"	36'	
3770	LVG DAK	10' 16"	36'	
3771	LVG DAK	10' 16"	36'	
3772	LVG DAK	10' 16"	36'	
3773	LVG DAK	10' 16"	36'	
3774	LVG DAK	10' 16"	36'	
3775	LVG DAK	10' 16"	36'	
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3777	LVG DAK	10' 16"	36'	
3778	LVG DAK	10' 16"	36'	
3779	LVG DAK	10' 16"	36'	
3780	LVG DAK	10' 16"	36'	
3781	LVG DAK	10' 16"	36'	
3782	LVG DAK	10' 16"	36'	
3783	LVG DAK	10' 16"	36'	
3784	LVG DAK	10' 16"	36'	
3785	LVG DAK	10' 16"	36'	
3786	LVG DAK	10' 16"	36'	
3787	LVG DAK	10' 16"	36'	
3788	LVG DAK	10' 16"	36'	
3789	LVG DAK	10' 16"	36'	
3790	LVG DAK	10' 16"	36'	
3791	CEAH	8'	16'	
3792	CEAH	10'	30'	
3793	LVG DAK	8' 8"	20'	
3794	LVG DAK	10'	20'	
3795	LVG DAK	10'	20'	
3796	LVG DAK	12' 11' 10' 8"	32'	
3797	LVG DAK	8'	16'	
3798	LVG DAK	11'	22'	
3799	CEAH	8'	16'	
3800	LVG DAK	8'	16'	
3801	LVG DAK	10' 16"	36'	
3802	LVG DAK	10' 16"	36'	
3803	LVG DAK	10' 16"	36'	
3804	LVG DAK	10' 16"	36'	
3805	LVG DAK	11' 10'	32'	
3806	LVG DAK	10'	20'	
3807	LVG DAK	10'	20'	
3808	LVG DAK	12'	28'	
3809	LVG DAK	10'	20'	
3810	LVG DAK	8'	16'	
3811	LVG DAK	8'	16'	
3812	LVG DAK	8' 7"	25'	
3813	LVG DAK	8' 7"	25'	
3814	LVG DAK	8'	16'	
3815	LVG DAK	10'	20'	
3816	LVG DAK	11'	22'	
3817	LVG DAK	12'	28'	
3818	LVG DAK	8'	16'	
3819	LVG DAK	8'	16'	
3820	LVG DAK	10' 16"	36'	
3821	LVG DAK	10' 16"	36'	
3822	LVG DAK	10' 16"	36'	
3823	LVG DAK	10' 16"	36'	
3824	LVG DAK	10' 16"	36'	
3825	LVG DAK	11' 10'	32'	
3826	LVG DAK	10'	20'	
3827	LVG DAK	10'	20'	
3828	LVG DAK	12'	28'	
3829	LVG DAK	10'	20'	
3830	LVG DAK	8'	16'	
3831	LVG DAK	8'	16'	
3832	LVG DAK	8' 7"	25'	
3833	LVG DAK	8' 7"	25'	
3834	LVG DAK	8'	16'	
3835	LVG DAK	10'	20'	
3836	LVG DAK	11'	22'	
3837	LVG DAK	12'	28'	
3838	LVG DAK	8'	16'	
3839	LVG DAK	8'	16'	
3840	LVG DAK	10' 16"	36'	
3841	LVG DAK	10' 16"	36'	
3842	LVG DAK	10' 16"	36'	
3843	LVG DAK	10' 16"	36'	
3844	LVG DAK	10' 16"	36'	
3845	LVG DAK	10' 16"	36'	
3846	LVG DAK	10' 16"	36'	
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3848	LVG DAK	10' 16"	36'	
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3851	LVG DAK	10' 16"	36'	
3852	LVG DAK	10' 16"	36'	
3853	LVG DAK	10' 16"	36'	
3854	LVG DAK	10' 16"	36'	
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3856	LVG DAK	10' 16"	36'	
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3859	LVG DAK	10' 16"	36'	
3860	LVG DAK	10' 16"	36'	
3861	LVG DAK	10' 16"	36'	
3862	LVG DAK	10' 16"	36'	
3863	LVG DAK	10' 16"	36'	
3864	LVG DAK	10' 16"	36'	
3865	LVG DAK	10' 16"	36'	
3866	LVG DAK	10' 16"	36'	
3867	LVG DAK	10' 16"	36'	
3868	LVG DAK	10' 16"	36'	
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3870	LVG DAK	10' 16"	36'	
3871	LVG DAK	10' 16"	36'	
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3873	LVG DAK	10' 16"	36'	
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3875	LVG DAK	10' 16"	36'	
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3879	LVG DAK	10' 16"	36'	
3880	LVG DAK	10' 16"	36'	
3881	LVG DAK	10' 16"	36'	
3882	LVG DAK	10' 16"	36'	
3883	LVG DAK	10' 16"	36'	
3884	LVG DAK	10' 16"	36'	
3885	LVG DAK	10' 16"	36'	
3886	LVG DAK	10' 16"	36'	
3887	LVG DAK	10' 16"	36'	
3888	LVG DAK	10' 16"	36'	
3889	LVG DAK	10' 16"	36'	
3890	LVG DAK	10' 16"	36'	
3891	LVG DAK	10' 16"	36'	
3892	LVG DAK	10' 16"	36'	
3893	LVG DAK	10' 16"	36'	
3894	LVG DAK	10' 16"	36'	
3895	LVG DAK	10' 16"	36'	
3896	LVG DAK	10' 16"	36'	
3897	LVG DAK	10' 16"	36'	
3898	LVG DAK	10' 16"	36'	
3899	LVG DAK	10' 16"	36'	
3900	LVG DAK	10' 16"	36'	
3901	LVG DAK	10' 16"	36'	
3902	LVG DAK	10' 16"	36'	
3903	LVG DAK	10' 16"	36'	
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3931	LVG DAK	10' 16"	36'	
3932	LVG DAK	10' 16"	36'	
3933	LVG DAK	10' 16"	36'	
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3942	LVG DAK	10' 16"	36'	
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3945	LVG DAK	10' 16"	36'	
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3957	LVG DAK	10' 16"	36'	
3958	LVG DAK	10' 16"	36'	
3959	LVG DAK	10' 16"	36'	
3960	LVG DAK	10' 16"	36'	
3961	LVG DAK	10' 16"	36'	
3962	LVG DAK	10' 16"	36'	
3963	LVG DAK	10' 16"	36'	
3964	LVG DAK	10' 16"	36'	
3965	LVG DAK	10' 16"	36'	
3966	LVG DAK	10' 16"	36'	
3967	LVG DAK	10' 16"	36'	
3968	LVG DAK	10' 16"	36'	
3969	LVG DAK	10' 16"	36'	
3970	LVG DAK	10' 16"	36'	
3971	LVG DAK	10' 16"	36'	
3972	LVG DAK	10' 16"	36'	
3973	LVG DAK	10' 16"	36'	
3974	LVG DAK	10' 16"	36'	
3975	LVG DAK	10' 16"	36'	
3976	LVG DAK	10' 16"	36'	
3977	LVG DAK	10' 16"	36'	
3978	LVG DAK	10' 16"		

TREE LIST													
TAG#	TYPE	TOWERT#	C.S.Z	NOTES									
0001	LINE OAK	10'	20'	14'	MULTITRUNK								
0002	LINE OAK	12'-10"	30'	24'									
0003	LINE OAK	10'	24'	16'									
0004	LINE OAK	8'	16'	16'									
0005	LINE OAK	12'	24'	24'									
0006	LINE OAK	11'	22'	20'									
0007	LINE OAK	14'	28'	24'									
0008	LINE OAK	11'-	20'	16'									
0009	LINE OAK	6'	16'	16'									
0010	LINE OAK	6'	16'	16'									
0011	LINE OAK	9'	16'	16'	MULTITRUNK								
0012	LINE OAK	12'	24'	24'									
0013	LINE OAK	12'	24'	22'									
0014	LINE OAK	11'	22'	20'									
0015	LINE OAK	10'	20'	16'									
0016	LINE OAK	12'	24'	24'									
0017	LINE OAK	11'	22'	20'									
0018	LINE OAK	10'	20'	16'									
0019	LINE OAK	8'	16'	16'									
0020	LINE OAK	8'	16'	16'									
0021	LINE OAK	9'	16'	16'	MULTITRUNK								
0022	LINE OAK	11'-10"	32'	28'									
0023	LINE OAK	11'-10"	32'	28'									
0024	LINE OAK	8'	16'	16'									
0025	LINE OAK	20'	40'	40'									
0026	LINE OAK	8'	16'	16'									
0027	LINE OAK	8'	16'	16'									
0028	LINE OAK	17'-10"	36'	36'									
0029	LINE OAK	11'-10"	30'	24'									
0030	LINE OAK	11'-	22'	20'									
0031	LINE OAK	11'-	22'	20'	MULTITRUNK								
0032	LINE OAK	11'-	22'	20'									
0033	LINE OAK	11'-	22'	20'									
0034	LINE OAK	11'-	22'	20'									
0035	LINE OAK	11'-	22'	20'									
0036	LINE OAK	11'-	22'	20'									
0037	LINE OAK	11'-	22'	20'									
0038	LINE OAK	11'-	22'	20'									
0039	LINE OAK	11'-	22'	20'									
0040	LINE OAK	11'-	22'	20'									
0041	LINE OAK	11'-	22'	20'	MULTITRUNK								
0042	LINE OAK	11'-	22'	20'									
0043	LINE OAK	11'-	22'	20'									
0044	LINE OAK	11'-	22'	20'									
0045	LINE OAK	11'-	22'	20'									
0046	LINE OAK	11'-	22'	20'									
0047	LINE OAK	11'-	22'	20'	MULTITRUNK								
0048	LINE OAK	11'-	22'	20'									
0049	LINE OAK	11'-	22'	20'									
0050	LINE OAK	11'-	22'	20'									
0051	LINE OAK	11'-	22'	20'									
0052	LINE OAK	11'-10"	32'	28'									
0053	LINE OAK	24'	48'	48'	MULTITRUNK								
0054	LINE OAK	11'	22'	20'									
0055	LINE OAK	12'	24'	24'									
0056	LINE OAK	21'	42'	42'									
0057	LINE OAK	24'	48'	48'									
0058	LINE OAK	22'	44'	44'									
0059	LINE OAK	20'	40'	40'	MULTITRUNK								
0060	LINE OAK	16'	32'	32'									
0061	LINE OAK	14'	28'	28'									
0062	LINE OAK	12'	24'	24'									
0063	LINE OAK	9' 8"	32'	32'									
0064	LINE OAK	9' 8"	28'	28'									
0065	LINE OAK	14'	28'	28'	MULTITRUNK								
0066	LINE OAK	12'	24'	24'									
0067	LINE OAK	22' 16"	62'	62'									
0068	LINE OAK	8'	16'	16'									
0069	LINE OAK	17'-10"	30'	24'									
0070	LINE OAK	11'-	22'	20'									
0071	LINE OAK	11'-	22'	20'	MULTITRUNK								
0072	LINE OAK	11'-	22'	20'									
0073	LINE OAK	13'	26'	26'									
0074	LINE OAK	12'	24'	24'									
0075	LINE OAK	12'	24'	24'									
0076	LINE OAK	9'	16'	16'									
0077	LINE OAK	10'	20'	20'	MULTITRUNK								
0078	LINE OAK	9'	16'	16'									
0079	LINE OAK	10'	20'	20'									
0080	LINE OAK	9'	16'	16'									
0081	LINE OAK	9'	16'	16'									
0082	LINE OAK	10'	20'	20'									
0083	LINE OAK	10'	20'	20'	MULTITRUNK								
0084	LINE OAK	10'	20'	20'									
0085	LINE OAK	11'	22'	22'									
0086	LINE OAK	11'	22'	22'									
0087	LINE OAK	11'	22'	22'									
0088	LINE OAK	11'	22'	22'									
0089	LINE OAK	11'	22'	22'	MULTITRUNK								
0090	LINE OAK	11'	22'	22'									
0091	LINE OAK	11'	22'	22'									
0092	LINE OAK	11'	22'	22'									
0093	LINE OAK	11'	22'	22'									
0094	LINE OAK	11'	22'	22'									
0095	LINE OAK	11'	22'	22'	MULTITRUNK								
0096	LINE OAK	11'	22'	22'									
0097	LINE OAK	11'	22'	22'									
0098	LINE OAK	11'	22'	22'									
0099	LINE OAK	11'	22'	22'									
0100	LINE OAK	11'	22'	22'									
0101	LINE OAK	11'	22'	22'	MULTITRUNK								
0102	LINE OAK	11'	22'	22'									
0103	LINE OAK	11'	22'	22'									
0104	LINE OAK	11'	22'	22'									
0105	LINE OAK	11'	22'	22'									
0106	LINE OAK	11'	22'	22'									
0107	LINE OAK	11'	22'	22'	MULTITRUNK								
0108	LINE OAK	11'	22'	22'									
0109	LINE OAK	11'	22'	22'									
0110	LINE OAK	11'	22'	22'									
0111	LINE OAK	11'	22'	22'									
0112	LINE OAK	11'	22'	22'									
0113	LINE OAK	11'	22'	22'	MULTITRUNK								
0114	LINE OAK	11'	22'	22'									
0115	LINE OAK	11'	22'	22'									
0116	LINE OAK	11'	22'	22'									
0117	LINE OAK	11'	22'	22'									
0118	LINE OAK	11'	22'	22'									
0119	LINE OAK	11'	22'	22'	MULTITRUNK								
0120	LINE OAK	11'	22'	22'									
0121	LINE OAK	11'	22'	22'									
0122	LINE OAK	11'	22'	22'									
0123	LINE OAK	11'	22'	22'									
0124	LINE OAK	11'	22'	22'									
0125	LINE OAK	11'	22'	22'	MULTITRUNK								
0126	LINE OAK	11'	22'	22'									
0127	LINE OAK	11'	22'	22'									
0128	LINE OAK	11'	22'	22'									
0129	LINE OAK	11'	22'	22'									
0130	LINE OAK	11'	22'	22'									
0131	LINE OAK	11'	22'	22'	MULTITRUNK								
0132	LINE OAK	11'	22'	22'									
0133	LINE OAK	11'	22'	22'									
0134	LINE OAK	11'	22'	22'									
0135	LINE OAK	11'	22'	22'									
0136	LINE OAK	11'	22'	22'									
0137	LINE OAK	11'	22'	22'	MULTITRUNK								
0138	LINE OAK	11'	22'	22'									
0139	LINE OAK	11'	22'	22'									
0140	LINE OAK	11'	22'	22'									
0141	LINE OAK	11'	22'	22'									
0142	LINE OAK	11'	22'	22'									
0143	LINE OAK	11'	22'	22'	MULTITRUNK								
0144	LINE OAK	11'	22'	22'									
0145	LINE OAK	11'	22'	22'									
0146	LINE OAK	11'	22'	22'									
0147	LINE OAK	11'	22'	22'									
0148	LINE OAK	11'	22'	22'									
0149	LINE OAK	11'	22'	22'	MULTITRUNK								
0150	LINE OAK	11'	22'	22'									
0151	LINE OAK	11'	22'	22'									
0152	LINE OAK	11'	22'	22'									
0153	LINE OAK	11'	22'	22'									
0154	LINE OAK	11'	22'	22'									
0155	LINE OAK	11'	22'	22'	MULTITRUNK								
0156	LINE OAK	11'	22'	22'									
0157	LINE OAK	11'	22'	22'									
0158	LINE OAK	11'	22'	22'									
0159	LINE OAK	11'	22'	22'									
0160	LINE OAK	11'	22'	22'									
0161	LINE OAK	11'	22'	22'	MULTITRUNK								
0162	LINE OAK	11'	22'	22'									
0163	LINE OAK	11'	22'	22'									
0164	LINE OAK	11'	22'	22'									
0165	LINE OAK	11'	22'	22'									
0166	LINE OAK	11'	22'	22'									
0167	LINE OAK	11'	22'	22'	MULTITRUNK								
0168	LINE OAK	11'	22'	22'									
0169	LINE OAK	11'	22'	22'									
0170	LINE OAK	11'	22'	22'									
0171	LINE OAK	11'	22'	22'									
0172	LINE OAK	11'	22'	22'									
0173	LINE OAK	11'	22'	22'	MULTITRUNK								
0174	LINE OAK	11'	22'	22'									
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0177	LINE OAK	11'	22'	22'									
0178	LINE OAK	11'	22'	22'									
0179	LINE OAK	11'	22'	22'	MULTITRUNK								
0180	LINE OAK	11'	22'	22'									
0181	LINE OAK	11'	22'	22'									
0182	LINE OAK	11'	22'	22'									
0183	LINE OAK	11'	22'	22'									
0184	LINE OAK	11'	22'	22'									
0185	LINE OAK	11'	22'	22'	MULTITRUNK								
0186	LINE OAK	11'	22'	22'									
0187	LINE OAK	11'	22'	22'									
0188	LINE OAK	11'	22'	22'									
0189	LINE OAK	11'	22'	22'									
0190	LINE OAK	11'	22'	22'									
0191	LINE OAK	11'	22'	22'	MULTITRUNK								
0192	LINE OAK	11'	22'	22'									
0193	LINE OAK	11'	22'	22'									
0194	LINE OAK	11'	22'	22'									
0195	LINE OAK	11'	22'	22'									
0196	LINE OAK	11'	22'	22'									
0197	LINE OAK	11'	22'	22'	MULTITRUNK								
0198	LINE OAK	11'	22'	22'									
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0200	LINE OAK	11'	22'	22'									
0201	LINE OAK	11'	22'	22'									
0202	LINE OAK	11'	22'	22'									
0203	LINE OAK	11'	22'	22'	MULTITRUNK								
0204	LINE OAK	11'	22'	22'									
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0206	LINE OAK	11'	22'	22'									
0207	LINE OAK	11'	22'	22'									
0208	LINE OAK	11'	22'	22'									
0209	LINE OAK	11'	22'	22'	MULTITRUNK								
0210	LINE OAK	11'	22'	22'									
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0212	LINE OAK	11'	22'	22'									
0213	LINE OAK	11'	22'	22'									
0214	LINE OAK	11'	22'	22'									
0215	LINE OAK	11'	22'	22'	MULTITRUNK								
0216	LINE OAK	11'	22'	22'									
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0218	LINE OAK	11'	22'	22'									
0219	LINE OAK	11'	22'	22'									
0220	LINE OAK	11'	22'	22'									
0221	LINE OAK	11'	22'	22'	MULTITRUNK								
0222	LINE OAK	11'	22'	22'									
0223	LINE OAK	11'	22'	22'									
0224	LINE OAK	11'	22'	22'									
0225	LINE OAK	11'	22'	22'									
0226	LINE OAK	11'	22'	22'									
0227	LINE OAK	11'	22'	22'	MULTITRUNK								
0228	LINE OAK	11'	22'	22'									
0229	LINE OAK	11'	22'	22'									
0230	LINE OAK	11'	22'	22'									
0231	LINE OAK	11'	22'	22'									
0232	LINE OAK	11'	22'	22'									
0233	LINE OAK	11'	22'	22'	MULTITRUNK								
0234	LINE OAK	11'	22'	22'									
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0236	LINE OAK	11'	22'	22'									
0237	LINE OAK	11'	22'	22'									
0238	LINE OAK	11'	22'	22'									
0239	LINE OAK	11'	22'	22'	MULTITRUNK								
0240	LINE OAK	11'	22'	22'									
0241	LINE OAK	11'	22'	22'									
0242	LINE OAK	11'	22'	22'									
0243	LINE OAK	11'	22'	22'									
0244	LINE OAK	11'	22'	22'									
0245	LINE OAK	11'	22'	22'	MULTITRUNK								
0246	LINE OAK	11'	22'	22'									
0247	LINE OAK	11'	22'	22'									
0248	LINE OAK	11'	22'	22'									
0249	LINE OAK	11'	22'	22'									
0250	LINE OAK	11'	22'	22'									
0251	LINE OAK	11'	22'	22'	MULTITRUNK								
0252	LINE OAK	11'	22'	22'									
0253	LINE OAK	11'	22'	22'									
0254	LINE OAK	11'	22'	22'									
0255	LINE OAK	11'	22'	22'									
0256	LINE OAK	11'	22'	22'									
0257	LINE OAK	11'	22'	22'	MULTITRUNK								
0258	LINE OAK	11'	22'	22'									
0259	LINE OAK	11'	22'	22'									
0260	LINE OAK	11'	22'	22'									
0261	LINE OAK	11'	22'	22'									
0262	LINE OAK	11'	22'	22'									
0263	LINE OAK	11'	22'	22'	MULTITRUNK								
0264	LINE OAK	11'	22'	22'									
0265	LINE OAK	11'	22'	22'									
0266	LINE OAK	11'	22'	22'									
0267	LINE OAK	11'	22'	22'									
0268	LINE OAK	11'	22'	22'									
0269	LINE OAK	11'	22'	22'	MULTITRUNK								
0270	LINE OAK	11'	22'	22'									
0271	LINE OAK	11'	22'	22'									
0272	LINE OAK	11'	22'	22'									
0273	LINE OAK	11'	22'	22'									
0274	LINE OAK	11'	22'	22'									
0275	LINE OAK	11'	22'	22'	MULTITRUNK								

Tree List				
TA&	TYPE	CANOEYR	G-22	NOTES
R009	CHAMBERS	30'	30'	
R100	LONG OAK	26'	52'	HEAVY
R101	LONG OAK	15'	22'	
R102	LONG OAK	11'	22'	
R103	LONG OAK	15'	26'	
R104	LONG OAK	10'	20'	
R105	LONG OAK	14'	26'	
R106	LONG OAK	21'	42'	PROTECTED
R107	LONG OAK	19'	32'	
R108	LONG OAK	17'	34'	PROTECTED
R109	LONG OAK	17'	34'	
R110	LONG OAK	9'	16'	
R111	LONG OAK	9'	16'	
R112	LONG OAK	10'	16'	
R113	LONG OAK	11'	22'	
R114	LONG OAK	16'-12'	40'	MALYTHINK PROTECTED
R115	CHAMBERS	26'	40'	PROTECTED
R116	LONG OAK	11'	22'	
R117	LONG OAK	13'	26'	
R118	LONG OAK	13'	26'	
R119	LONG OAK	13'	26'	
R120	HACHOBER	6'	16'	
R121	LONG OAK	12'-7"	31'	MALYTHINK
R122	LONG OAK	10'	20'	
R123	LONG OAK	10'	20'	
R124	LONG OAK	11'	22'	
R125	LONG OAK	10'	24'	
R126	LONG OAK	16'	34'	
R127	LONG OAK	10'-7"	27'	MALYTHINK
R128	LOBLOBBY	6'	16'	
R129	LONG OAK	12'	24'	
R130	LONG OAK	15'-6"	32'	MALYTHINK
R131	LONG OAK	12'	24'	
R132	LONG OAK	11'-6"	24'	MALYTHINK
R133	LONG OAK	9'-7"	29'	MALYTHINK
R134	LONG OAK	12'-10"	34'	MALYTHINK
R135	LONG OAK	11'	22'	
R136	LONG OAK	11'-10"	32'	MALYTHINK
R137	LONG OAK	10'	22'	
R138	LONG OAK	10'-8"	26'	MALYTHINK
R139	LONG OAK	11'	22'	
R140	HACHOBER	11'	22'	
R141	LONG OAK	10'	20'	
R142	LONG OAK	10'	20'	
R143	LONG OAK	11'	22'	
R144	HACHOBER	6'	16'	
R145	LONG OAK	11'	22'	
R146	LONG OAK	6'	16'	
R147	LONG OAK	6'	16'	
R148	LONG OAK	12'-9"	40'	MALYTHINK PROTECTED
R149	LONG OAK	9'	26'	
R150	LONG OAK	12'	26'	
R151	LONG OAK	12'	26'	
R152	LONG OAK	13'	26'	
R153	LONG OAK	16'	32'	
R154	LONG OAK	16'	32'	
R155	LONG OAK	12'-7"	31'	MALYTHINK
R156	LONG OAK	12'	26'	
R157	LONG OAK	10'	20'	
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R418	LONG OAK	10'	20'	
R419	LONG OAK	10'	20'	
R420	LONG OAK	10'	20'	

Tree List				
Tag #	Type	Counters	G.E.Z.	Notes
8184	CHERRYBAY	10'	20	
8185	HICKORY	16'	18	
8186	LAUREL	16'	34	
8189	GEORGE ELM	8'	16	PROTECTED
8192	HICKORY	15'	24	
8193	LAUREL	35'	54	HEAVY
8197	LAUREL	12'	36	
8198	LAUREL	13'	36	
8199	LAUREL	12', 12', 11'	48	MULTI TRUNK BUT NOT A MULTITRUNK SPECIES
8201	LAUREL	11'	24	
8202	LAUREL	8'	16	
8203	LAUREL	12'	16	
8204	LAUREL	11'	24	
8205	GEORGE ELM	8'	22	
8206	LAUREL	8'	16	
8208	LAUREL	8'	16	
8209	LAUREL	10'	20	
8210	CHERRYBAY	8'	16	
8211	HICKORY	8'	16	
8212	LAUREL	12'	24	
8213	LAUREL	11'	22	
8214	LAUREL	11'	22	
8215	LAUREL	11'	31	MULTITRUNK
8216	LAUREL	13'	26	
8217	LAUREL	17'	34	
8218	LAUREL	21'	42	PROTECTED
8219	LAUREL	16'	32	
8220	LAUREL	14'	28	
8221	LAUREL	22'	44	PROTECTED
8222	LAUREL	10', 10'	MULTITRUNK	
8224	LAUREL	8'	16	
8225	LAUREL	8'	16	
8226	LAUREL	8'	16	
8227	LAUREL	8'	16	

A TREE AND TOBACCO APPLICANT, AS PART OF A 2009 ACAP APPROX. 300.125 ACRES OF TRACT A-10, SITUATED IN THE J. P. WALLACE SURVEY NO. 37, ABSTRACT NO. 179, LOCATED IN CITY OF AUSTIN, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING THE 1/4 SECTION 36, TOWNSHIP 10N, RANGE 12E, COUNTY OF TARRANT, STATE OF TEXAS, AS SHOWN ON RECORDED UNDER DOCUMENT NO. 200914439 OF THE OFFICIAL PUBLIC RECORD OF TARRANT COUNTY, TEXAS, AND BEING MORE THOSE SAME THIRTEEN (13) INDIVIDUAL TRACT(S) OF LAND BEING DESCRIBED IN TWO SEPARATE INSTRUMENTS CONVEYED TO GORDAAM LAND, L.L.C. DESCRIBED AS TRACTING AND BEING MORE PARTICULARLY DESCRIBED AS BEING THE 1/4 SECTION 36, TOWNSHIP 10N, RANGE 12E, COUNTY OF TARRANT, STATE OF TEXAS, AS SHOWN ON RECORDED UNDER DOCUMENT NO. 200914439 OF THE OFFICIAL PUBLIC RECORD OF TARRANT COUNTY TEXAS AND TRACT C IN A WARRANTY DEED DATED OCTOBER 18, 2018 AND APPEARING ON RECORDED UNDER DOCUMENT NO. 2018146439 OF THE OFFICIAL PUBLIC RECORD OF TARRANT COUNTY, TEXAS.

	PROJECT: GRANADA	
	CLIENT: JOSEPHMAN	
1807 S. US HIGHWAY 183 LEANDER TEXAS 78641 (512) 528-5308 T BLP, S FRW 110184130	DATE: 12/01/2018	
	SCALE: 1" = 40'	
BY: (word)		
WEB: eagleinc.net/us	SHEET	02
MAIL: eagleinc.net/us	02	02