







For Restrictions  
see vol. 668 page 141  
Deed Records Travis  
County.

A SUBDIVISION BY R. MILES GRAHAM, ET AL., OF A PART OF SPEAR LEAGUE, TRAVIS COUNTY TEXAS

SCALE 1" = 200'  
ENFIELD REALTY & HOME BUILDING COMPANY-AUSTIN TEXAS  
JULY 1925

County of Travis, Texas, known to these persons: That we, Margaret Graham Cruseman, and husband, Paul Cruseman, of Travis County, Texas, acting herein by and through H.M. Graham of Travis County, Texas, as our duly authorized, and attorney in fact, and R. Miles Graham also of Travis County, Texas, hereby by deed certain tract of land of the Geo. W. Spear League in Travis County, Texas, being made up of a part of the 180 acres of the Geo. W. Spear League, conveyed by J.B. Starnes to E.M. Reese on July 25, 1882, by Deed Record 1 in Book "H", page 396, of the Deed Records of Travis County, Texas; and a part of the 180 acres of the Geo. W. Spear League, conveyed by L.V. Carr to Margaret Graham Cruseman by Deed dated January 15, 1924, recorded in Book 354, pages 589-595 of Deed Records of Travis County, Texas; and a part of the 97 1/2 acres out of the Geo. W. Spear League conveyed by H.V. Duthie to E.M. Reese by deed dated June 13th, 1872, and recorded in Book "H", pages 587-588, of the Deed Records of Travis County, Texas; and the 89 acres of the Geo. W. Spear League conveyed by Thomas Adams to E.M. Reese on May 15, 1870, by Deed recorded in Book "H", pages 315-316, Deed Records of Travis County, Texas, to all of which conveyances reference is here made for all particulars.

Said subdivision is known and designated as Westfield A, and consists of eighteen (18) blocks, numbered one (1) in eighteen (18) inclusive subdivided into certain lots numbered according to the map or plat of said subdivision here to be attached, and certain streets and roads, all as shown by the map or plat of said subdivision here to be attached, and made a part hereof. And we have dedicated, and do hereby dedicate to the public all streets and roads shown on said map or plat excepting those parcels marked "Reserved" and "Not to be separated."

Witness our hands, this 10th day of

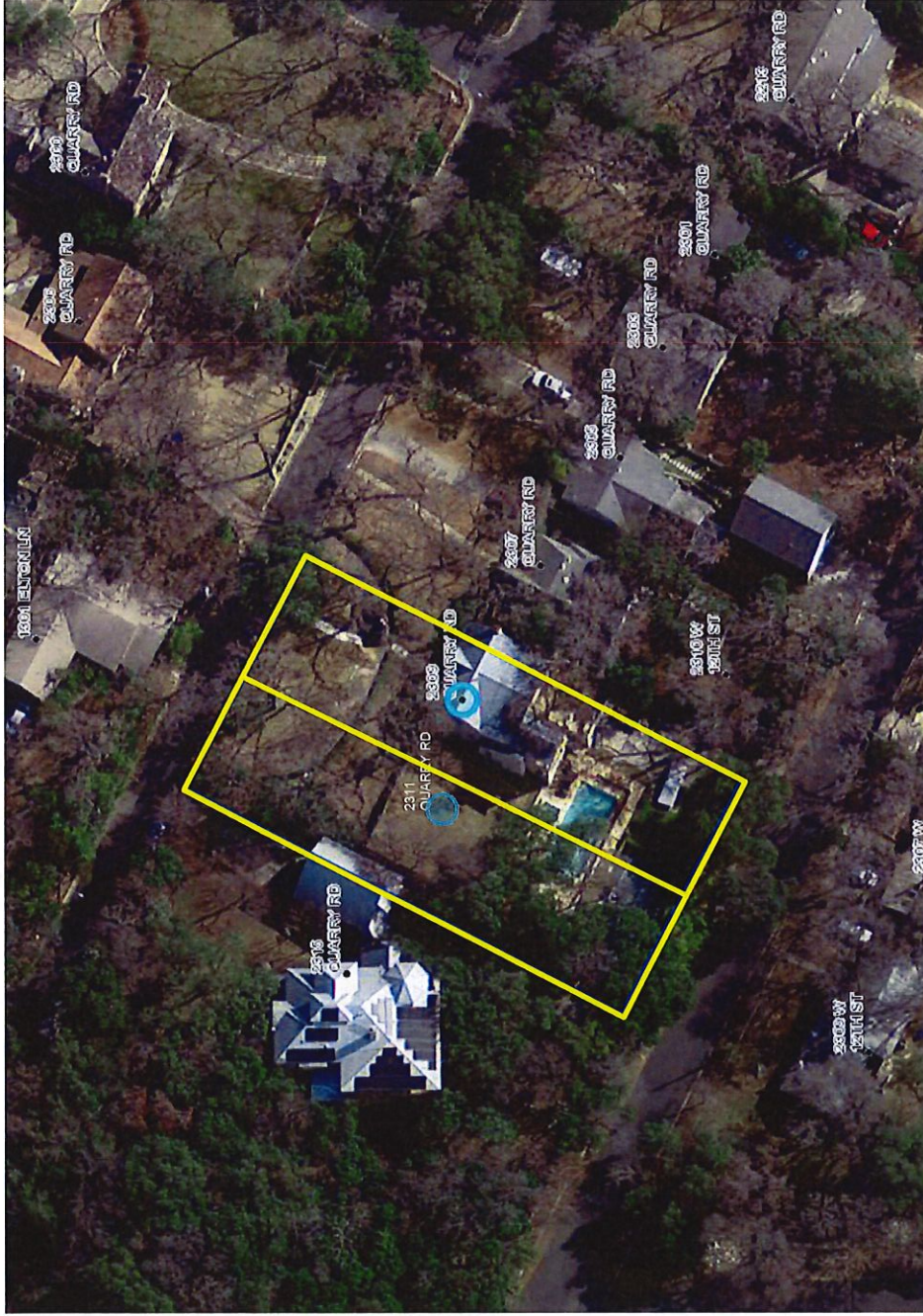
Margaret Graham Cruseman

2309 & 2311 Quarry Road Variance - C15-2020-0006

City of Austin - Board of Adjustment - 5/11/2020

Thruway Design  
LAND PLANNERS





### Plan:

Return to 2 lots with  
2 separate houses  
and garages.

### Obstacles:

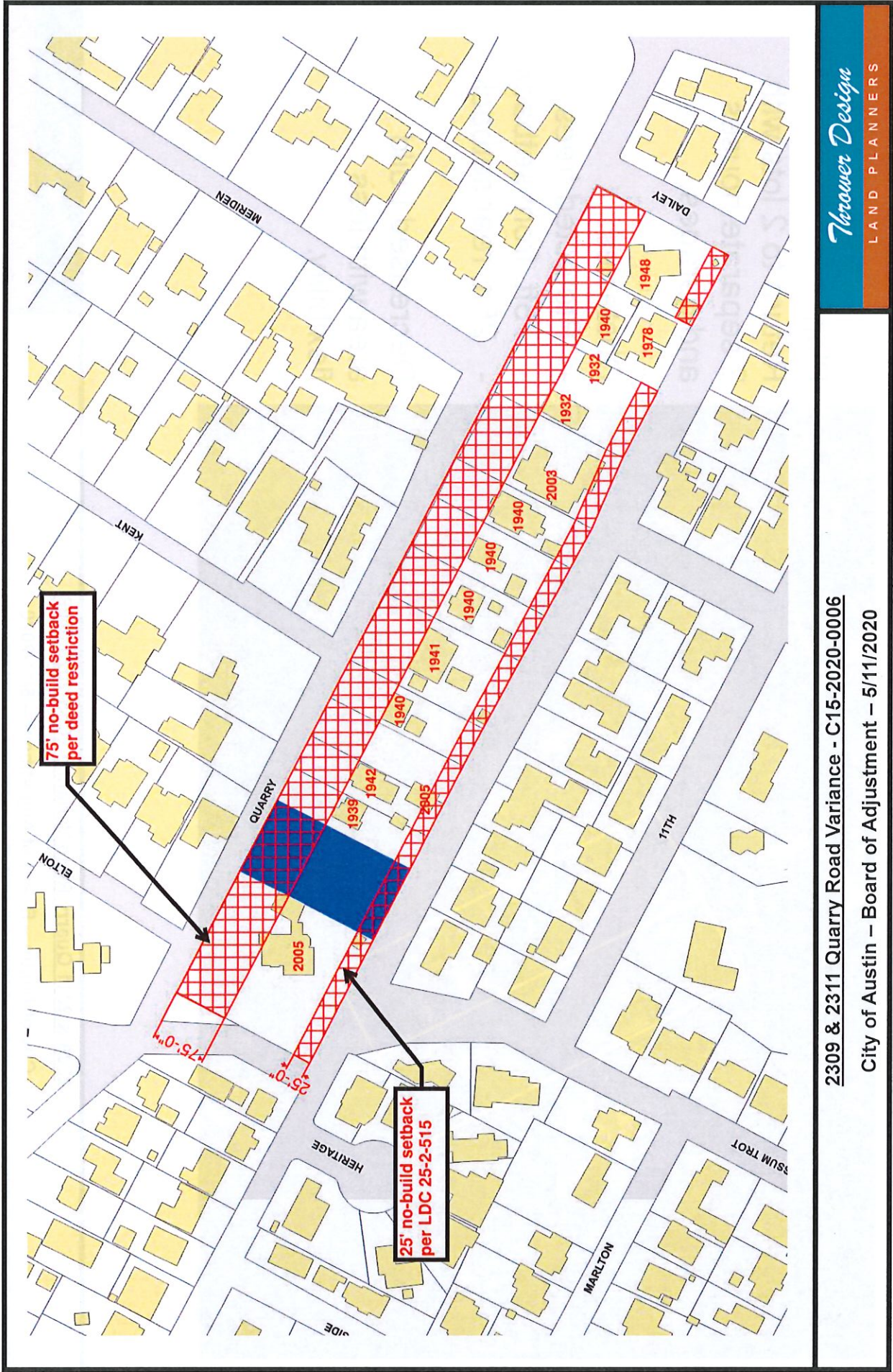
- Protected trees
- 75ft. front setback
- 25ft. rear setback

Decreased build  
area with less  
flexibility.

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**2309 & 2311 Quarry Road Variance - C15-2020-0006**

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# EXHIBIT A



Properties adjacent to W. 12th Street

| South Side   | Address | Feet  | North Side  | Address | Feet |
|--------------|---------|-------|-------------|---------|------|
| 2309 W 12th  | 26.59   | 3.85  | 2315 Quarry |         |      |
| 2307 W 12th  | 27.5    | 19.94 | 2307 Quarry |         |      |
| 2305 W 12th  | 25      | 15    | 2305 Quarry |         |      |
| 2303 W 12th  | 23.6    | 16    | 2303 Quarry |         |      |
| 2209 W 12th  | 72.45   | 27.02 | 2301 Quarry |         |      |
| 2207 W 12th  | 24.59   | 1.16  | 2213 Quarry |         |      |
| 2205 W 12th  | 28.78   | 10.37 | 2209 Quarry |         |      |
| 1106 Meriden | 12ft    | 43    | 2207 Quarry |         |      |
| 1105 Meriden | 0       | 22    | 2205 Quarry |         |      |
| 2117 W 12th  | 23.53   | 19    | 2203 Quarry |         |      |
| 2115 W 12th  | 28      | 68.95 | 2118 W 12th |         |      |
| 2113 W 12th  | 7.24    | 20    | 2116 W 12th |         |      |
| 2111 W 12th  | 23.76   | 3     | 2111 Quarry |         |      |
| 2109 W 12th  | 33      |       |             |         |      |
| 2105 W 12th  | 22      |       |             |         |      |

Average: 26.14571 20.71462

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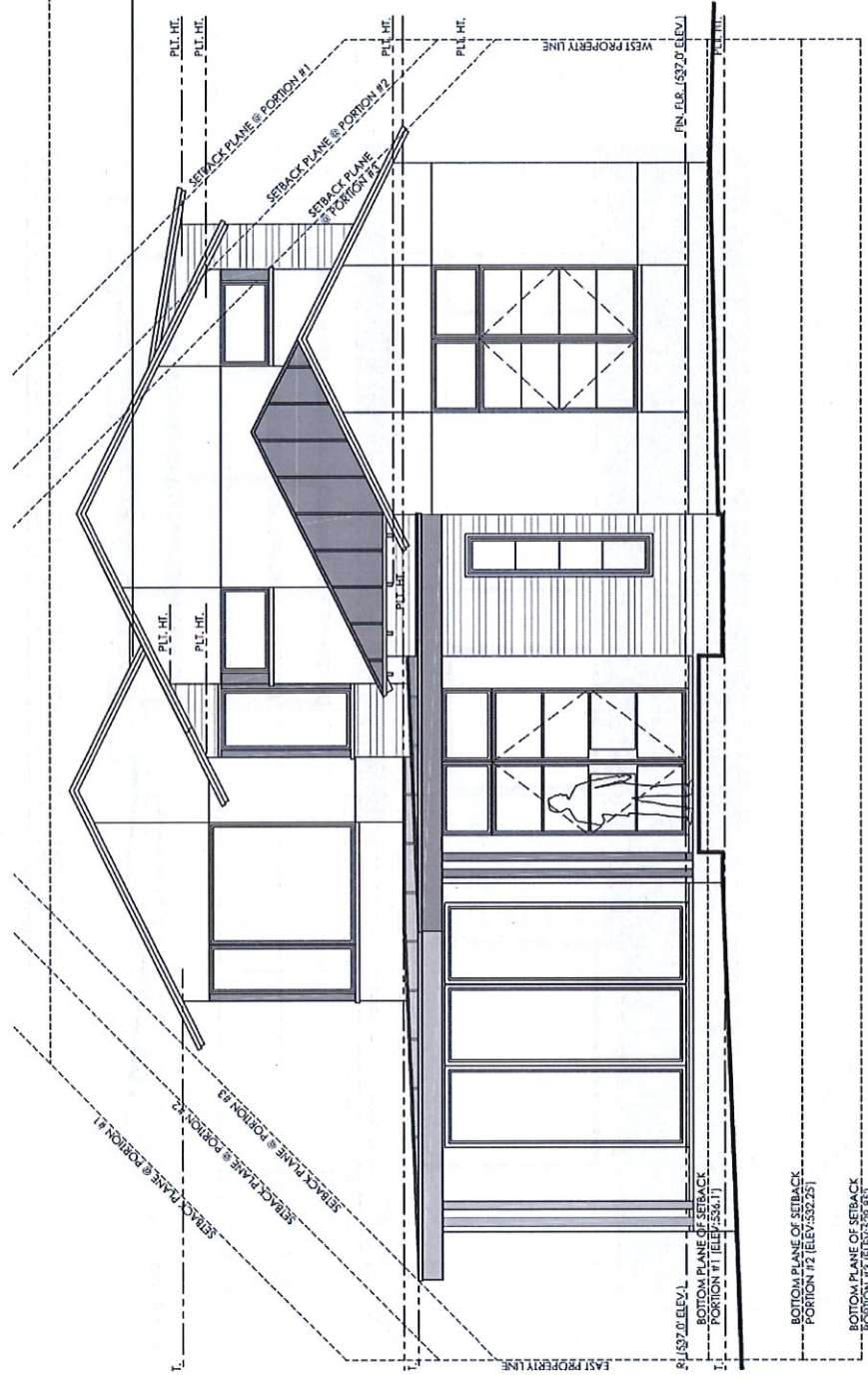


Area gained with variance from 25ft to 15ft: 385 sq. ft.





# 2311 Quarry Road – Front Elevation



2311 QUARRY RD. FRONT ELEVATION  
SCALE 1/4" = 1'-0"

2309 & 2311 Quarry Road Variance - C15-2020-0006

City of Austin – Board of Adjustment – 5/11/2020



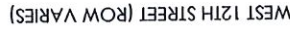
Architectural elevation drawing showing the west property line and building footprints. The drawing includes the following labels and dimensions:

- Top Labels (from left to right):**
  - LINE @ PORTION #2
  - SETBACK PLANE @ PORTION #3
  - LINE @ PORTION #4
- Bottom Labels (from left to right):**
  - SETBACK PLANE @ PORTION #1
  - SETBACK PLANE @ PORTION #2
  - SETBACK PLANE @ PORTION #3
  - SETBACK PLANE @ PORTION #4
- Building Footprints:**
  - Left Building:** A long, narrow structure with a series of vertical divisions. A label "PLT. HT." is positioned below it.
  - Right Building:** A structure with a large window and a door. A label "PLT. HT." is positioned below it.
- Dimensions and Elevation Callouts:**
  - Top Right:** FIN. F.L.R. (526.31) ELV. 65.2
  - Bottom Right:** FIN. F.L.R. (526.31) ELV. 65.2
  - Bottom Left:** FIN. F.L.R. (526.31) ELV. 65.2
  - Bottom Center:** FIN. F.L.R. (526.31) ELV. 65.2
  - Bottom Right (near building):** FIN. F.L.R. (526.31) ELV. 65.2

SCALE 1/4" = 1'-0"



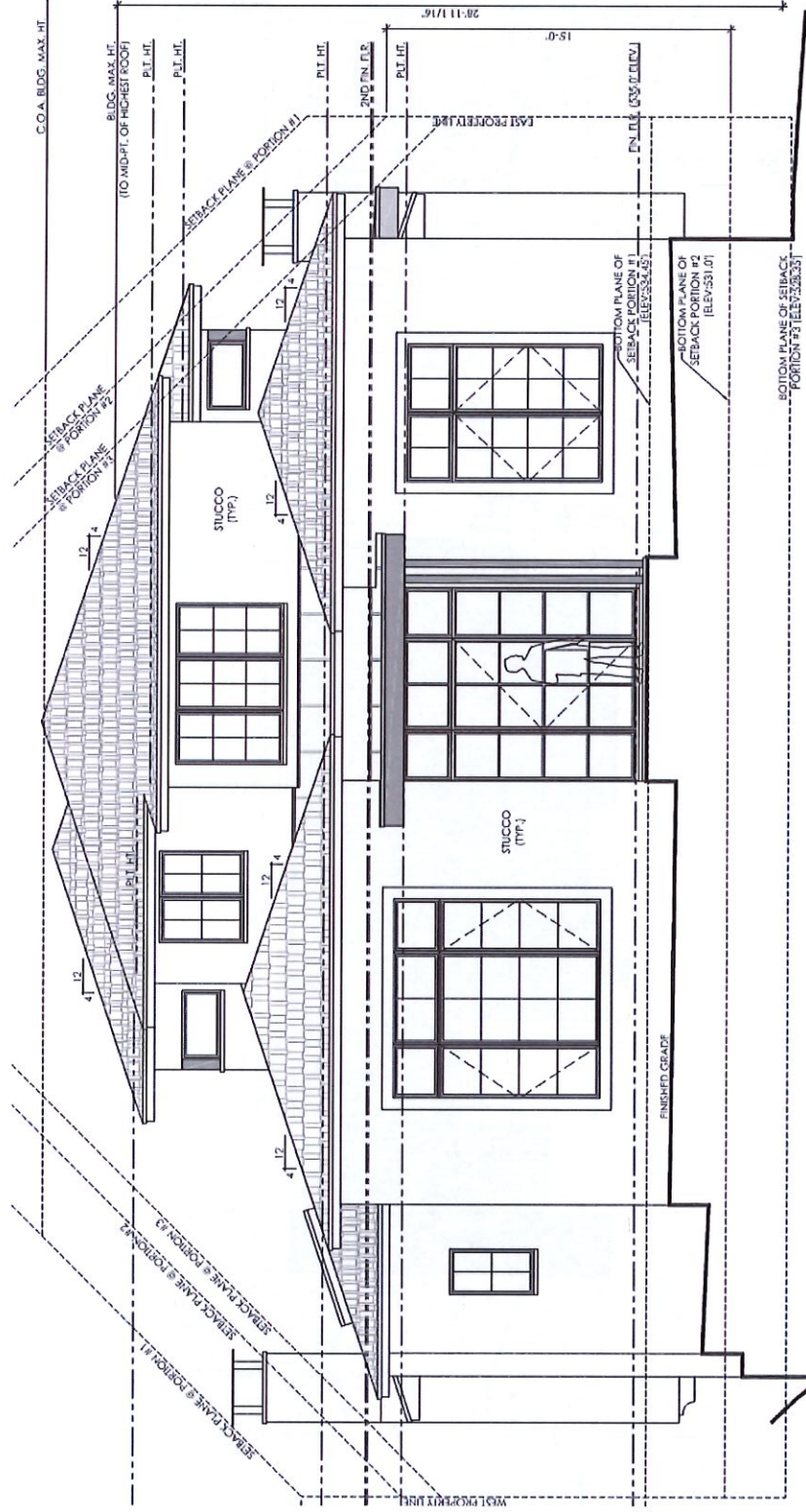
Area gained with variance from 25ft to 15ft:  $\frac{477 \text{ sq. ft.}}{2}$



City of Austin – Board of Adjustment – 5/11/2020



# 2309 Quarry Road – Front Elevation



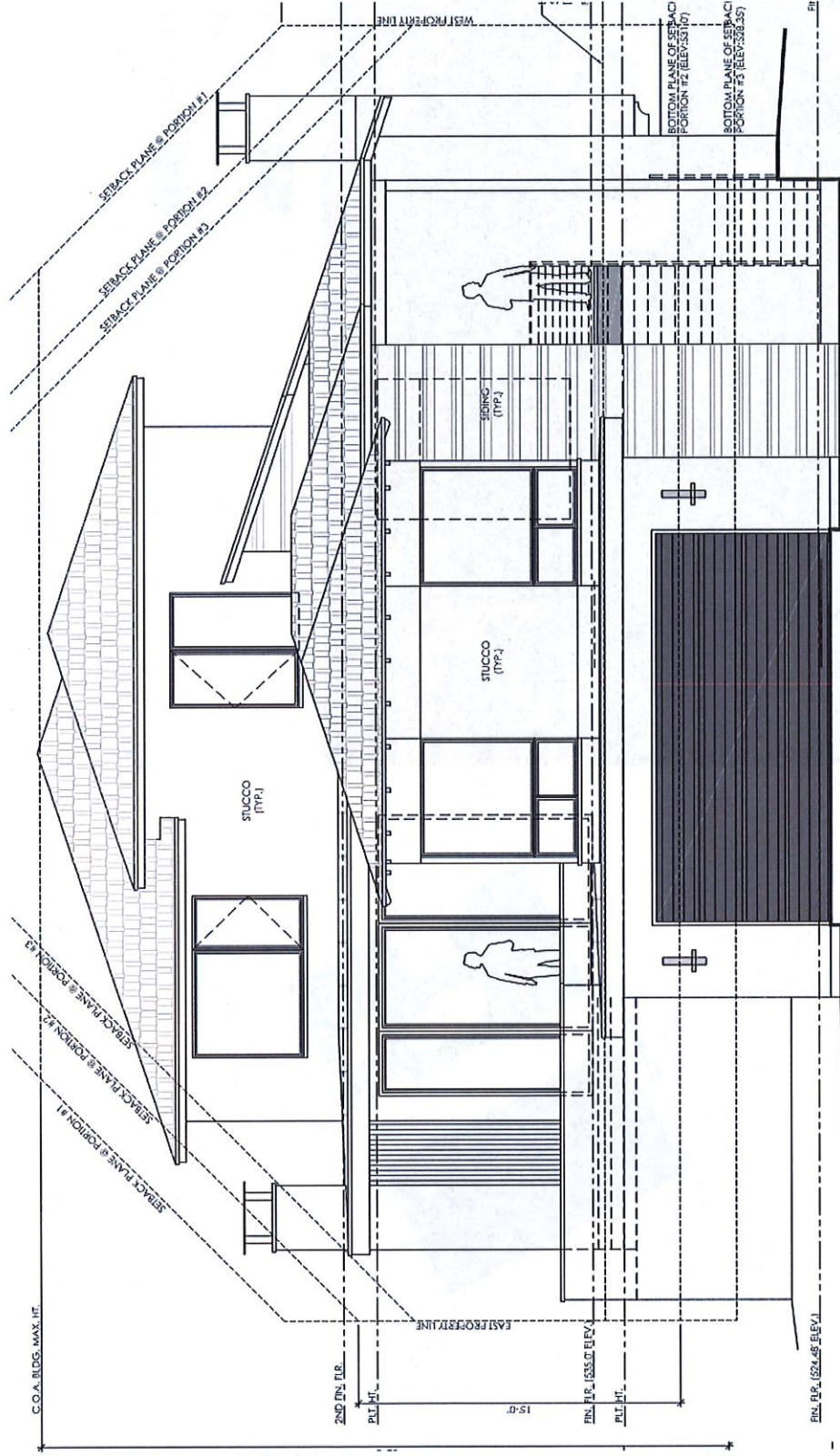
2309 QUARRY RD. FRONT ELEVATION  
SCALE 1/4" = 1'-0"

2309 & 2311 Quarry Road Variance - C15-2020-0006

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# 2309 Quarry Road – Rear Elevation



2309 & 2311 Quarry Road Variance - C15-2020-0006

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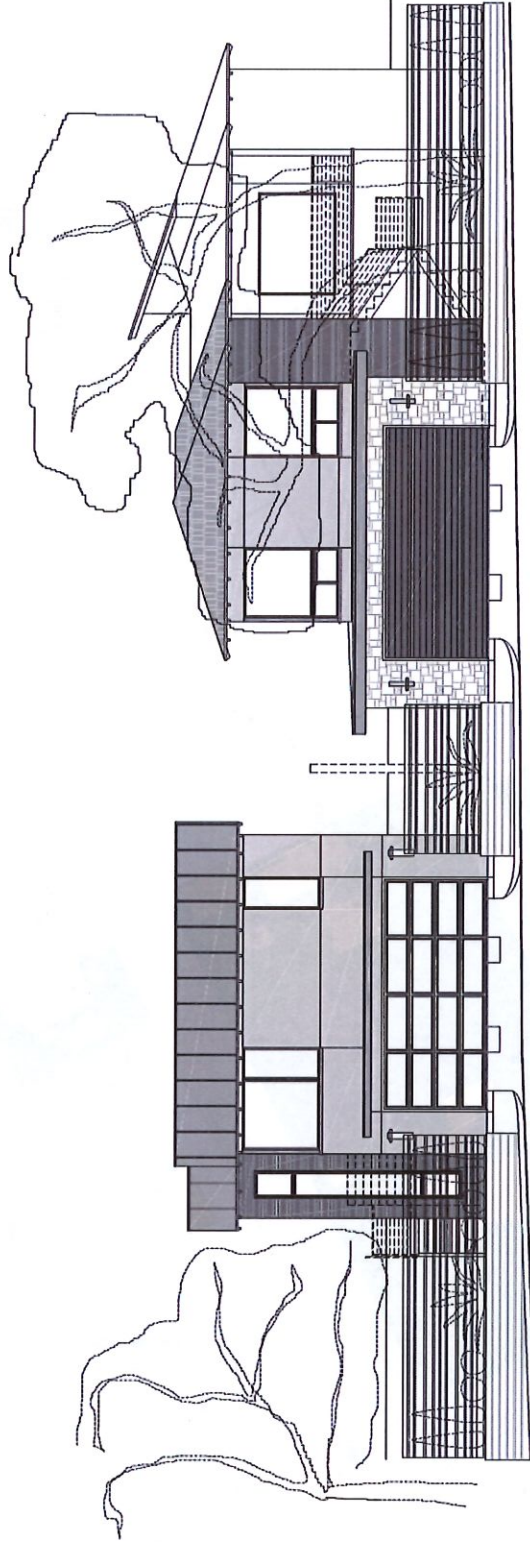


• Addressing  
 ■ 2309 & 2311 Quarry Rd  
 ■ 2017 Building Footprints  
 ■ IN SUPPORT of variance

2309 & 2311 Quarry Road Variance - C15-2020-0006

City of Austin – Board of Adjustment – 3/9/2020





2309 & 2311 QUARRY STREET (12TH STREET VIEW)

2309 & 2311 Quarry Road Variance - C15-2020-0006

City of Austin – Board of Adjustment – 5/11/2020

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City of Austin – Board of Adjustment – 5/11/2020

*Thrauer Design*

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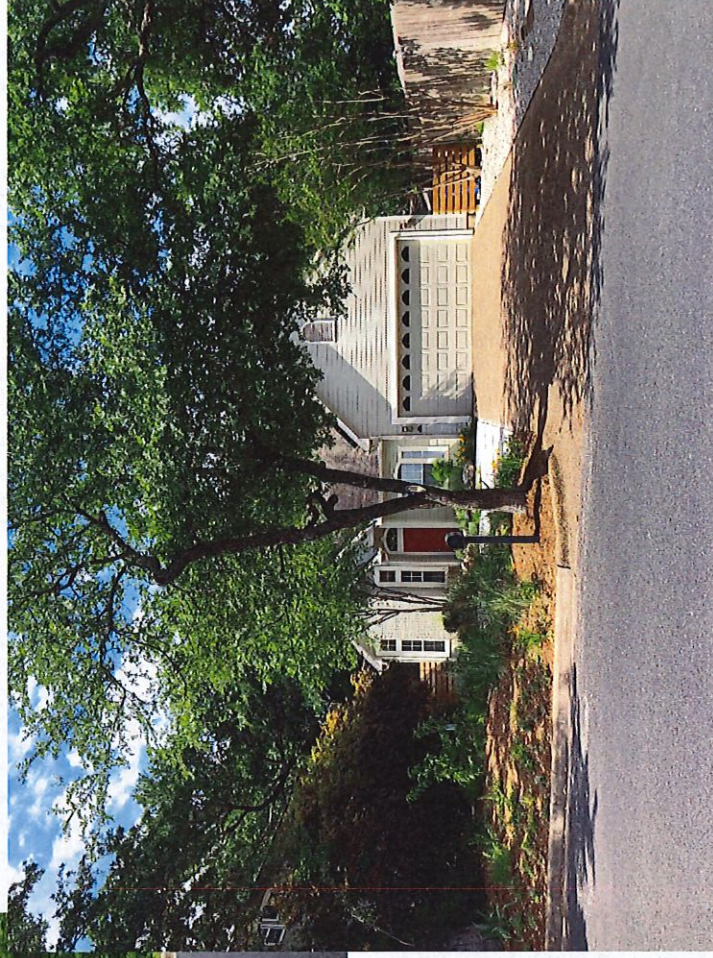
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*Thruway Design*

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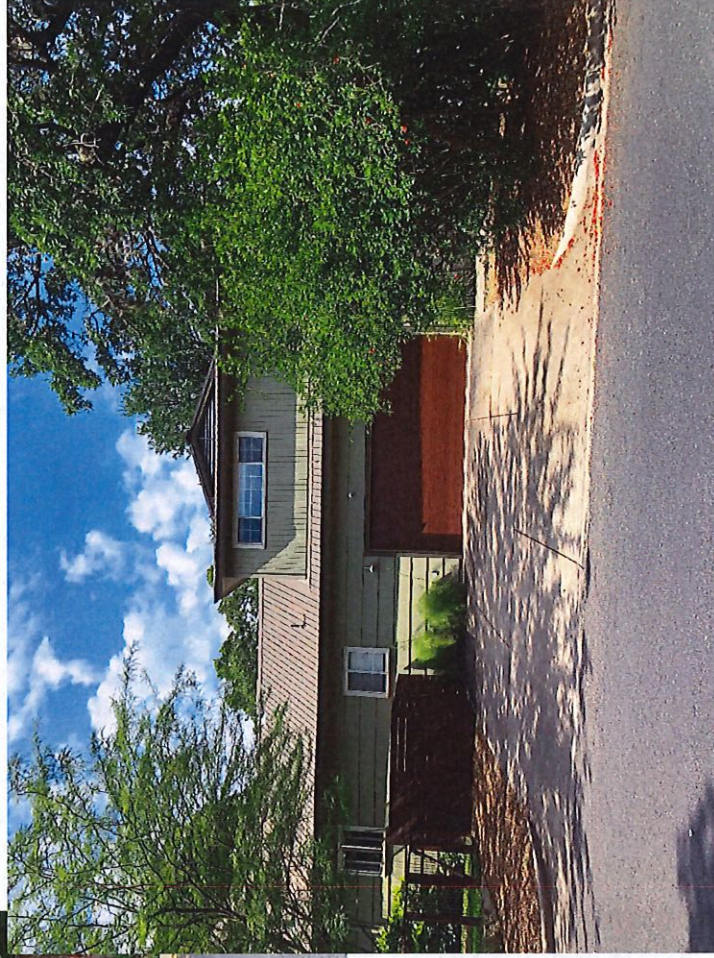
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*Thruway Design*

LAND PLANNERS





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City of Austin – Board of Adjustment – 5/11/2020

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This aerial map displays a residential neighborhood with a grid of streets. The streets shown include Quarry Rd, N 1st St, N 2nd St, N 3rd St, N 4th St, N 5th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St. The map shows numerous residential lots with addresses. Two specific lots are highlighted with blue outlines: a large L-shaped lot at the intersection of Quarry Rd and N 1st St, and a smaller lot at the intersection of Quarry Rd and W 12th St. Other addresses visible on the map include 2020, 4816, 1440, 2487, 2247, 1803, 3266, 3072, 3336, 2282, 3238, 2780, 5453, 3790, 2104, 3208, 4675, 4696, 3554, 3014, 3503, 1951, 3813, 1620, 5078, 4056, 4036, 4026, 2354, 4059, 1523, 2732, 4718, 1372, 5185, 2660, 1844, 1932, 3646, 2148, 2004, 6948, 1089, 1807, 2018, 2750, 2884, 1803, 1080, 1006, 2384, 2389, 1725, 1730, 1613, 3559, 1746, 3235, 3723, 1647, 2755, 1339, 1086, 1536, 2137, 2315, 1244, 1814, 2692, 3651, 1306, 2015.

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