F-2/1-PRESENTATION



Monday, June 6, 2022

To: Board of Adjustments City of Austin 301 W 2nd St, Austin, TX 78701

Reference: - Supplemental Letter - 2717 Long Bow Trail - Case # C15-2022-0012

I am writing to provide you with the additional information requested by the Board of Adjustments during our meeting on April 11, 2022. I have attached a copy of the supporting documents for the comments below and answer the questions and concerns you had during the hearing. Directly below, you will see our justifications for approval, and below that is the backup information concerning the property and the reasoning for our justifications.

Justifications for approval: - The less is more version

- 1. Based on the slope analysis, the current site only allows for 580.35 sf of IC. We request 1,900 sf of impervious coverage to meet the Apache Shores POA minimum living area requirements, a two-car garage for proper parking, and the required driveway using ribbon designs.
 - a. As an item of reference, this lot will only have 19.5% of the total site area, which is half of the standard IC allowed under typical zoning regulations.
- 2. The new design that the developer created reduced the originally requested IC by 43% by utilizing a single-car ribbon drive and reducing the house size and footprint.
- 3. Based on the engineering report and design provided by 3PX engineers, they created a drainage plan that will prevent any additional/adverse runoff created by the proposed development. This plan was created by using Vegetative Strips that are allowed under the ECM Section 1 1.6.7 (B)
- 4. Without this variance, we will not be able to develop any structure on this property that will meet the COA development regulations and the Apache Shores POA development requirements on the deed restrictions.

Backup Information

Zoning Regulations: The primary basis of our request is that the property has been zoned for both LA (Lake Austin) zoning and the Lake Austin overlay. As shown below, both regulations require a min. of I-acre lot size per the City of Austin development regulations. The application of the LA regulations on this lot makes it non-developable for reasonable use. The LA regulations are also shown as the strictest zoning regulations specified in 25-2-33 (b).

- 1. Per 25-2-492 site development regulations, the LA zoned lot must be a minimum of 43,560 SF in size (1 acre), and the lot in question is only 8,822.11 sf (.20 acres). In addition, all LA zone lots are governed by 25-2-551 (C)-3 Impervious coverage restrictions based on a slope analysis of the property.
- 2. Per 25-2-53 of the Land Development Code Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre, and that is located 1,000 feet or less, measured horizontally, from the 492.8-foot topographic contour line on either side of Lake Austin.
- 3. The City of Austin zoning guide published in September of 2016 in chapter II states the following.
 - a. The City of Austin has established twelve Zoning Principles to preserve the compatibility of land uses. City Staff, stakeholders, and property owners should use the following principles to evaluate all zoning requests.
 - i. Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan.
 - 1. This item does not apply to our case
 - ii. Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.

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- 1. Within Apache Shores POA, less than 5% of the overall community has any form of zoning regulation. The current overlay unreasonably restricts the lot's development capabilities.
- iii. Granting a zoning request should result in equal treatment of similarly situated properties.
 - 1. Within Apache Shores POA, less than 5% of the overall community has any form of zoning regulation. The current overlay unreasonably restricts the lot's development capabilities.
 - 2. Lots as close as 100' away have no zoning regulations
- iv. Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
 - This is a lot-specific request on a non-conforming lot and would not result in any negative precedent.
- v. Zoning should allow for reasonable use of the property.
 - 1. The current zoning does not allow for any reasonable use of the property.
- vi. Zoning changes should promote compatibility with adjacent and nearby uses and should not negatively impact the neighborhood character.
 - 1. The request that we are asking for does not put the development capabilities of this property above or beyond the adjacent properties.
- vii. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.
 - 1. The request does not change the land use or density of the area.
- viii. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.
 - 1. This section does not apply to our request.
- ix. The request should serve to protect and preserve places and areas of historical and cultural significance. Zoning should promote clearly identified community goals such as creating employment opportunities or providing affordable housing.
 - The request for Impervious Coverage is being made to develop single-family homes that are desperately needed in the greater Austin area.
- x. A change in conditions has occurred within the area, indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property.
 - Before 2014 this property did not have any zoning regulations. This zoning overlay was added to the property making the lots non-developable.
- xi. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.
 - 1. The City of Austin has been diligent in allowing for additional development of living units as it is necessary for future growth and the people who are currently here.

Apache Shores HOA Regulations: The following regulations are required by the deed restrictions within the community. These regulations were adopted on November 19, 1969, and recorded with Travis County document # 23-2467

1. Paragraph #3 states that no residence shall have less than 650 SF of living space on the ground or first floor exclusive of the porch area.

Neighboring Properties: It has come into question the size of the proposed homes compared to the adjacent houses. We have gone through the Travis County property records and have identified the following.

- 1. Based on the map attached to this report, 9 houses within a 1,000-foot radius of this lot are within the size range of the proposed projects. If you take the average size of all the houses shown on the map, you will get an average size of 2,443 SF.
 - a. A map showing the locations of the houses along with the TCAD information is attached to this packet.
- 2. On this map, you will also see I I vacant lots on the same road (Long Bow Trail) that will be developed, and these lots are not within the COA LA zoning regulations, so they will most likely be constructed the same size larger than our proposed structure.

Conclusion: As you can see, based on the information provided in this report and the prior documentation, there are

F-2/3-PRESENTATION

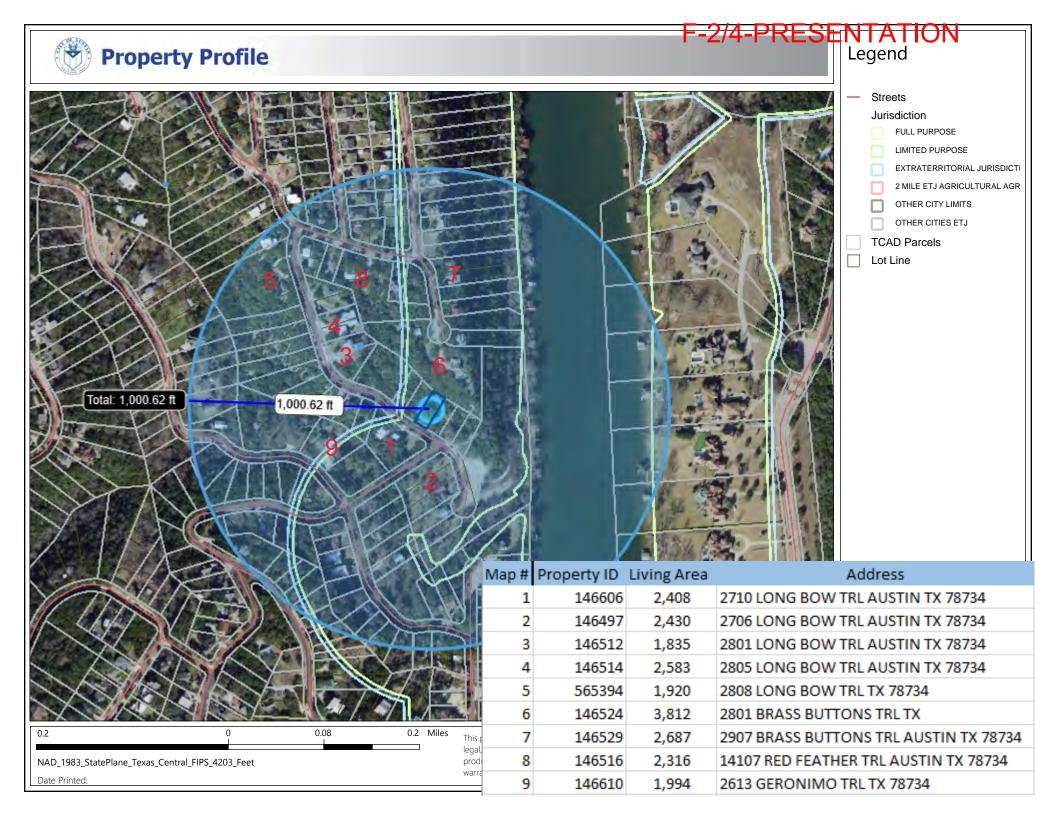
many reasons why this variance should be approved. I understand that the biggest concern of this area has to do with the Lake Austin watershed, and we have provided an engineered plan that will eliminate that concern.

Regards,

Jonathan Kaplan Managing Member

Urban Building Services of Texas LLC 512-768-2789 ext. 501

Jonathan Kaplan



DESIGNS

A 1 American Institute B D of Building Design

Certification # 44-752

Office: 512-596-HOME (4663) Mobile: 512-920-3439 Email: jon@urbandesignsllc.com

WWW.URBANDESIGNSLLC.COM



The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of Urban Designs. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Urban Designs. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

2715 + 2717 Long Bow Trail, Austin Village Development

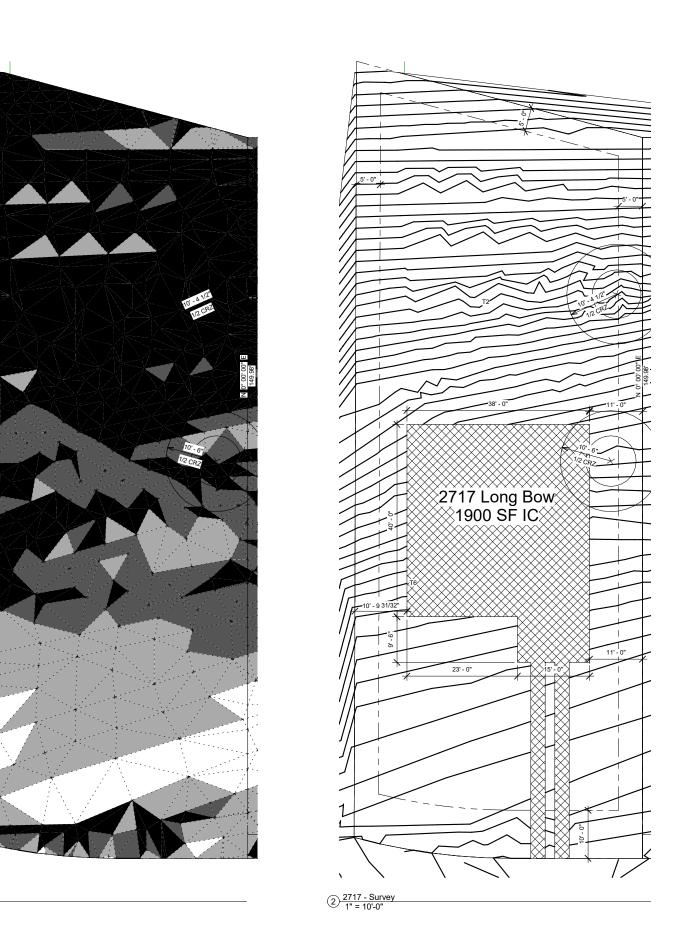
Site Analysis CONSTRUCTION DOCUMENTS

Site Plan - LA

22" X 34" SCALE: 1" = 10'-0"

11" X 17" SCALE: HALF SCALE 6/6/2022 1:22:30 PM

2717



1 2717 - Slope 1" = 10'-0"

2717 - Slope Analysis - Net Site Area Material: Range Material: Area 748 SF 0.00% to 15.00% 15.00% to 25.00% 2,333 SF 25.00% to 35.00% 1,705 SF 35.00% to 4,459.59% 5,255 SF

x 35% = 261.8 x 10% = 233.3 x 05% = 85.25

Allowed IC = 580.35 SF

x 40% = 299.2 x 40% = 299.2 x 40% = 933.2 x 40% = 933.2 x 40% = 682 x 15% = 255.75 x 0% = 0x 8% = 420.4

Proposed IC = 1,914 SF

IC Breakdown Option 1

Proposed IC = 1908.55 SF

IC Breakdown Option 2



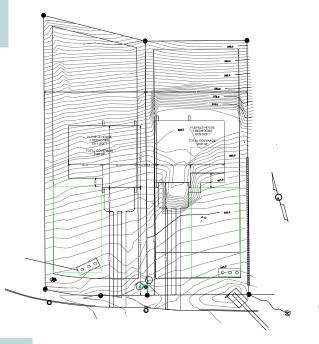
2717 LONG BOW TRAIL

VISUALISATIONS





+15122994069 artvillageus@gmail.com www.artvillage.us 2202 Crazyhorse Pass, SITE PLAN



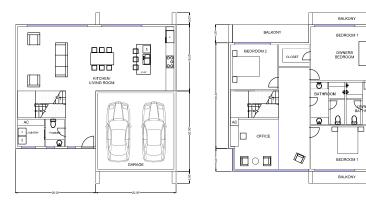
VISUALISATIONS



F-2/6-PRESENTATION

2717 FLOOR PLANS

HEATED AREA 2311 SF



VISUALISATIONS



Stormwater Drainage report

Single Family Residence 2717 Longbow Trail, Austin TX

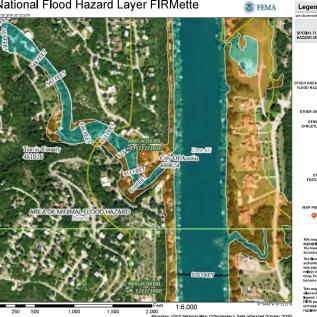
> Prepared By: Tony Puljic, P.E. 3PX Engineering

> > May 27^{th,} 2022



3PX Engineering

National Flood Hazard Layer FIRMette



New Residence, 2717 Longbow Trail
Release rate and detention calculation for the 10-Yr, Storm Event
Using the 2-Year release rate
5282822

TOTAL	AREA =	0.2067 ACRE	
IMPERVIOUS	AREA =	0.0000 ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000 ACRE	"c" Value = 0.85
PERVIOUS	AREA =	0.2067 ACRE	"c" Value = 0.45
COMPOSITE	"c" =	0.45	

(See Exhibit of Exi	sting Drainage	Area for 'S' &'Te')	
0 =C * I * A			
Q=C-1-A	C=	0.45 (From above calculation)	
	I=	6.30 inches/hour. ()	
	A =	0.21 acres	
	0 =	0.5860 cfs (Max. release rate for	proposed condition)
Calculate Compos	ia. ""£	-d dlt	
Carculate Compos	ne e or propo	Ku uc resopnicin	
TOTAL	AREA =	0.2067 ACRE	
IMPERVIOUS	AREA =	0.0460 ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000 ACRE	"c" Value = 0.85
PERVIOUS	AREA =	0.1607 ACRE	"c" Value = 0.45



F-2/7-PRESENTATION

INTRODUCTION:

FEMA FLOOD PLAIN INFO:

HYDROLOGIC PATTERNS:

STORMWATER:

The natural flow of water flows from the back of the property to the front of the property north to south. The proposed grading plan does not alter the drainage pattern nor does it direct water into the neighbor's yards. The site is designed such that water flows into an underground basin.

METHODOLOGY:

Based on the size of the development, the proposed residence, and the site will be required to discharge stormwater such that the post-development peak tumel's below the discharge rates for the 2.10, 25, and 100-year design storms. Calculations were made using the trainfun furthed.

The time of concentration was determined by equation 2-5 in the City Code and determined to be A5 min. Based on the result, the minimum time of concentration of 5 min. was used.

The amount of detention exprised was determined by determining the existing 2-year release rate and determinined to perform the concentration of 5 min. was used.

The amount of detention exprised was determined by determining the existing 2-year release rate and determining the post-development ramel for the 2.10 25, and 100-year storm events. Detention will be provided in a storage tank in front of the property. Also, a vecedurite striv was destinged based on Assin standards in a BMT price to stormwater descharging from the property.



3PX Engineering



New Residence, 2717 Longbow Trail
Release rate and detention calculation for the 10-Yr, Storm Event
Using the 2-Year release rate
\$500.002

TOTAL	AREA =	0.2067 ACRE	
IMPERVIOUS	AREA =	0.0000 ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000 ACRE	"c" Value = 0.85
PERVIOUS	AREA =	0.2067 ACRE	"c" Value = 0.45

(See Exhibit of I	Existing Drama	ge Area for 'S' &'Tc')
Q=C * I * A		
	C =	0.45 (From above calculation)
	I =	6.30 inches/hour, (
	A =	0.21 acres
	Q =	0.5860 cfs (Max. release rate for proposed condition)
Calculate Come	orito "c" of pr	oposed development



DETENTION REQUIRED (BASED City of Austin Data)

DURATION (HOURS)	I (IN/HR)	(CFS)	STORED (CFS)	RESERVOIR (AC-FT)	
0.0833	8.5700	0.975	0.389	0.0027	M.
0.2500	5.8800	0.669	0.083	0.0017	
0.5000	3.9600	0.4503	-0.1357	-0.0057	1
1.0000	2.6800	0.305	-0.281	-0.0234	
2.0000	1.7100	0.194	-0.392	-0.0653	
3.0000	1.2400	0.141	-0.445	-0.1112	
6.0000	0.7020	0.080	-0.506	-0.2531	
12.0000	0.4010	0.046	-0.540	-0.5404	
24 0000	0.2540	0.029	-0.557	.1 1142	1



ATTACHMENTS



3PX Engineering

DURATION (HOURS)	I (IN/HR)	INFLOW (CFS)	STORED (CFS)	RESERVOIR (AC-FT)
0.0833	5.7600	0.655	0.069	0.0005
0.2500	3.9200	0.446	-0.140	-0.0029
0.5000	2.6400	0.3002	-0.2858	-0.0119
1.0000	1.7200	0.196	-0.390	-0.0325
2.0000	1.0800	0.123	-0.463	-0.0772
3.0000	0.7773	0.088	-0.498	-0.1244
6.0000	0.4450	0.051	-0.535	-0.2677
12.0000	0.2550	0.029	-0.557	-0.5570
24.0000	0.1430	0.016	-0.570	-1.1395



New Residence, 2717 Longbow Trail
Release rate and detention calculation for the 25-Yr. Storm Event
Using the 2-Year release rate
5388902

Calculate Composit	e "c" of Existing Area		
TOTAL	AREA =	0.2067 ACRE	
IMPERVIOUS	AREA =	0.0000 ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000 ACRE	"c" Value = 0.85
PERVIOUS	AREA =	0.2067 ACRE	"c" Value = 0.45

(See Exhibit of E	xisting Drainage A	Area for 'S' &'Tc')
Q=C * I * A		
	C =	0.45 (From above calculation)
	I =	6.30 inches/hour, (
	A =	0.21 acres
	0 =	0.5860 cfs (Max. release rate for proposed condition)
Calculate Compo	site "c" of propos	
·	osite "c" of propos	
TOTAL		sed development
TOTAL IMPERVIOUS	AREA =	sed development 0.2067 ACRE
Calculate Compo TOTAL IMPERVIOUS GRAVEL PERVIOUS	AREA =	sed development 0.2067 ACRE 0.0460 ACRE "c" Value = 0.



DETENTION REQUIRED	(BASED City	of Austin Dat	a)	
DURATION (HOURS)	I (IN/HR)	INFLOW (CFS)	STORED (CFS)	RESERVOIR (AC-FT)	
0.0833	10.1000	1.149	0.563	0.0039	
0.2500	7.0400	0.801	0.215	0.0045	MAX
0.5000	4.7200	0.5367	-0.0493	-0.0021	
1.0000	3.2800	0.373	-0.213	-0.0178	
2.0000	2.1000	0.239	-0.347	-0.0579	
3.0000	1.5200	0.173	-0.413	-0.1033	
6.0000	0.8570	0.097	-0.489	-0.2443	
12.0000	0.4920	0.056	-0.530	-0.5300	
24,0000	0.3180	0.036	-0.550	-1.0997	1



DRAINAGE AREA AND WATER QUALITY VOLUME DATA:

Drainige Area (DA)	21	46		
Dramage Area Impervious Cover (9C)	122.5	16	046	-
Capture Depth (CD)	12	in		
Total Site Repaired Water Quality Volume (WQV=CT)*DA*3630)	5,147-6	ell		

VEGETATIVE FILTER STRIP CALCULATIONS:

Drainings Area to Proposed Vegetative Filter Strip	095	K		
Impervious cover of area treated by Vegetative Filter Strip (Treated IC)	.04	90		
Soil Type (Type A. B. C. Amended C. or Amended D)	4/8	=:		
	Required	E	Provided	1_
Size of Vegetative Filter Strip per ECM 1.6.7(B) - Table B-1	.02	ac	.02	1
Width of Vegetative Filter Strip (VF8,)			47	- 0
Hydraulic Limiting Rate: (HLM _{(PR.} , Q _{pum.)} VFS _(cht.))			.004	c

WATER QUALITY CREDI

WATER QUALITY CREDIT:		
Impervious Area Factor (IAF = Treated IC / IC) maximum 1.0	.84	
Percent Infiltration Provided by VFS (I _{VFS}) per ECM 1.6.7.5(B) - Table B-2	50	%
BMP Design Factor (BMPDF)		
For HLR<0.05 cfs/ft: BMPDF = I _{VFS} / 65 maximum 1.0	.76	
For HLR>0.05 and <0.15 cfs/ft: BMPDF = (I _{VFS} / 65)*(0.05/HLR _{VFS})maximum 1.0	N/A	
Water Quality Credit (WQC = IAF * BMPDF)	163	4
Water Quality Volume Reduction (WQV * WQC)	5762	d



F-2/8-PRESENTATION

New Residence, 2717 Longbow Trail
Release rate and detention calculation for the 100-Yr. Storm Event
Using the 2-Year release rate
5/38/202

TOTAL	AREA =	0.2067	ACRE	
IMPERVIOUS	AREA =	0.0000	ACRE	"c" Value = 0.9
GRAVEL	AREA =	0.0000	ACRE	"c" Value = 0.85
PERVIOUS	AREA =	0.2067	ACRE	"c" Value = 0.45
COMPOSITE	"c" =	0.45		

Existing Release R (See Exhibit of Ex			
O=C*I*A			
	C =	0.45 (From above calculation)	
	1 =	6.30 inches/hour, (
	A =	0.21 acres	
	Q =	0.5860 cfs (Max. release rate for p	roposed condition)
Calculate Compos	ite "c" of propos	ed development	
TOTAL.	AREA =	0.2067 ACRE	
MPERVIOUS	AREA =	0.0460 ACRE	"c" Value = 0.9
GRAVEL.	AREA =	0.0000 ACRE	"c" Value = 0.85



DETENTION REQUIRED	(BASED City of Austin Data)
	DETENTION REQUIRED

	(AC-FT)	(CFS)	(CFS)	(IN/HR)	(HOURS)
M.	0.0058	0.835	1.421	12.5000	0.0833
	0.0022	0.105	0.691	6.0800	0.2500
1	-0.0128	-0.3063	0.2797	2.4600	0.5000
	-0.0074	-0.089	0.497	4.3700	1.0000
	-0.0440	-0.264	0.322	2.8300	2.0000
	-0.0885	-0.354	0.232	2.0400	3.0000
	-0.2282	-0.456	0.130	1.1400	6.0000
1	-0.4943	-0.494	0.092	0.8060	12.0000
ł	-1.0437	-0.522	0.064	0.5640	24.0000





Mr. Jon Kaplan C.P.B.D. - 44-752 ICC Combination Inspector - 9061592 Urban Building Services of Texas LLC 214 Sailors Run Lakeway, TX 78734

Re: Lot 876 2715 Longbow Trail Austin, TX 78734

Dear Mr. Kaplan.

This letter is in response to your request for a Tree Protection Plan for Lot 876 on Longbow Trail, TX 78734. I visited the site on February 22, 2022. I met with you to review the design plans and develop a tree condition report.

My report is attached. Please feel free to contact me regarding specification details or with any other questions.

Serit Ebeory

Scott E, George
Austin Beauffid Trees - President
American Society of Consulting Arborists – Registered Consulting Arborist # 752
International Society of Arborischurur Certified Arborist TX #3996-A
Risk Assessment Qualified Arborist
Oak WM Risk Assessment Qualified Arborist
Wildfire Risk Assessment Qualified Arborist

Tree Condition Report for Lot 876, 2715 Long Bow Trail, Austin, TX 78734



Appendix A - Photos

Photo 1 - Live oak (Quercus fusiformis)

Location: Southeast side of lot Tree Tag Number: T6 DBH: 23,5"/22,5" fwin trunked and combined measurement of 34,75" Note: General overview picture





Appendix A - Photos

Photo 4 and 5 - Live oak (Quercus fusiformis)

Location: Southeast side of lot Tree Tag Number: T6 DBH: 23,5725 two trunked and combined measurement of 34,75' Note: Numerous large scaleby branches with significant decay pockets in both trunks, Note: Numerous large scaleby branches with significant decay pockets in both trunks, Note: Trunks of the Number of Numb







Tree Condition Report - Lot 876 February 24, 2022

Prepared for: Jon Kaplan Property Address: 2715 Long Bow Trail Austin, Texas 78734

Tree: Live oak (Quercus fusiformis) Location: northeast side of lot Tree Tag Number: T2 DBH: 20.25"

I measured the tree at four feet six inches from the high side of the grade. I did not observe obvious defects in the tree and consider the tree in good condition.

Tree: Live oak (Quercus fusiformis) Location: Southeast side of lot

Location: Southeast side of put
Tree Tag Number: 16
DBH: 23,5*/22,5* twin trunked and combined measurement of 34,75*

The tree is designated as a "Heritage" tree by the City of Austin (see Appendix A, Photo 1). Heritage trees are a group of protected trees measuring 24' and larger. I observed multiple obvious defects in the tree and determined that the subject tree was in Fair' condition. The eastern (or right side) laded or the tree has a significant column of dead wood protruding from the kingle laded (see Appendix A, Photo 2). This old column of dead wood was "Imminent" for failure. I observed another large column of dead wood that emerged from the upper canopy of the left truths. This upper leader with the dead column of wood was also "imminent" for failure (see Appendix A, Photo 3).

I also observed numerous large scaffold branches with significant decay pockets in both trunks (see Appendix A, Photos 4 and 5). Most of the defects I observed were "Probable" for failure within an eighteen-month time frame.

The miligation option with the lowest residual risk is removal of the large columns of dead wood. It is my opinion that the scaffold branches with the most significant decay pockets also need to be partially removed back to healthirs scaffors of wood. I estimated that this could require pruning approximately fifty percent of the existing tree canopy and perhaps more. This would require a permit from the City of Austin and would exceed industry and municipal standards for pruning in a single year. Tree health



Appendix A - Photos

Photo 2 - Live oak (Quercus fusiformis)

Location: Southeast side of lot Tree Tag Number: T6 DBH: 2.35/22.5* twin trunked and combined measurement of 34.75* Note: The eastern for right side | leader of the tree has a significant column of dead wood protruding from the Iving leader. This did column of dead wood was "Imminent" for fature.





Appendix B - Assumptions and Limiting Conditions

1. Loss or alteration of any part of this report invalidates the entire report.

- Loss or approach of any plant or this report invalidates the entire report.
 2. The report and the opinions expressed herein represent the professional opinion of the author. The fee generated from this report is not contingent upon any prior of future outcome or subsequent event. Any future work done by this author related to this tree or other trees of the client shall be billed separately from this work.

- or future outcome or subsequent event, Any future work done by this author related to this tree or other trees of the dient halb be billed separably from this work.

 Possession of this report or a copy, therefore, does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the perior, expressed written or verbal consent of the author.

 In the author does not have any financial or business associations with any commercial antonist. Any future work done by a commercial antonist shall be performed via a separate contract between the client and the arborist.

 Care has been laken to obtain information from relable sources. The author cannot guarantee accuracy nor be responsible for the information provided by others.

 Unless otherwise specified, the information contained in this report covers only those forms that were examined and reflects the condition of those forms at the time of inspection. The inspection is firmled as stated in the text of this report. There is no warranty or guarantee that problems or deficiencies of the tree in the future.

 The author and Austin Beautiful Trees cannot guarantee the health or safety of any tree, regardless of any examination given or care treatments recommended and/or employed. Even with the best of cane, trees sometimes die and/or branches list. Therefore, the author and Austin Beautiful Trees make no such parameters and me at to fault if such occurs.
- this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in a subsequent contract for services.

F-2/9-PRESENTATION

could be compromised by the scope of pruning required to reduce the likelihood of large branch failures.

I observed that the remaining surveyed trees on Lot 876 were not of protected size. Please feel to contact me with questions regarding this report.

Serit Ebeory

Tree Condition Report for Lot 876, 2715 Long Bow Trail, Austin, TX 78734



Appendix A - Photos

Photo 3 - Live oak (Quercus fusiformis)

Location: Southeast side of bt
Tree Tag Number: T6
DBH: 23.5/72.5' twin tunked and combined measurement of 34.75'
Note: Another large column of dead wood that emerged from the upper canopy of the left trunk. This upper leader with the dead column of vood was also "imminent" for falure.





Appendix C - Certificate of Performance

- I, Scott George, certify that:
 I have personally inspected the subject trees of this report and I have
- I have personally inspected the subject trees of this report and I have stated my findings accurately.
 That the analysis, opinions, and conclusion stated herein are my own;
 That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural procedure and adherators.
 In the common state of the control of the

- predetermined conclusion or opinion that favors my cause, my client, or any other party.

 I have no current or prospective interest in the tree or the property that is the subject of this report and have no personal interest or bias with respect to the party(les) involved.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA) and the International Society of Arboriculture (ISA).

Serit Eberry

Scott E. George February 24, 2022



February 24, 2022

Mr. Jon Kaplan C.P.B.D. - 44-752 ICC Combination Inspector - 9061592 Urban Bulding Services of Texas LLC 214 Sailors Run

Lakeway, TX 78734 Re: Lot 877 2717 Long Bow Trail Austin, TX 78734

This letter is in response to your request for a Tree Protection Plan for Lot 877 on Longbow Trail, TX 78734. I visited the site on February 22, 2022. I met with you to review the design plans and develop a tree condition report.

My report is attached. Please feel free to contact me regarding specification details or with any other questions.

Respectfully,

Serit Ebeory

Scott E, George
Austin Beaufful Trees - President
American Society of Consulting Arborists - Registered Consulting Arborist # 752
International Society of Arboriculture Certified Arborist TX #3996-A
Risk Assessment Qualified Arborist
Qak Wilk Risk Assessment Qualified Arborist
Wildfin Risk Assessment Qualified Arborist

Tree Condition Report for Lot 877, 2717 Long Bow Trail, Austin, TX 78734



Appendix A - Photos

Photos 1-3 - Live oak (Quercus fusiformis)

Location: east side of lot Tree Tag Number: T23 is indicated as a single twin trunked tree, and the survey Note: Live oak number T23 is indicated as a single twin trunked tree, and the survey shows that each trunk measured 15. When I reviewed live oak number T23, I did not observe that the trees shared any common tissue, included bark, or juncture above grade. I performed mirror executation to the area between the tests, and still did not observe any common fassue. I measured each of these individual trees as 14" obh and as such, they are not of protected size.





Appendix A - Photos

Photo 7 - Live oak (Quercus fusiformis)

Location: northeast side of lot Tree Tag Number: T25 DBH: 20,75* measured from the high side of grade surrounding the tree Note: While I observed several leaning and over-extended branches, the canopy appeared to be everly distributed. The overall condition of the tree was good. Proper pruning can begin to correct form issues and should be within the protection limits of no more than 25% removed in a calendar year.



AUSTIN TREES

Tree Condition Report - Lot 877 February 24, 2022

Prepared for: Jon Kaplan Property Address: 2717 Long Bow Trail Austin, Texas 78734

Tree: Live oak (Quercus fusiformis) Location: southwest side of lot closest to Long Bow Trail Tree Tag Number: T13 DBH: 21°

 ${f I}$ did not observe obvious defects in the tree and consider the tree in good condition.

Tree: Live oak (Quercus fusiformis) Location: east side of bt Tree Tag Number: T23 DBH: 14°

Live oak number T23 is indicated as a single twin trunked tree, and the survey shows that each trunk measured 15." When I reviewed five oak number T23. I did not observe that the trees shared any common tissue, included bark, or junctive above grade. I performed minor excavation to the area between the trees, and still did not observe any common tissue (see Appendix A. Photos I. 2, and 3). I measured each of these individual trees as 14" obth and as such, they are not of protected size.

Tree: Live oak (Quercus fusiformis) Location: east side of lot Tree Tag Number: T24 DBH: 21"

I observed a decay column in the trunk and basal area of the tree and a fungal fruiting body ordinarily associated with heartwood decay (see Appendix A, Photo 4). The tree has numerous long branches and poor form. The overall condition of this tree is fair to

Tree: Live oak (Quercus tustorms)
Location: northeast side of lot
Tree Tag Number: T25
DBH: 20.75" measured from the high side of grade surrounding the tree



Appendix A - Photos

Photo 4 - Live oak (Quercus fusiformis)

Location: east side of bt
Tree Tag Number: T24
DBH: 21*
Note: Decay column in the trunk and basal area of the tree and a fungal fruiting body
ordinarily associated with heartwood decay. The tree has numerous long branches and
poor form, The overall condition of this tree is fair to poor,





Appendix B - Assumptions and Limiting Conditions

- 1. Loss or alteration of any part of this report invalidates the entire report.
- 2. The report and the opinions expressed herein represent the professional opinion of the author. The fee generated from this report is not contingent upon any prior or future outcome or subsequent event. Any future work done by this author related to this tree or other trees of the client shall be billed separately from this

- or future outcome or subsequent event. Any future work done by this sumor related to them the or or their trees of the client shall be billed separately from this variety.

 2. Possession of this report or a copy, therefore, does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior, expressed written or verbal connect of the author.

 4. The author does not have any financial or business associations with any commercial antonist. Any future work done by a commercial antonist shall be performed via a separate contract between the client and the arborist. Care has been laken to obtain information from relable sources. The author cannot guarantee accuracy nor be responsible for the informations provided by others.

 5. Unless otherwise specified, the information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. The inspection is finited as stated in the text of this report. There is no warranty or guarantee that problems or deficiencies of the time in the factor.

 7. The author and Author Beautiness cannot guarantee the health or safety of an expective of the commended and or employed. Even with the best of cont, trees sometimes die andor any contained and an expectation of the section of the section of this report unless subsequent contactual arrangements are made, including nearwest of an additional feet for such sections as described in a subsequent contactual arrangements are made, including nearwest of an addition after for such sections as a described in a subsequent contactual arrangements are made, including nearwest of an additional feet for such sections as a described in a subsequent contactual arrangements are made, including nearwest of an additional feet for such sections as a described in a subsequent contactual arrangements are made, including nearwest of an additional feet for such sections as described in a subsequent contactual arrangeme
- this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in a subsequent

Tree Condition Report for Lot 877, 2717 Long Bow Trail, Austin, TX 78734
Page 8

F-2/10-PRESENTATION

I observed several co-dominant branch junctures in this tree, and in general, the tree had fair form (see Appendix A, Photos 5 and 6), While I observed several leaning and over-extended branches, the canepy appeared to be evenly distributed (see Appendix A, Photo 7). The overall condition of the tree was good. Proper pruning can begin to correct form issues and should be within the protection limits of no more than 25% removed in a calendar year.

I observed that the remaining surveyed trees on Lot 877 were not of protected size.

Please feel to contact me with questions regarding this report.

Respectfully,

Serit Ebeory

Scott E. George
Austin Basutful Trees - President
American Society of Consulting Arborists - Registered Consulting Arborist # 752
International Society of Arboriculture Certified Arborist TX #3996-A
Risk Assessment Qualified Arborist
Qail Will Risk Assessment Qualified Arborist
Volletine Risk Assessment Qualified Arborist
Memory Arb

Tree Condition Report for Lot 877, 2717 Long Bow Trail, Austin, TX 78734



Appendix A - Photos

Photos 5-6 - Live oak (Quercus fusiformis)

Location: northeast side of lot Tree Tag Number: T25 DBH: 20,75 measured from the high side of grade surrounding the tree Note: lobserved several co-dominant branch junctures in this tree, and in general, the tree had fair from;





Appendix C - Certificate of Performance

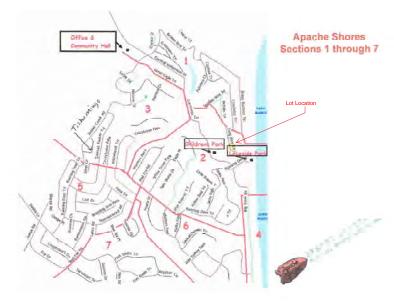
- endix C Certificate of Performance

 1. Scott Cacyage certify, that
 have personally inspected the subject trees of this report and I have
 stated my findings accurate,
 1. That the analysis, opinions, and conclusion stated herein are my own;
 1. That my analysis, opinions, and conclusions were developed and this
 report has been prepared according to commonly accepted arboricultural
 practices and standards;
 1. That no one provided significant professional assistance to the author,
 unksus specified herein:
 1. That my compensation is not dependent upon the reporting of a
 ray other party.
 1. I have no current or prospective interest in the tree or the property that is
 the subject of this report and have no personal interest or bias with
 respect to the party(les) involved.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA) and the International Society of Arboriculture (ISA).

Serit Eberry

Scott E. George February 24, 2022



63:6400

No residence shall have less that 650 square feet of living space on the ground or first floor, exclusive of porch pros-

living speed on the ground on TIES Laving uncomitive or general robusts.

All building black the undpect to approved of American States, Inc.,

in the resignation to possible an ensure purposed may may building attail,

mental necessary than in these day rockl shoutcoming, nor negree

then 5 feet Grow the property line of may absorbed property among ner within 10 twee from the pureal high water L(se of take fortion without the watter purposesses of Aratus secrets, but, its buscoss

1. No municipe um offensive trade of activity shall on polmistad on any law, were shall anything be done those or which shall be or bottom an intogrates or noisence to the neighborhood. Me animals of fool shall be kept or maintained on asid lote except currency borrehold pets. , so signs of any tind shall be displayed on may lot without the written permission of APACRE SHOKES, INC. or its supercore or avaigns. We supric tanks shall be installed on may like without prior approved of all appropriate waven montal authorities. Forther, all love shutting take health shall be subject to the incre and restrictions was out on the recorded plan ests regard to septic and some systems.

5. We boat docks, floats, or other structures shall he conscreeted or placed late or on Lake Augtin without having first conplied with all the rules and regulations of the city of Austin. Toxas, and/or the Level Colorado River Metherity, but in no worth abili such etructures extend into the take from the peoperty line more

6: APACHE INDEED, SMC., for lamals, and successors, and spring and thousand occarve a 19 feet wide entempt along the road minimized posters a jey you comment along the man time, and a gifted wide endement along the nide like of each and every lot for the purpose of localiting, sperating and cointaining the Willity lines and swimt thereon, together with a right to tell anc/or met on zerove may treez and/or brush and the right to locate gap wires. Status and dominion wissever for said issuablishing

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es the first women as much available to easy top, which examenent is in the names of \$1.00 per curring foot. With a machine supplement





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Sofary Public In and for





Roads in GREEN are maintained by Travis County



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quintlet or me(months) copethur with the right to install, operate and wathtain see and water balan and apportenences thorough adver tipes, vulvete and Ebbings account inserving also the right of ingress and agrees or and access for any other purposes bentioned above; secognis; movers, where at ever of two or ages adjoining lots considers a building which will cross over or through a commen lot line, said sommer her line shall not be subjected to him aforementhoused side less time ennemones. ARACHO SHORES, DRC., für himalt. the numerances, assigns and licensors also transpose the right to cross or pormit drainings of curface waters noted and for through said John. The Cundit of said lots shall have no cuose of artist against Aradin SHORES, THE, like successors, assigns or liveasons signer at less μc in equity excepting in the case of willful negligence, my reason of any campa cassed to said them or improvements observe in installing. operation of maintaining the above mentioned installations.

y. We desiding shall be placed or erected in any teach and shown on the respired plat.

8. No bil drilling, all development operations, wil refining. quarrying or mining operations of any kind shall be passitted upon or is any low, nor shall oil wells; tanks, turnels, winness expansions or shafts be permitted upon hr in any lot. So derrich or other accurace designed for see in having for oil or natural gas shall be arected, maintained be permitted on any lot.

e. We led shall be used or estimated as a complet ground for gualateb. Tranh, parkage or other waste shall not be kept except an aunktury sumbatueys. All incingrators or other equipment for and sengiary condition:

10. We individual water supply system shall to permitted to any lot. Tail water must be tounished by AVADER SERVER UTLEATY CORP. . its successors or assigna-

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F-2/11-PRESENTATION

COUNTY OF ARMATS ARON TOT JOSE & ASSOCIATED AND THE COUNTY AND THE COUNTY ASSOCIATED AND THE COU

THAT APACHE SHOULS, SHE, we community all not the loca in process dispute, Section 2, a sandivision to Travia County most succeding to the may or plat the conf filed for twoord in blas Book US . Fags & f ., of the plat newards of Touris county, Turns, Some hereby declare that the above Doctack on Installment in the above published shall from and after the date of this instrument be subject to the covenants, conditions, assessets, Teatriunions and succeptations forminafter ast out, he follows, to-wit:

I Lote 952 and 645 shall not be surject to any of the severione. All of the rest of was lots are subject to the following.

2. Not more than one simple family dwelling may be erected or constitution on key one lot, not more than one other building for parage of storage purposes and provided further that so smilding shall be exected print to the erection of a dwelling house. So accessory or temporary building shall be used un compiled as living quarters. No building whall be constructed or scatted on any lot unless built of solid or permanent material. Wood exteriors shall be weather by painted with at locat new roots of stein or paint. No attraveure shall have tar paper, roll brick siding or similar natural on the survide weils: Wo House traslays, tento, chacks or other similar etroctures pure to completed elitain els (6) mention face the date ministruction

DEED RECORDS

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ii mese suatrurilme s'mil be occultured as organista veniles eath the land, and shall sind the purchasers, their helps marotors, essintervators, and assigns. Int if said course, their heirs, buscutocs, successors or avaigns thatt violate or ettempt to violate any of the operators or contrictions massin contained, is which he heard for any person or pursons owning my such lote in the Auditivision to prosecute any proceeding at less us in empty against the postern of persons wieldting or extempting as winlaws any such sevenents or restrictions and without to previous him by them from foling on by appropriate injuentive relief, or to recover times o for such occurrence. Further, APACHS SHOULS Property berer's Association, Inc., may in its name enforce those restrictions by any proceeding at law of in agrity. These fretriblious shall be in fonce and effect for a pariet of twenty-live (25) years from the date of the execution tereof, after which time said upvomints and reactivitions shall be suturetically estended for successive periods of ten (1() years unless on instrument signed by a majority of the then commons of the lots has been recorded, opposing to change eald covenants and sentrictions in whole or so part.

and nestrictions by judgment or court order shall in no wise affect any of the other provisions or contrictions which on the other hand shall condin in full force and offect:

13. Seen las owner in APACHS TROSES, SECTION 2 shall be subject to an easied resolvented for thespe of \$32.05, which soon int owner expess to pay so AFACTE INCRES Fromer's learnistion; Inc., its subcoasors and essigns, according as the First day of Hero's commercing in the year following abs how of the purchase of a lot by an owner. To secure the payment of sale collected for APACHE SHOWS Property Democrate Assessables, The Illustration to make a lime upon each lot to senure the person't barrier.

Liacom tolone, Jan., its elements and Assiste, days burstly reserve
a lieu epinet each lot in Abrill pickel, leapen 2, to sense the

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