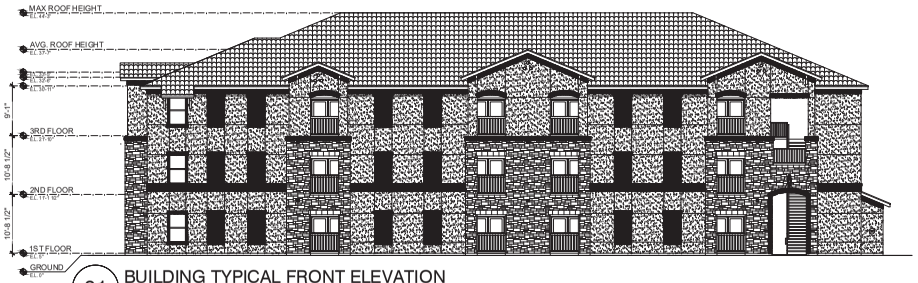


01 BUILDING TYPICAL FRONT ELEVATION
3/32" = 1'-0"

Building Tabulation
Project Name: Granada
Project Number: schematic
1/23/2019

Building Type - 'A' - 3 Story										
E1	A1	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
0	0	24	6	0	2	2	33	2	19,800	39,600

Building Type - 'B' - 3 Story										
E1	A1	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
6	0	21	6	0	0	0	33	1	21,060	21,060

Building Type - 'C' - 3 Story										
E1	A1	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
33	0	21	6	0	0	0	60	1	34,830	34,830

Building Type - 'D' - 3 Story										
E1	A1	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
0	18	0	0	0	0	0	18	1	10,800	10,800

Building Type - 'E' - 3 Story										
E1	A1	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
0	3	21	3	0	3	0	30	1	20,355	20,355

Building Type - 'F' - 3 Story										
A1	A2	A1-ALT	B1	B2	C1	C2	UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
0	0	48	9	0	0	0	57	1	36,900	36,900

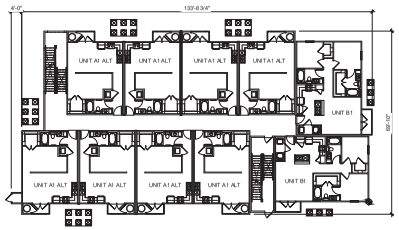
Total Units							UNITS	BLDGS	NET SF
E1	A1	A1-ALT	B1	B2	C1	C2			
39	21	159	36	0	3	0	258	7	163,545

Unit Tabulation
Project Name: Granada
Project Number: schematic
1/23/2019

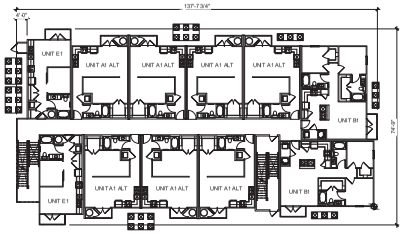
Unit Type	Square Footage	Quantity	Percentage	Total Net SF
E1	510	39	15.12%	19,890
A1	600	21	8.14%	12,600
A1-ALT	600	159	61.63%	95,400
B1	900	36	13.95%	32,400
C1	1,085	3	1.16%	3,255

Totals	Average SF	Quantity	Percentage	Net SF
	634	258	100.00%	163,545

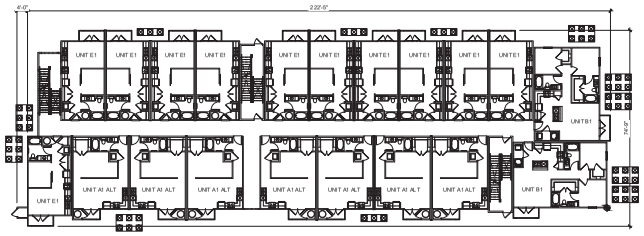
Total Percentage of One Bedroom Units	84.88%	219
Total Percentage of Two Bedroom Units	13.95%	36
Total Percentage of Three Bedroom Units	1.16%	3
		258



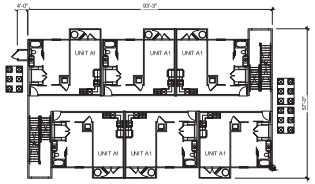
02 BUILDING 'A' 1ST FLOOR PLAN
NOT TO SCALE



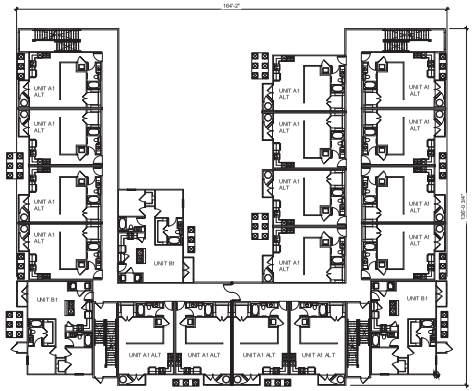
03 BUILDING 'B' 1ST FLOOR PLAN
NOT TO SCALE



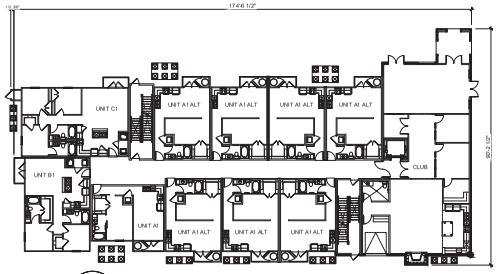
04 BUILDING 'C' 1ST FLOOR PLAN
NOT TO SCALE



05 BUILDING 'D' 1ST FLOOR PLAN
NOT TO SCALE



07 BUILDING 'F' 1ST FLOOR PLAN
NOT TO SCALE



06 BUILDING 'E' 1ST FLOOR PLAN
NOT TO SCALE

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Benchmarks
B.M. #50 - Elevation: 735.53'
B.M. #51 - Elevation: 734.03'
B.M. #52 - Elevation: 730.66'
See Sheet # for benchmark description.

Legal Description
Lot 1 Block A 8.038 Acres
Granada Subdivision Doc. # _____

Call Before You Dig!!

SITE PLAN APPROVAL SHEET ___ of 0
FILE NUMBER SP-2018-XXXXX APPLICATION DATE February 2019
APPROVED ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER XX
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE _____ ZONING MF-4-NP
Rev.1 _____ Correction 1 _____
Rev.2 _____ Correction 2 _____
Rev.3 _____ Correction 3 _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2018-XXXXX

Cross architects

DATE: 22-Feb-19
DESIGNED: LP
DRAWN: AL/ Lef
CHECKED: JKR
JOB NO.: JCG1.1880

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL DATE

CROSS ARCHITECTS
1255 WEST 15TH STREET (SUITE 125)
PLANO, TEXAS 75075

Granada Apartments
504 E. Wonsley Dr.
Austin, Texas 78753

SHEET NUMBER
___ of 0

P-3/4

A TREE AND TOPOGRAPHICAL AS-BUILT SURVEY OF A OF A 8.038 ACRE (APPROX. 350,125 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 1, BLOCK A OF THE FINAL PLAT OF GRANDA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE THOSE SAME THREE INDIVIDUAL TRACT(s) OF LAND BEING DESCRIBED IN TWO SEPARATE INSTRUMENTS, CONVEYED TO GRANADA LAND, LLC., DESCRIBING TRACT(s) 1 AND 2, IN A SPECIAL WARRANTY DEED, DATED OCTOBER 18, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No. 2018164398 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND TRACT 3 IN A WARRANTY DEED, DATED OCTOBER 18, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No.2018164380 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203, UTILIZING THE LOCAL VRS NETWORK BASE No. PRS3707800058369.

2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

3). ELEVATIONS FOR THIS SITE ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12B

4). UTILITY INFORMATION SHOWN HEREON, CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES MAY BE ENCOUNTERED. NO EXCAVATION WAS MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATED BURIED UTILITIES/STRUCTURES. CONTRACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY LOCATIONS PRIOR TO EXCAVATION HAS BEGUN.

5). THIS TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS FIRM PANEL No. 48453C0465J, DATED JANUARY 6, 2016. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES HEREON, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

6). THIS TOPOGRAPHICAL SURVEY DOES NOT INCLUDE ANY TOPOGRAPHICAL DETAIL OF THE EXISTING BUILDING STRUCTURES OR FLAT WORK SURROUNDING THE BUILDINGS PER CLIENT'S REQUEST. ALL CONTOURS OR SPOT GRADES SURROUNDING THE SINGLE STORY HOUSE WERE DEVELOPED UTILIZING THE OBSERVED NATURAL GROUND ELEVATIONS SURROUNDING THE BUILDING FOOTPRINT.

7). TREE CROWNS SHOWN HEREON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.

8). ALL SPOT GRADES ALONG THE EXISTING ROADWAYS ARE AT TOP OF PAVEMENT/GUTTER.

9). CONTOURS SHOWN ARE AT A 1-FOOT MINOR AND 5-FOOT MAJOR

10). ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT (G.F. No. 1806757-COM) DATED JULY 11, 2018 AND THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT (G.F. No. AUT-60-661-AUT18000309TDC) DATED JANUARY 5, 2018, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

BENCHMARK NOTE:

B.M. # 50

DESCRIPTION: CAPPED 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "EECL", SET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WONSLEY DRIVE, ± 5.67' NORTHEAST OF AN EXISTING POWER POLE ALONG SAID RIGHT-OF-WAY AND ± 14' NORTHEAST OF THE COMMON NORTHERLY LOT CORNER OF LOT A, WONSLEY DRIVE SUBDIVISION, VOLUME 19, PAGE 7 AND LOT 1-G, OF THE J.T. LTD. RESUBDIVISION No. 3, VOLUME 77, PAGE 103, BOTH RECORDED IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GRID COORDINATES: NORTHING: 10098822.7300; EASTING: 3126949.0150; ELEVATION: 735.53'

B.M. # 51

DESCRIPTION: CAPPED 1/2" IRON ROD WITH PLASTIC CAP, STAMPED "EECL", SET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WONSLEY DRIVE, ± 53' EAST OF THE NORTHERLY COMMON LOT CORNER OF LOT(s) A AND B OF THE WONSLEY DRIVE SUBDIVISION, RECORDED IN VOLUME 19, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS AND ± 4' NORTHEAST OF THE SAID RIGHT-OF-WAY LINE.

GRID COORDINATES: NORTHING: 10098695.9500; EASTING: 3127164.9380; ELEVATION: 734.03'

B.M. # 52

DESCRIPTION: MAG NAIL SET IN THE EXISTING BACK OF CURB ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF E. WONSLEY DRIVE, ± 14' NORTHEAST OF THE SAID RIGHT-OF-WAY LINE AND ± 23' NORTHWEST OF THE CENTER-LINE OF AN EXISTING APPROACH ALONG THE NORTHEASTERLY LOT LINE OF LOT B, OF THE WONSLEY DRIVE SUBDIVISION, RECORDED IN VOLUME 19, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GRID COORDINATES: NORTHING: 10098550.8900; EASTING: 3127455.5520; ELEVATION: 730.66'

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: GRANADA LAND, LLC

PROPERTY ADDRESS: 410, 500, 502 & 504 E. WONSLEY DRIVE
AUSTIN, TEXAS 78753

SURVEY COMPLETED: NOVEMBER 30, 2018

ATTACHMENTS: NONE

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property has access to a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 6, Condition II, Tree and Topographical As-Built Survey, based on the Manual of Practice for Land Surveying in Texas, revised 11th edition, dated 06-06-2007 prepared by the Texas Society of Professional Surveyors.

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

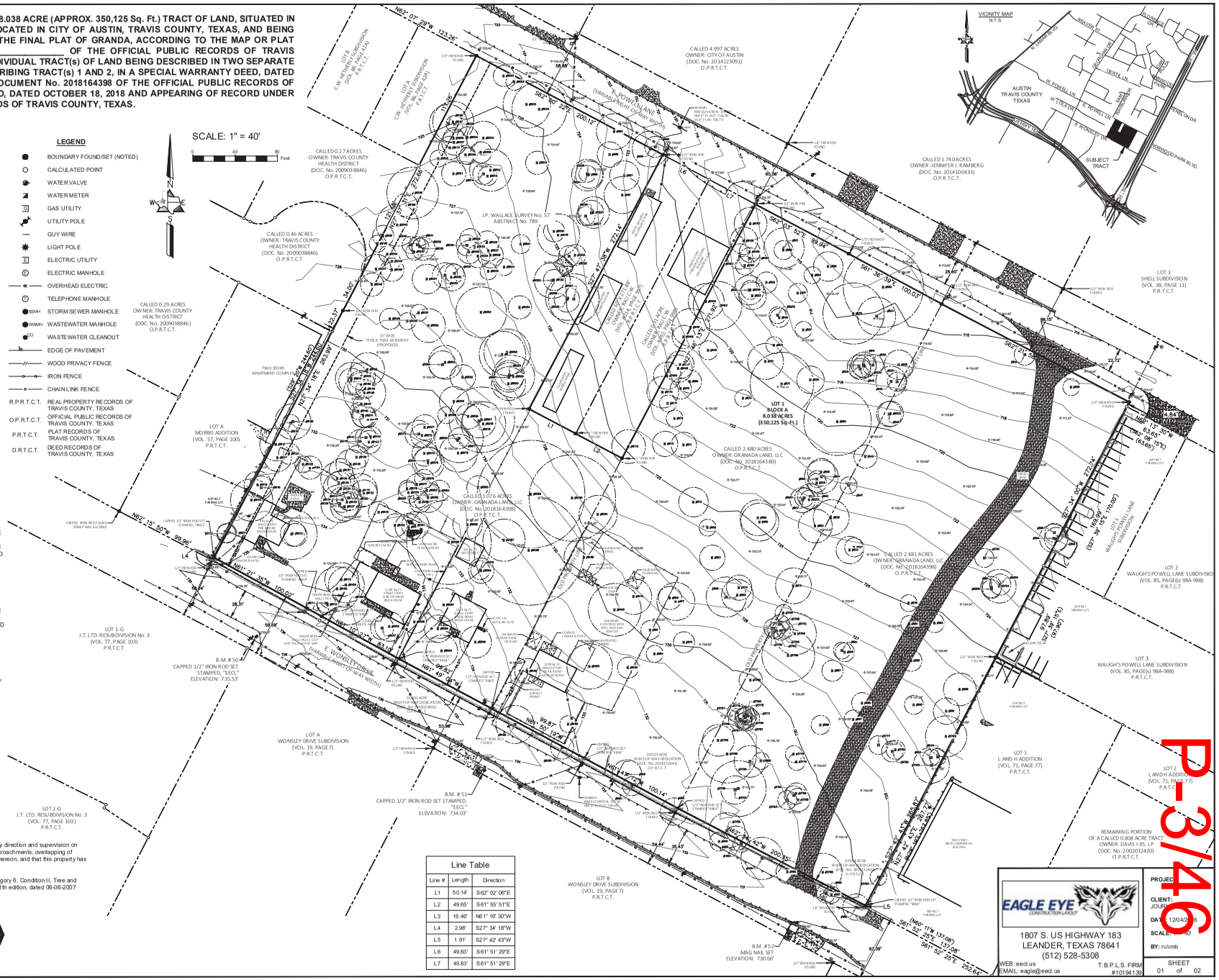
12/04/2018

STATE OF TEXAS
CHARLES M. BENSON
4863
PROFESSIONAL
LAND SURVEYOR

LEGEND

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT
- WATER VALVE
- WATER METER
- GAS UTILITY
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC UTILITY
- ELECTRIC MANHOLE
- OVERHEAD ELECTRIC
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- EDGE OF PAVEMENT
- WOOD PRIVACY FENCE
- IRON FENCE
- CHAIN LINK FENCE
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

SCALE: 1" = 40'



Line Table		
Line #	Length	Direction
L1	50.14'	S62° 02' 06"E
L2	49.65'	S61° 55' 51"E
L3	16.46'	N61° 16' 30"W
L4	2.98'	S27° 34' 18"W
L5	1.91'	S27° 42' 43"W
L6	49.83'	S61° 51' 29"E
L7	49.83'	S61° 51' 29"E

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT:
CLIENT: JOURNEY
DATE: 11/20/2018
SCALE: 1" = 40'
BY: rc/cmb
SHEET 01 of 02

P-3/49

TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
820	LIVE OAK	10"	20'	
821	CEDAR ELM	19"	38'	PROTECTED
822	CEDAR ELM	10"	20'	
823	LIVE OAK	13"	26'	
824	LIVE OAK	18"	36'	
825	LIVE OAK	11"	22'	
826	LIVE OAK	13"	26'	
827	LIVE OAK	9"	18'	
828	LIVE OAK	17"	34'	
829	LIVE OAK	9"	18'	
830	LIVE OAK	9"	18'	
831	CEDAR ELM	9"	18'	
832	LIVE OAK	10", 9"	29'	MULTI-TRUNK
833	LIVE OAK	9", 8"	26'	MULTI-TRUNK
834	CEDAR ELM	8"	16'	
835	LIVE OAK	10"	20'	
836	CEDAR	14"	28'	
837	CEDAR ELM	8"	16'	
838	LIVE OAK	14"	28'	
839	CEDAR ELM	9"	18'	
840	LIVE OAK	10"	20'	
841	LIVE OAK	12"	24'	
843	CHINABERRY	9"	18'	
845	LIVE OAK	12"	24'	
846	LIVE OAK	11"	22'	
847	CEDAR	8"	16'	
848	CEDAR ELM	10"	20'	
850	CEDAR	13"	26'	
851	LIVE OAK	17"	34'	
852	CEDAR	16"	32'	
853	LIVE OAK	12"	24'	
854	LIVE OAK	11", 10"	32'	MULTI-TRUNK
855	LIVE OAK	32"	64'	HERITAGE
856	CEDAR ELM	11"	22'	
857	LIVE OAK	12"	24'	
858	LIVE OAK	8"	16'	
859	CEDAR ELM	8"	16'	
860	LIVE OAK	15"	30'	
861	HACKBERRY	9"	18'	
862	CEDAR ELM	8"	16'	
863	CEDAR ELM	12"	24'	
864	CEDAR ELM	8"	16'	
865	CHINESE TALLOW	14"	28'	
866	HACKBERRY	9"	18'	
867	CHINABERRY	8", 7", 7", 6"	36'	MULTI-TRUNK
868	LIVE OAK	19"	38'	PROTECTED
869	HACKBERRY	7", 6"	20'	MULTI-TRUNK
870	CEDAR ELM	10"	20'	
871	CHINABERRY	12"	24'	
872	CHINABERRY	10", 8"	28'	MULTI-TRUNK
873	CHINABERRY	12"	24'	
874	LIVE OAK	12"	24'	
875	CEDAR ELM	8"	16'	
876	LIVE OAK	29"	58'	HERITAGE
877	LIVE OAK	30"	60'	HERITAGE
878	LIVE OAK	8"	16'	
879	CEDAR	13", 8"	34'	MULTI-TRUNK
880	LIVE OAK	9"	18'	
881	LIVE OAK	10"	20'	
882	LIVE OAK	38"	76'	HERITAGE
883	CEDAR ELM	8"	16'	
884	LIVE OAK	8"	16'	
885	LIVE OAK	10"	20'	
886	CHINABERRY	14"	28'	
887	LIVE OAK	10"	20'	
888	LIVE OAK	10"	20'	
889	LIVE OAK	9"	18'	
890	LIVE OAK	8"	16'	
891	LIVE OAK	9", 7"	25'	MULTI-TRUNK
892	LIVE OAK	9"	18'	
893	LIVE OAK	9"	18'	
894	LIVE OAK	10", 7"	27'	MULTI-TRUNK
895	LIVE OAK	9"	18'	
896	LIVE OAK	11"	22'	
897	LIVE OAK	9"	18'	
898	LIVE OAK	12", 7"	31'	MULTI-TRUNK
899	LIVE OAK	9"	18'	
900	LIVE OAK	8"	16'	

TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
980	CEDAR	13"	26'	
982	LIVE OAK	17"	34'	
984	LIVE OAK	8"	16'	
985	CEDAR	12"	25'	
986	LIVE OAK	18"	36'	
987	CEDAR	8"	16'	
988	CEDAR	8", 7"	23'	MULTI-TRUNK
989	LIVE OAK	13"	26'	
990	LIVE OAK	9"	18'	
991	LIVE OAK	12", 11"	35'	MULTI-TRUNK
992	CEDAR	11"	22'	
993	LIVE OAK	9", 8", 8"	34'	MULTI-TRUNK
994	CEDAR	9", 8", 8", 6"	40'	MULTI-TRUNK/ PROTECTED
995	CEDAR	9"	18'	
996	LIVE OAK	17"	34'	
997	LIVE OAK	14"	28'	
998	LIVE OAK	12"	24'	
999	LIVE OAK	10"	20'	
1000	CEDAR	8"	16'	
3758	LIVE OAK	11"	22'	
3759	LIVE OAK	10"	20'	
3760	CEDAR	17"	34'	
3761	LIVE OAK	9"	18'	
3762	LIVE OAK	8"	16'	
3763	LIVE OAK	9"	18'	
3764	LIVE OAK	16"	32'	
3765	HACKBERRY	8"	16'	
3766	LIVE OAK	15", 10"	40'	MULTI-TRUNK/ PROTECTED
3767	LIVE OAK	9"	18'	
3768	CEDAR	14", 8"	36'	MULTI-TRUNK
3769	LIVE OAK	11", 9", 8"	39'	MULTI-TRUNK/ PROTECTED
3770	LIVE OAK	9"	18'	
3771	LIVE OAK	8"	16'	
3772	LIVE OAK	8"	16'	
3775	LIVE OAK	8"	16'	
3776	LIVE OAK	8"	16'	
3777	LIVE OAK	9"	18'	
3779	LIVE OAK	8"	16'	
3780	LIVE OAK	8"	16'	
3781	LIVE OAK	9"	18'	
3782	LIVE OAK	10"	20'	
3783	LIVE OAK	9"	18'	
3784	CEDAR	11"	22'	
3785	CEDAR	17"	34'	
3786	LIVE OAK	19", 17"	55'	MULTI-TRUNK/ HERITAGE
3787	LIVE OAK	9"	18'	
3788	LIVE OAK	9"	18'	
3789	LIVE OAK	13", 12", 12"	50'	MULTI-TRUNK/ HERITAGE
3790	LIVE OAK	15"	30'	MULTI-TRUNK
3791	CEDAR ELM	8"	16'	
3792	CEDAR	15"	30'	
3793	LIVE OAK	9", 9"	27'	MULTI-TRUNK
3794	LIVE OAK	10"	20'	
3795	LIVE OAK	9"	18'	
3796	LIVE OAK	12", 11", 10", 8"	53'	MULTI-TRUNK/ HERITAGE
3797	LIVE OAK	8"	16'	
3798	LIVE OAK	11"	22'	
3799	CEDAR ELM	9"	18'	
3800	LIVE OAK	8"	16'	
8001	LIVE OAK	13", 10", 9"	45'	MULTI-TRUNK/ PROTECTED
8002	LIVE OAK	8"	16'	
8003	LIVE OAK	10"	20'	
8004	LIVE OAK	11", 10"	32'	MULTI-TRUNK
8005	LIVE OAK	10"	20'	
8006	LIVE OAK	10"	20'	
8007	LIVE OAK	12"	24'	
8008	LIVE OAK	10"	20'	
8009	LIVE OAK	9"	18'	
8010	LIVE OAK	8"	16'	
8011	LIVE OAK	8", 7"	23'	MULTI-TRUNK
8012	LIVE OAK	20"	40'	PROTECTED
8013	LIVE OAK	9"	18'	
8014	LIVE OAK	10"	20'	
8015	LIVE OAK	11"	22'	
8016	LIVE OAK	12"	24'	
8017	LIVE OAK	9"	18'	
8018	CEDAR ELM	10"	20'	
8019	LIVE OAK	14", 12"	40'	MULTI-TRUNK/ PROTECTED

TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
8020	LIVE OAK	10"	20'	
8021	LIVE OAK	9"	18'	
8022	LIVE OAK	12", 10"	34'	MULTI-TRUNK
8023	LIVE OAK	10"	20'	
8024	LIVE OAK	8"	16'	
8025	LIVE OAK	8"	16'	
8026	LIVE OAK	12"	24'	
8027	LIVE OAK	10"	20'	
8028	LIVE OAK	11"	22'	
8029	LIVE OAK	10"	20'	
8030	LIVE OAK	8"	16'	
8031	LIVE OAK	9"	18'	
8032	LIVE OAK	13"	26'	
8033	LIVE OAK	12"	24'	
8034	LIVE OAK	11"	22'	
8035	LIVE OAK	11"	22'	
8036	CEDAR ELM	10"	20'	
8037	CEDAR ELM	14"	28'	
8038	LIVE OAK	11"	22'	
8039	LIVE OAK	8"	16'	
8040	LIVE OAK	8"	16'	
8041	LIVE OAK	8"	16'	
8042	CEDAR ELM	8"	16'	
8043	LIVE OAK	20"	40'	PROTECTED
8044	CEDAR ELM	8"	16'	
8045	LIVE OAK	8"	16'	
8046	LIVE OAK	11"	22'	
8047	CEDAR ELM	14"	28'	
8048	CEDAR ELM	11"	22'	
8049	LIVE OAK	10"	20'	
8050	LIVE OAK	8"	16'	
8051	LIVE OAK	8"	16'	
8052	LIVE OAK	11", 10"	32'	MULTI-TRUNK
8053	LIVE OAK	24"	48'	HERITAGE
8054	CEDAR ELM	11"	22'	
8055	LIVE OAK	12"	24'	
8056	LIVE OAK	21"	42'	PROTECTED
8057	LIVE OAK	24"	48'	HERITAGE
8058	LIVE OAK	22"	44'	PROTECTED
8059	LIVE OAK	20"	40'	PROTECTED
8060	LIVE OAK	16"	32'	
8061	LIVE OAK	14"	28'	
8062	CEDAR ELM	12"	24'	
8063	LIVE OAK	8", 8", 8"	32'	MULTI-TRUNK
8064	CEDAR ELM	9", 8"	26'	MULTI-TRUNK
8065	LIVE OAK	14"	28'	
8066	LIVE OAK	12"	24'	
8067	LIVE OAK	22", 18"	62'	MULTI-TRUNK/ HERITAGE
8068	LIVE OAK	8"	16'	
8069	LIVE OAK	17", 10"	44'	MULTI-TRUNK/ PROTECTED
8070	LIVE OAK	18"	36'	
8071	LIVE OAK	12"	24'	
8072	LIVE OAK	11"	22'	
8073	LIVE OAK	13"	26'	
8074	LIVE OAK	12"	24'	
8075	LIVE OAK	15"	30'	
8076	LIVE OAK	9"	18'	
8077	LIVE OAK	10"	20'	
8078	LIVE OAK	8"	16'	
8079	LIVE OAK	10"	20'	
8080	LIVE OAK	9"	18'	
8081	LIVE OAK	10"	20'	
8082	LIVE OAK	10", 8"	28'	MULTI-TRUNK
8083	LIVE OAK	11"	22'	
8084	LIVE OAK	10"	20'	
8085	HACKBERRY	11"	22'	
8086	LIVE OAK	14"	28'	
8087	LIVE OAK	20"	40'	PROTECTED
8088	LIVE OAK	52"	104'	HERITAGE
8089	LIVE OAK	51"	102'	HERITAGE
8090	LIVE OAK	41"	82'	HERITAGE
8091	CEDAR ELM	18"	36'	
8092	CHINABERRY	12"	24'	
8094	NORTHERN CATALPA	15"	30'	
8095	HACKBERRY	13"	26'	
8096	CREPE MYRTLE	11"	22'	
8097	LIVE OAK	16"	32'	
8098	LIVE OAK	40"	80'	HERITAGE

TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
8099	CHINABERRY	15"	30'	
8100	LIVE OAK	26"	52'	HERITAGE
8101	LIVE OAK	13"	26'	
8102	LIVE OAK	11"	22'	
8103	LIVE OAK	13"	26'	
8104	LIVE OAK	10"	20'	
8105	LIVE OAK	14"	28'	
8106	LIVE OAK	21"	42'	PROTECTED
8107	LIVE OAK	11"	22'	
8108	LIVE OAK	19"	38'	PROTECTED
8109	LIVE OAK	17"	34'	
8110	LIVE OAK	16"	32'	
8111	LIVE OAK	9"	18'	
8112	LIVE OAK	10"	20'	
8113	LIVE OAK	11"	22'	
8114	LIVE OAK	18", 12"	48'	MULTI-TRUNK/ HERITAGE
8115	CHINABERRY	20"	40'	PROTECTED
8116	LIVE OAK	11"	22'	
8117	LIVE OAK	13"	26'	
8118	LIVE OAK	13"	26'	
8120	HACKBERRY	8"	16'	
8121	LIVE OAK	12", 7"	31'	MULTI-TRUNK
8122	LIVE OAK	10"	20'	
8123	LIVE OAK	10"	20'	
8124	LIVE OAK	11"	22'	
8125	LIVE OAK	17"	34'	
8126	LIVE OAK	18"	36'	
8127	LIVE OAK	10", 7"	27'	MULTI-TRUNK
8128	LIGUSTRUM	8"	16'	
8129	LIVE OAK	12"	24'	
8130	LIVE OAK	13", 6"	32'	MULTI-TRUNK
8131	LIVE OAK	12"	24'	
8132	LIVE OAK	11", 6"	28'	MULTI-TRUNK
8133	LIVE OAK	9", 7"	25'	MULTI-TRUNK
8134	LIVE OAK	12", 10"	34'	MULTI-TRUNK
8135	LIVE OAK	11"	22'	
8136	LIVE OAK	11", 10"	32'	MULTI-TRUNK
8137	LIVE OAK	11"	22'	
8138	LIVE OAK	10", 8"	28'	MULTI-TRUNK
8139	LIVE OAK	11"	22'	
8140	HACKBERRY	11"	22'	
8141	LIVE OAK	10"	20'	
8142	LIVE OAK	10"	20'	
8143	LIVE OAK	11"	22'	
8144	HACKBERRY	8"	16'	
8145	LIVE OAK	11"	22'	
8146	LIVE OAK	8"	16'	
8147	LIVE OAK	8"	16'	
8148	LIVE OAK	12", 9", 7"	40'	MULTI-TRUNK/ PROTECTED
8149	LIVE OAK	9"	18'	
8150	LIVE OAK	13"	26'	
8151	LIVE OAK	12"	24'	
8152	LIVE OAK	13"	26'	
8153	LIVE OAK	16"	32'	
8154	LIVE OAK	8"	16'	
8157	CEDAR	12", 7"	31'	MULTI-TRUNK
8158	CEDAR	13"	26'	
8159	CEDAR ELM	10"	20'	
8160	CEDAR ELM	10"	20'	
8161	CEDAR ELM	9"	18'	
8162	CEDAR ELM	12"	24'	
8163	LIVE OAK	23"	46'	PROTECTED
8164	CEDAR ELM	17"	34'	
8165	CEDAR ELM	18"	36'	
8166	CEDAR ELM	11"	22'	
8167	CEDAR ELM	13"	26'	
8168	CEDAR ELM	13"	26'	
8169	CEDAR ELM	13"	26'	
8170	CEDAR ELM	15"	30'	
8171	CEDAR ELM	8"	16'	
8172	CEDAR ELM	16"	32'	
8173	HACKBERRY	9"	18'	
8174	LIVE OAK	11"	22'	
8178	CEDAR ELM	17"	34'	
8180	CHINABERRY	8", 6"	22'	MULTI-TRUNK
8181	CEDAR ELM	10"	20'	
8182	HACKBERRY	18"	36'	
8183	HACKBERRY	13", 10", 7"	43'	MULTI-TRUNK/ PROTECTED

TREE LIST

TAG #	TYPE	DIAMETER	C.R.Z.	NOTES
8184	CHINABERRY	10"	20'	
8185	HACKBERRY	8"	16'	
8188	LIVE OAK	19"	38'	PROTECTED
8190	CEDAR ELM	8"	16'	
8192	HACKBERRY	12"	24'	
8193	LIVE OAK	25"	50'	HERITAGE
8196	LIVE OAK	18"	36'	
8197	LIVE OAK	13", 13"	39'	MULTI-TRUNK/ PROTECTED
8198	LIVE OAK	13", 12", 11"	49'	MULTI-TRUNK/ HERITAGE
8199	LIVE OAK	11"	22'	
8201	LIVE OAK	9"	18'	
8202	LIVE OAK	9"	18'	
8203	LIVE OAK	12"	24'	
8204	LIVE OAK	11"	22'	
8205	CEDAR ELM	8"	16'	
8206	LIVE OAK	9"	18'	
8208	LIVE OAK	9"	18'	
8209	LIVE OAK	10"	20'	
8210	CHINABERRY	9"	18'	
8211	HACKBERRY	9"	18'	
8212	LIVE OAK	12"	24'	
8213	LIVE OAK	11"	22'	
8214	LIVE OAK	11"	22'	
8215	LIVE OAK	11", 9"	31'	MULTI-TRUNK
8216	LIVE OAK	13"	26'	
8217	LIVE OAK	17"	34'	
8218	LIVE OAK	21"	42'	PROTECTED
8219	LIVE OAK	16"	32'	
8220	LIVE OAK	14"	28'	
8221	LIVE OAK	22"	44'	PROTECTED
8223	LIVE OAK	10", 10"	30'	MULTI-TRUNK
8224	LIVE OAK	15"	30'	
8225	LIVE OAK	8"	16'	
8226	LIVE OAK	8"	16'	
8227	LIVE OAK	8"	16'	

A TREE AND TOPOGRAPHICAL AS-BUILT SURVEY OF A OF A 8.038 ACRE (APPROX. [illegible]) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 1, BLOCK A OF THE FINAL PLAT OF GRANDA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE THOSE SAME THREE INDIVIDUAL TRACTS OF LAND BEING DESCRIBED IN TWO SEPARATE INSTRUMENTS, CONVEYED TO GRANADA LAND, LLC., DESCRIBING TRACT(s) 1 AND 2, IN A SPECIAL WARRANTY DEED, DATED OCTOBER 18, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No. 2018164398 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND TRACT 3 IN A WARRANTY DEED, DATED OCTOBER 18, 2018 AND APPEARING OF RECORD UNDER DOCUMENT No.2018164380 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EAGLE EYE CONSTRUCTION LAYOUT
1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308
WEB: eecl.us
EMAIL: eagle@eecl.us
T.B.P.L.S. FIRM #10194139

PROJECT: 13/47

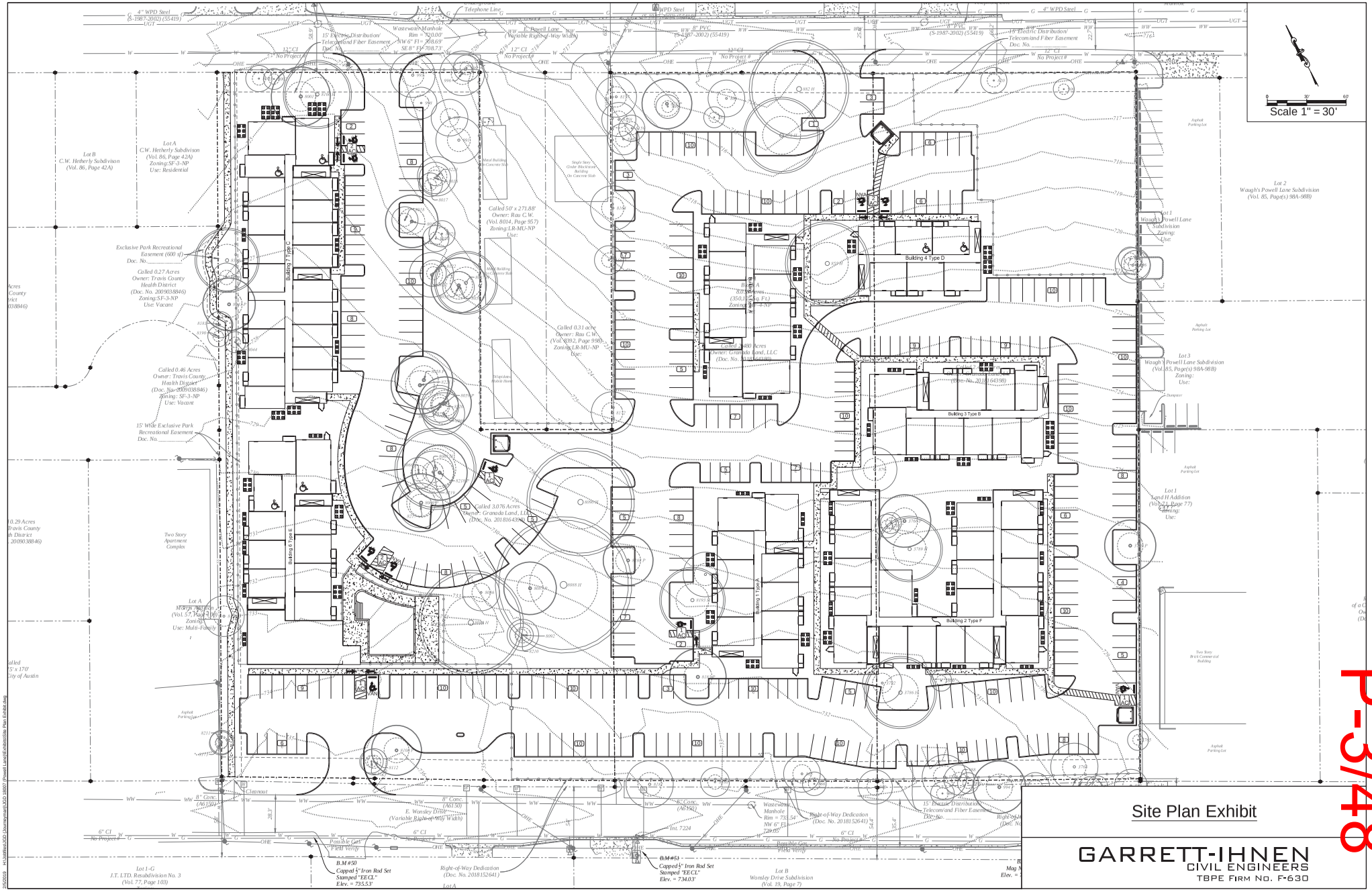
CLIENT: JOURNEYMAN

DATE: 12/0[illegible]/18

SCALE: 1" = 40'

BY: rc/cmb

SHEET 02 of 02


Scale 1" = 30'
Building 1 Type C
Building 4 Type D
Building 3 Type B
Building 2 Type F
Building 6 Type E
Building 1 Type A
Lot A
C.W. Hetherly Subdivison
(Vol. 86, Page 42A)
Zoning:SF-3-NP
Use: Residential
Lot B
C.W. Hetherly Subdivison
(Vol. 86, Page 42A)
Lot 2
Waugh's Powell Lane Subdivision
(Vol. 85, Page(s) 98A-98B)
Lot 3
Waugh's Powell Lane Subdivision
(Vol. 85, Page(s) 98A-98B)
Lot 1-G
J.T. LTD. Resubdivision No. 3
(Vol. 77, Page 103)
Lot B
Wonsley Drive Subdivision
(Vol. 19, Page 7)
B.M #50
Capped ¼" Iron Rod Set
Stamped "EECL"
Elev. = 735.53'
B.M #51
Capped ¼" Iron Rod Set
Stamped "EECL"
Elev. = 734.03'
Site Plan Exhibit
GARRETT-IHNEN
CIVIL ENGINEERS
TBPE FIRM NO. F-630
P-3/48

Property Profile

Legend

- Addresses

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTI
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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

Notes

P-3/49

SAFE | stop abuse for everyone

A merger of Austin Children's Shelter and SafePlace
24-hr SAFEline: 512.267.SAFE (7233) | for Deaf people of all identities, please use relay/VRS
SAFEline chat (Mon.-Fri. 4 p.m. – midnight; Sat. & Sun. 10 a.m. – 8 p.m.)

Fax

To:	City of Austin - Development Services Dept 1st Floor	**From:**	Keria Prince
Fax:		**Pages:**	2
Phone:	(512) 974-6305	**Date:**	03-08-19
Re:		**cc:**	

☑ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

MAR/08/2019/FRI 10:20 AM FAX No. 512 928 9076 P. 02
P-3/51

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2019-0014, 411, 601 E. Powell and 410, 500, 502, 504, 508 and 610 E. Wonsley
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 11, 2019

Keela Prince

Your Name (please print)

☐ I am in favor
☑ I object

8033 Gessner Dr #247 Austin TX 78735

Your address(es) affected by this application

Keela Prince — 03-08-19

Signature — *Date*

Daytime Telephone: (512) 543-8127

Comments: Don't agree w/ this. Rules shouldn't change. They should follow the same rules as everyone else

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing, they may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
(*Note:* Mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov