D-3/1-PRESENTATION

LAKE AUSTIN OVERLAY (LA) 75’ Shoreline Setback Variance Extension

Address: 3201 Westlake Dr., Austin 78731

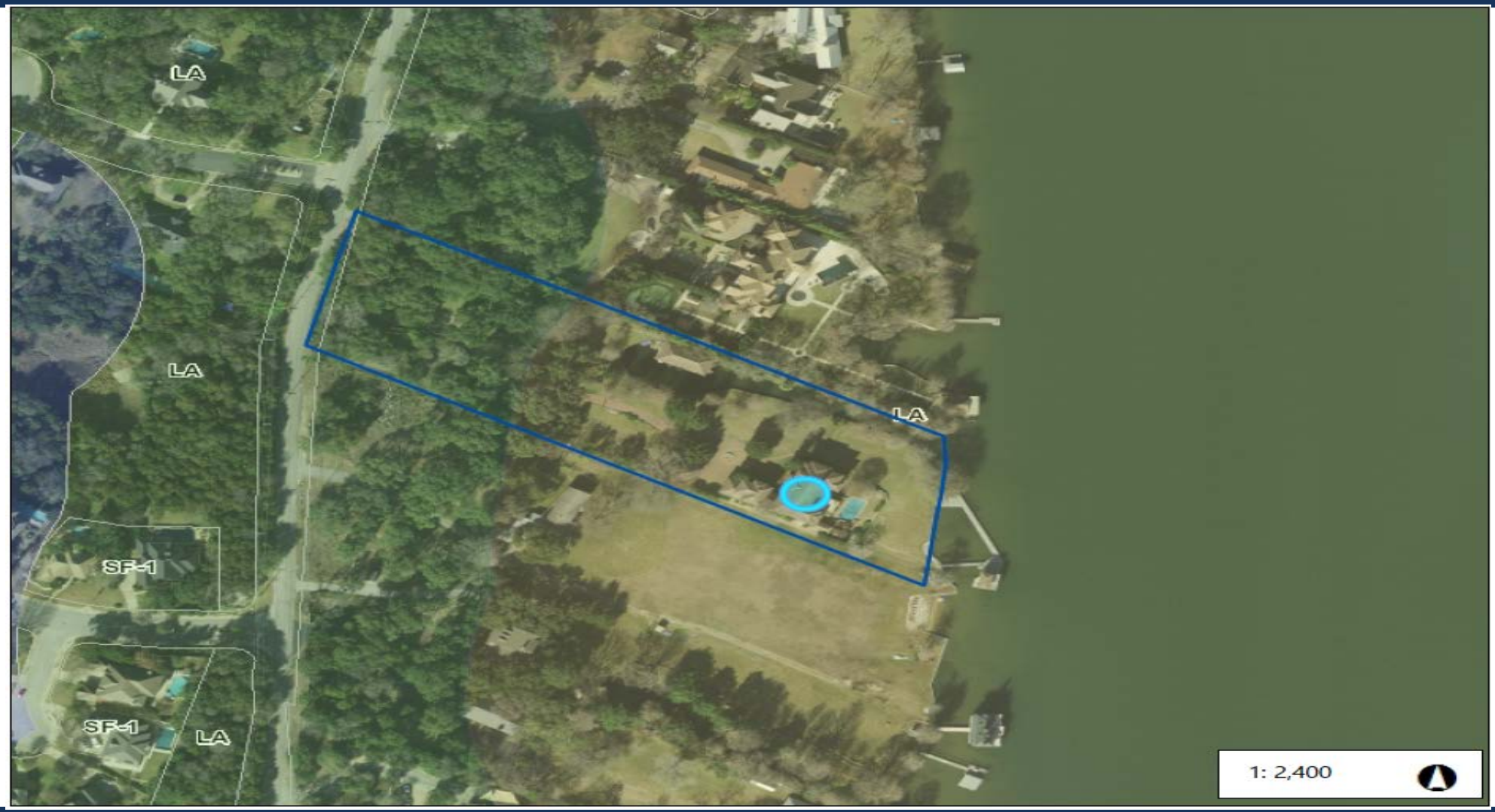
Case Number: C15-2021-0102

Applicant: Pam Madere

AERIAL VIEW

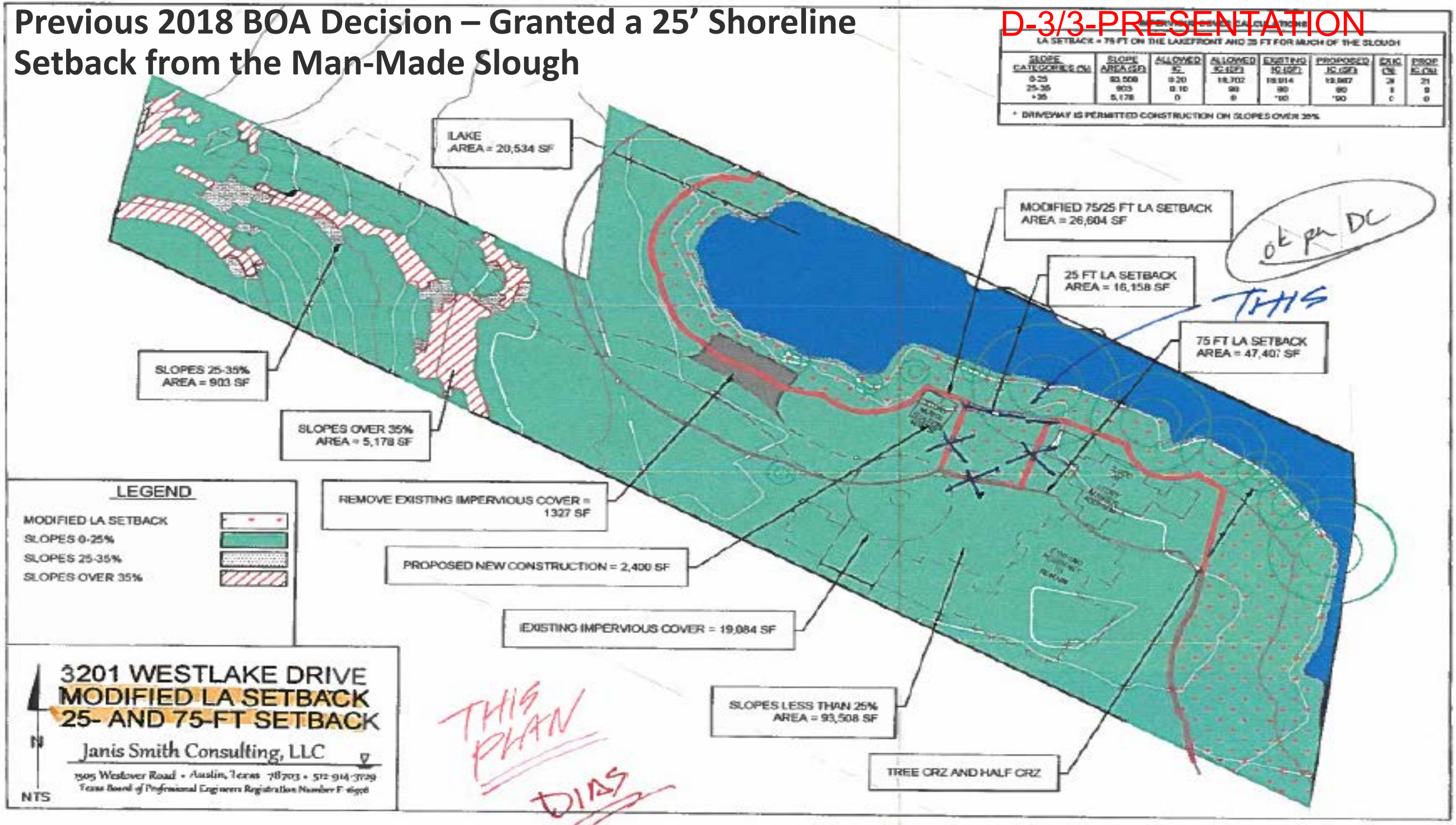
D-3/2-PRESENTATION

3201 Westlake Drive, Austin 78746
Case Number: C15-2021-0102



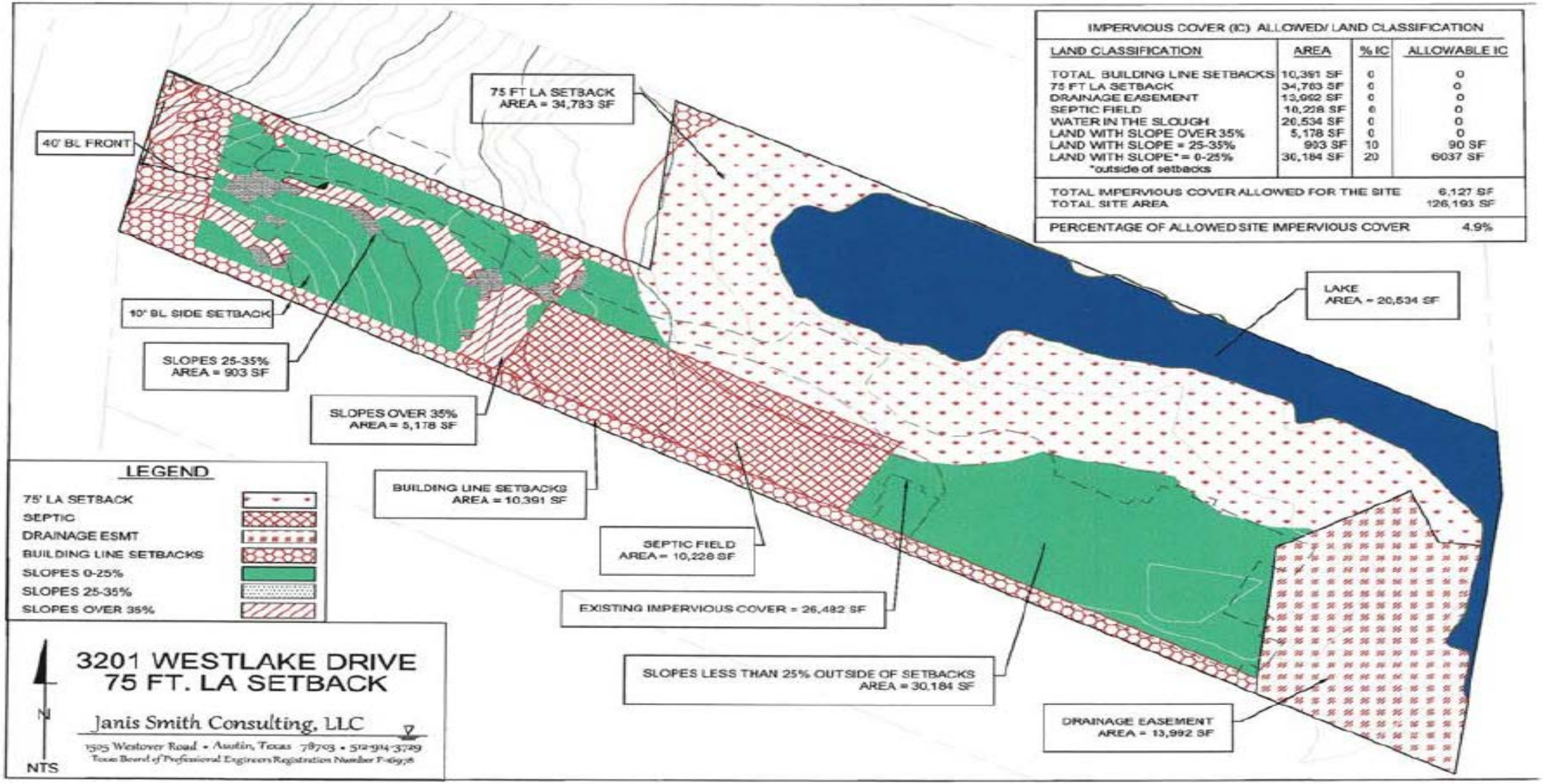
Previous 2018 BOA Decision – Granted a 25’ Shoreline Setback from the Man-Made Slough

D-3/3-PRESENTATION



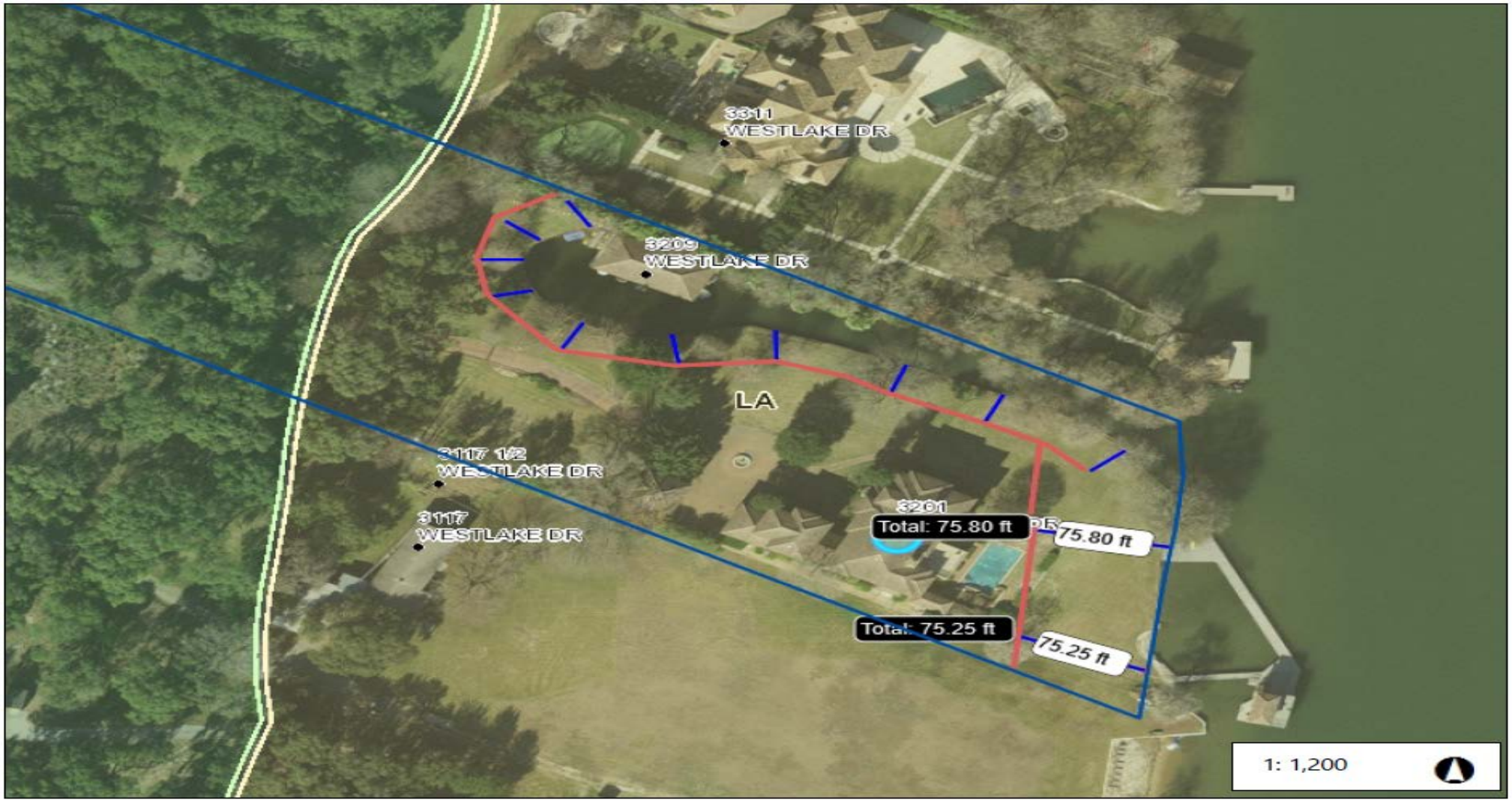
Areas of No Development

D-3/4-PRESENTATION



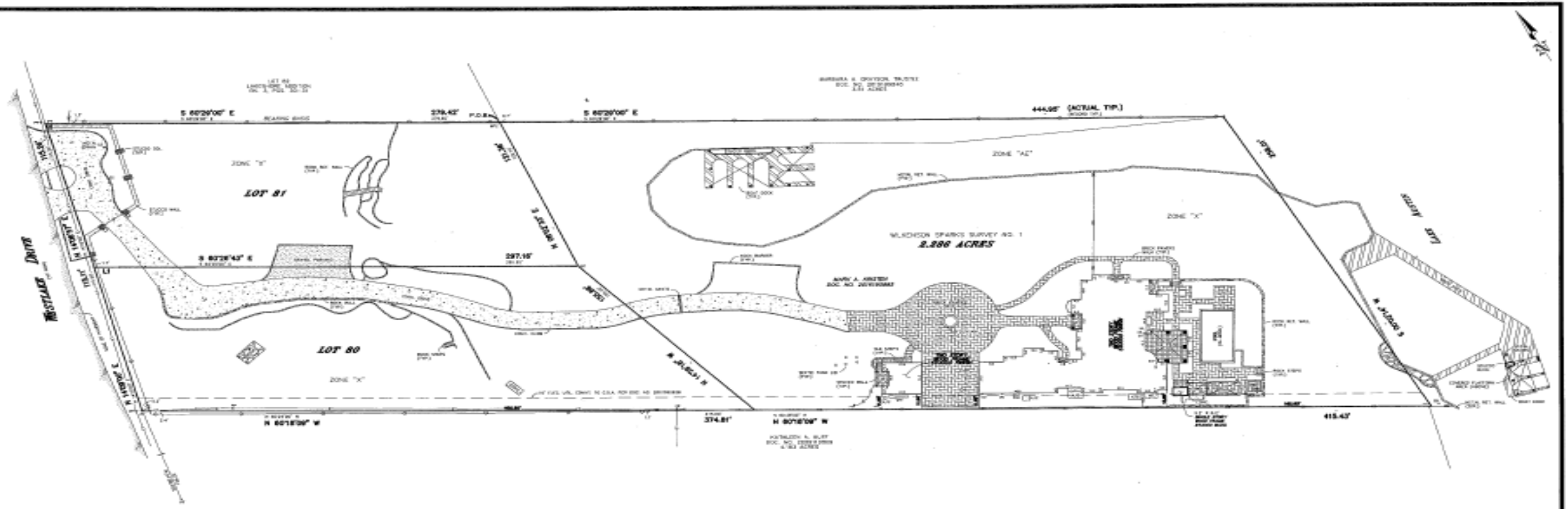
AERIAL of 25’ Shoreline Setback from Man-Made Slough

D-3/5-PRESENTATION



CURRENT SURVEY

D-3/6-PRESENTATION



LEGEND

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 3 PG. 39, PLAT RECORDS

PROPERTY SUBJECT TO INGRESS/EGRESS EASEMENT CREATED TO THE CITY OF AUSTIN RECORDED IN VOL. 106, PG. 334, DEED RECORDS

PROPERTY SUBJECT TO BLANKET ELEC./TELE. LINES & WATER LINE EASMT. GRANTED TO THE CITY OF AUSTIN RECORDED IN VOL. 858, PG. 180, DEED RECORDS

** AREA/SW ADDED

* DESCRIBED AS 2.286 ACRES OF LAND, MORE OR LESS, OUT OF THE WILKINSON SPARKS SURVEY NO. 1, BEING THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 81 AND THE SOUTHERLY LINE OF LOT 80, TO THE WESTERLY EDGE OF WATERS OF LAKE AUSTIN (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 2139

SSS ENGINEERING, INC.
10865 US Highway 183 North, Suite 101-B
Austin, Texas 78758
(512) 335-0844 • (512) 258-8868 (Fax)