ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	August 3, 2022
NAME & NUMBER OF PROJECT:	5709 Sam Houston Circle Boat Dock SP-2021-0300D
NAME OF APPLICANT OR ORGANIZATION:	Holly Gunn
LOCATION:	5709 Sam Houston Circle Austin, TX 78731
COUNCIL DISTRICT:	District # 10
ENVIRONMENTAL REVIEW STAFF:	Eric Brown, Senior Environmental Scientist Watershed Protection Department, Eric.Brown@austintexas.gov
WATERSHED:	Lake Austin and Bull Creek Watersheds, Water Supply Suburban, Drinking Water Protection Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock and seep Critical Environmental Feature (CEF).
STAFF RECOMMENDATION:	Staff recommends this variance with conditions, having determined the findings of fact to have been met.
STAFF CONDITION:	All construction to occur via barge. Remove existing boat dock as specified on plans; restore disturbed areas per City Standard Specification 609S; provide wetland mitigation plantings specified on plans.

Staff Findings of Fact

Watershed Protection Department
Staff Recommendations Concerning Required Findings

Project Name & Case Number:	**5709 Sam Houston Circle Boat Dock - SP-2021-0300D**
Ordinance Standard:	**Watershed Protection Ordinance**
Variance Request:	**LDC 25-8-281(C)(2)(b) - To allow construction within 150 feet of a Rimrock and Seep Critical Environmental Features (CEF).**

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes. A variance from 25-8-281(C)(2)(b) allowing for construction of a boat dock, shoreline access, and stabilization, has been granted for similarly situated properties with approximately contemporaneous development subject to similar code.

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes. An existing noncompliant boat dock is proposed to be brought into compliance. No disturbance of the rimrock or seep CEF is proposed, all proposed construction activities are to occur downgradient of the rimrock/seep CEFs, and construction is to occur from the lakeside by barge. The proposed construction to be performed from a barge provides greater overall environmental protection. Additionally, the applicant is providing wetland plantings along the shoreline that will reduce shoreline erosion and sediment-laden surface runoff from discharging into the lake.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes. The variance is the minimum deviation from the code requirement to allow for a reasonable use of the property. The code requires a 150-foot critical environmental feature buffer. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer only for the proposed boat dock replacement.

c) Does not create a significant probability of harmful environmental consequences.

Yes. The variance does not create significant harmful environmental consequences. The construction of the boat dock from barge will not disturb the rimrock or seep critical environmental feature. The applicant is providing wetland plantings along the shoreline that will reduce shoreline erosion and sediment-laden surface runoff from discharging into the lake.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes, the variance will result in water quality that is at least equal to the water quality achievable without the variance. The construction activities will not disturb the rimrock or seep critical environmental features. The proposed wetland planting along the shoreline will reduce soil erosion along the shoreline and provide filtration of sediment-laden runoff from upgradient areas, thereby providing water quality that is at least equal to or greater than the water quality achievable without the variance.

Staff Recommendation: Staff recommends the variance as the Findings of Fact have been met, with the staff recommended condition that all construction be completed by barge.

Hydrogeologic Reviewer (WPD) Eric Brown — Date: 07-01-2020

Deputy Environmental Officer Liz Johnston - — Date: 07/22/2022

Applicant Form and Findings of Fact

September 6, 2018

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Stephen Hawkins
Street Address	6504 Betty Cook Drive
City State ZIP Code	Austin, TX 78723
Work Phone	512-750-1402
E-Mail Address	stephen.hawkins@aquapermits.com

Variance Case Information

Case Name	5709 Sam Houston Circle Boat Dock
Case Number	SP-2021-0300D
Address or Location	5709 Sam Houston Circle, Austin TX 78731
Environmental Reviewer Name	Eric Brown
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Code 25-8-281 Critical Environmental Features
Watershed Name	Bull Creek
Watershed Classification	☐Urban ☐ Suburban ☒Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

September 6, 2018

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ☒ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ☒ No
Distance to Nearest Classified Waterway	
Water and Waste Water service to be provided by	Austin Water
Request	The variance request is as follows (Cite code references: LDC 25-8-41(A)

	Existing	Proposed
Impervious cover square footage:	3301 sq. ft.	3301 sq. ft.
acreage:	.24 acres	.24 acres
percentage:	31.6%	31.6%

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	Site elevation decreases from north to south from approximately 582 ft. above mean sea level to approximately 494 ft. above mean sea level. Site drainage follow site topography. Boat dock sits adjacent to identified CEF wetland fringe. The wetland fringe was composed of Bald Cypress (Taxodium distichum), American Sycamore (Platanus occidentalis), Possumhaw (Ilex decidua) and False Nettle (Boehmeria cylindrica). The riparian forest area canopy contained Cedar Elm (Ulmus crassifolia), Laurel Cherry (Prunus caroliniana), Mountain Laurel (Sophora secundiflora) and prior listed wetland trees.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	This project proposes construction within the standard buffer for the canyon rimrock and is located within 500 feet of Lake Austin, so it will require a formal variance. Finding of facts for Land Use Commission variance to allow construction within a CEF buffer for a boat dock, shoreline access and shoreline modification must be submitted. The findings of facts are listed in LDC 25-8-41(A). A formal Land Use Commission variance fee will be paid before this comment will be cleared.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: 5709 Sam Houston Boat Dock

Ordinance: Code 25-8-281 Critical Environmental Features

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.
Yes. Similarly situated properties, with a rimrock CEF buffer that extends to the shoreline frontage along Lake Austin, frequently contain boat docks and shoreline access. The adjacent properties have boat docks and shoreline access.

2. The variance:
   a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

   Yes. All areas of demolition and construction within the buffer will be revegetated according to City specifications. The design of this project results in a plan that provides greater overall environmental protection than is achievable without the variance.

   b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
   Yes. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer for only a boat dock and a pathway for shoreline

   c) Does not create a significant probability of harmful environmental consequences;
   Yes. The variance does not create significant harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
   Yes. The construction activities will minimize disturbance to terrestrial vegetation, and all disturbed areas will be revegetated according to City specifications.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

   Yes / No N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

   Yes / No N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

   Yes / No N/A

**Variance approval requires all above affirmative findings.

A

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

Applicant Exhibits

July 21, 2021

City of Austin Environmental Resource Inventory (ERI)

Site Address:
5709 Sam Houston Circle
Austin, Texas 78731

Prepared for:
Aqua Permits LLC
6504 Betty Cook Drive
Austin, Texas 78723

Prepared by:
Skylar Netherland, PWS
Flameleaf LLC
2301 West Anderson Lane #136
Austin, Texas 78757

Project #1014

FLAMELEAF
ENVIRONMENTAL

List of Figures & Attachments for the
Environmental Resource Inventory Form

Figure 1: Site Map

Figure 2: Historical Aerial

Figure 3: Site Map with Geologic Features & 2-ft. Contours

Figure 4: Critical Environmental Features & Well Locations Map

Figure 5: Site Soils Map

Figure 6: Fully Developed Floodplain Map

Figure 7: Waterway Setbacks Map

Attachment I: Site Photos

Attachment II: Site Plan

Attachment II: Proposed Mitigation Plan

Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 5709 Sam Houston Circle

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 134322 (134337)

3. ADDRESS/LOCATION OF PROJECT: 5709 Sam Houston Circle, Austin, TX 78731

4. WATERSHED: Bull Creek

5. THIS SITE IS WITHIN THE *(Check all that apply)*
   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☑No
   Edwards Aquifer Contributing Zone* ..... ☐YES ☑No
   Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☑No
   Barton Spring Zone* ..... ☐YES ☑No
   **(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ☑NO
   If yes, then check all that apply:
   - ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*
   - ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.***
   - ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐YES*** ☑NO

   *****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 3 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (*Please provide the number of CEFs*):

1 (#'s) Spring(s)/Seep(s) ____ (#'s) Point Recharge Feature(s) ____ (#'s) Bluff(s)

1 (#'s) Canyon Rimrock(s) 1 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

All ERI reports must include:

- ☑ **Site Specific Geologic Map with 2-ft Topography**
- ☑ **Historic Aerial Photo of the Site**
- ☑ **Site Soil Map**
- ☑ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined):*

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☑ **Critical Water Quality Zone (CWQZ)**
- ☑ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT –** Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
BID- Bracket Rock outcrop com	D	0.83-1.66
Urban land and Brackett soils,	D	0.83-1.66

Soil Hydrologic Groups Definitions *(Abbreviated)

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate *infiltration* rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

Site elevation decreases from north to south from approximately 582 ft. above mean sea level to approximately 494 ft. above mean sea level. Site drainage follow site topography.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity	Upper Glen Rose Limestone	

Brief description of site geology *(Attach additional sheets if needed)*:

Upper Glen Rose Formation (Kgr)

Limestone, dolomite, and marl subdivided in alternating resistant and recessive beds forming stairstep topography; limestone, aphanitic to fine-grained, hard to soft and marly, light gray to yellowish-gray; dolomite fine-grained, porous, yellowish-brown; marine mega-fossils include molluscan steinkerns, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more dolomitic and less fossiliferous than lower part, thickness about 220 feet.

Source:
https://txpub.usgs.gov/txgeology/

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#'s) The wells are not in use and have been properly abandoned.

0 (#'s) The wells are not in use and will be properly abandoned.

0 (#'s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

The site vegetation consisted of a wetland fringe along Lake Austin and a healthy riparian forest. The wetland fringe was composed of Bald Cypress (Taxodium distichum), American Sycamore (Platanus occidentalis), Possumhaw (Ilex decidua) and False Nettle (Boehmeria cylindrica). The riparian forest area canopy contained Cedar Elm (Ulmus crassifolia), Laurel Cherry (Prunus caroliniana), Mountain Laurel (Sophora secundiflora) and prior listed wetland trees. Understory vegetation observed included Cat Briar (Smilax bona-nox), Virginia Creeper (Parthenocissus quinquefolia), Poison Ivy (Toxicodendron radicans), Hackberry (Celtis laevigata), Mexican Buckeye (Ungnadia speciosa), Anancua tree (Ehretia anacua), Carolina Snailseed (Cocculus carolinus) and Turk's Cap (Malvaviscus arboreus).

There is woodland community on site ……..☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
American Sycamore	Platanus occidentalis
Cedar Elm	Ulmus crassifolia
Laurel Cherry	Prunus caroliniana
Mountain Laurel	Sophora secundiflora

There is grassland/prairie/savanna on site……...☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ……..☒YES ☐ NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Bald Cypress	Taxoium distichum	Obl
American Sycamore	Platanus occidentalis	Fac
False Nettle	Boehmeria cylindrica	FacW
Posumhaw	Ilex decidua	Fac

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☒YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☑ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☒ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one)*. If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☒ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: July 20, 2021
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Skylar Netherland	(512) 757-6970
Print Name	Telephone
Signature	skylar@flameleafenvironmental.com
	Email Address
Flameleaf Environmental	July 21, 2021
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

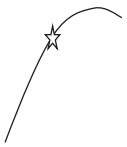
1	Project Name:	5709 Sam Houston Circle
2	Project Address:	5709 Sam Houston Circle
3	Site Visit Date:	July 20, 2021
4	Environmental Resource Inventory Date:	July 20, 2021

5	Primary Contact Name:	Skylar Netherland
6	Phone Number:	(512) 757-6970
7	Prepared By:	Skylar Netherland
8	Email Address:	skylar@flameleafenvironmental.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland Fringe	W-1	-97.79000457		30.35249257		340	10							
	Canyon Rimrock	R-1	-97.79025196		30.3526508				300	20					
	Seep	S-1	-97.79044135		30.3525796										

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of groundwater that feeds a pool or stream.

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☑	sub-meter	☑
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

Geode GNS2 GPS receiver used for data collection

Legend

PropertyBoundary

Background Resources:
ESRI Aerial Imagery
City of Austin Lot Lines

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 1: **Site Map**
5709 Sam Houston Circle
Austin, Texas 78737

Legend

Property Boundary

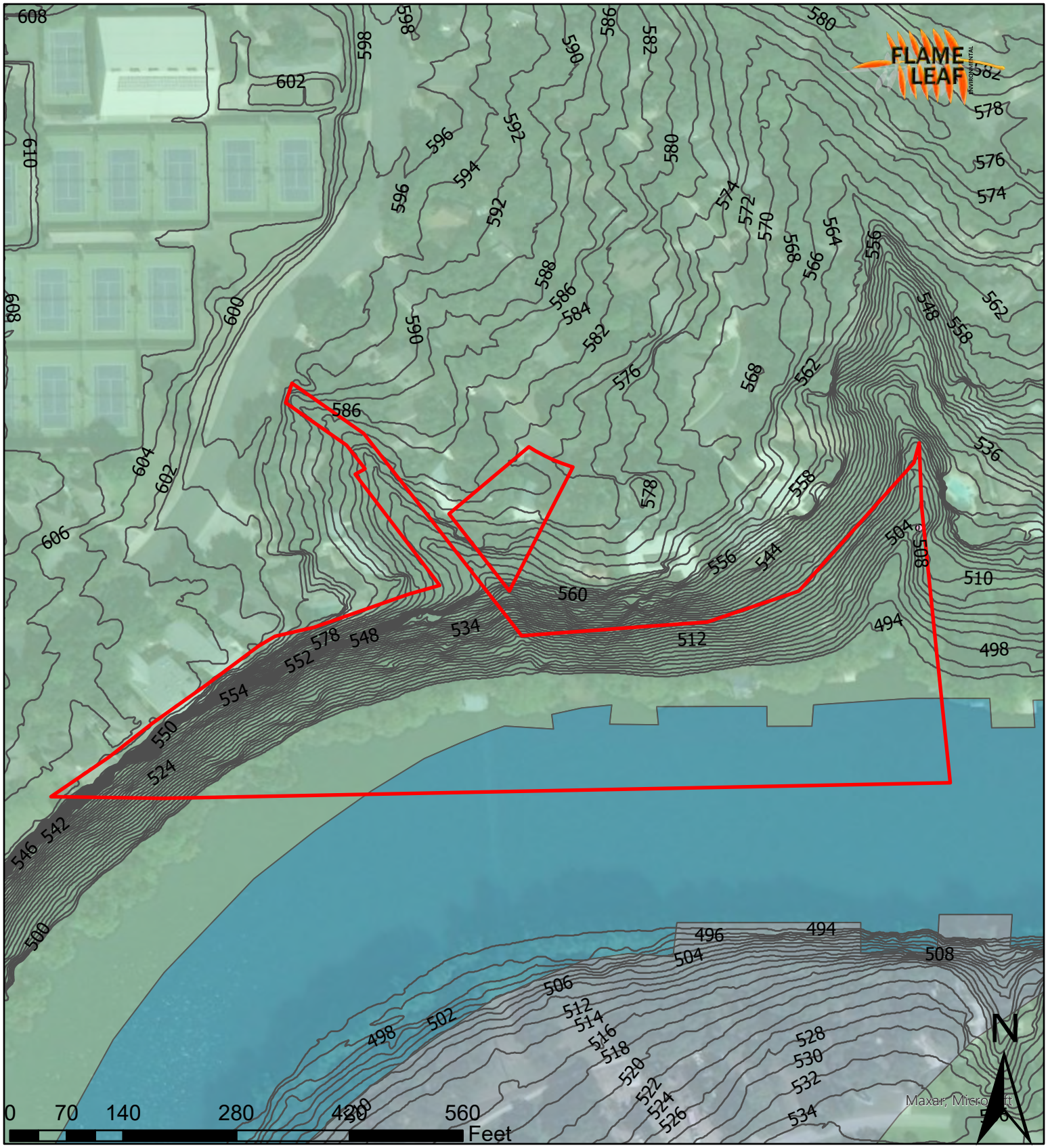
Historical Aerial 2003

Background Resources:
Google Earth Historical Imagery 2003
City of Austin Lot Lines

Map Creator & Surveyor:
Skylar Netherland, PWS

Figure 2: **Historical Aerial 2003**

5709 Sam Houston Circle
Austin, Texas 78737



Legend

- Property Boundary
- Elevation Contours 2017

Geologic Unit

- Kgr- Upper Glen Rose Limestone
- Qlcr- Fluviatile terrace deposits
- Wa- water
- Well Locations

Background Resources:
ESRI Aerial Imagery
Geologic Database of Texas
City of Austin Contour Lines

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 3: **Geologic Map w/ Water Well Locations**

5709 Sam Houston Circle
Austin, Texas 78737

***no wells located during survey**

Legend

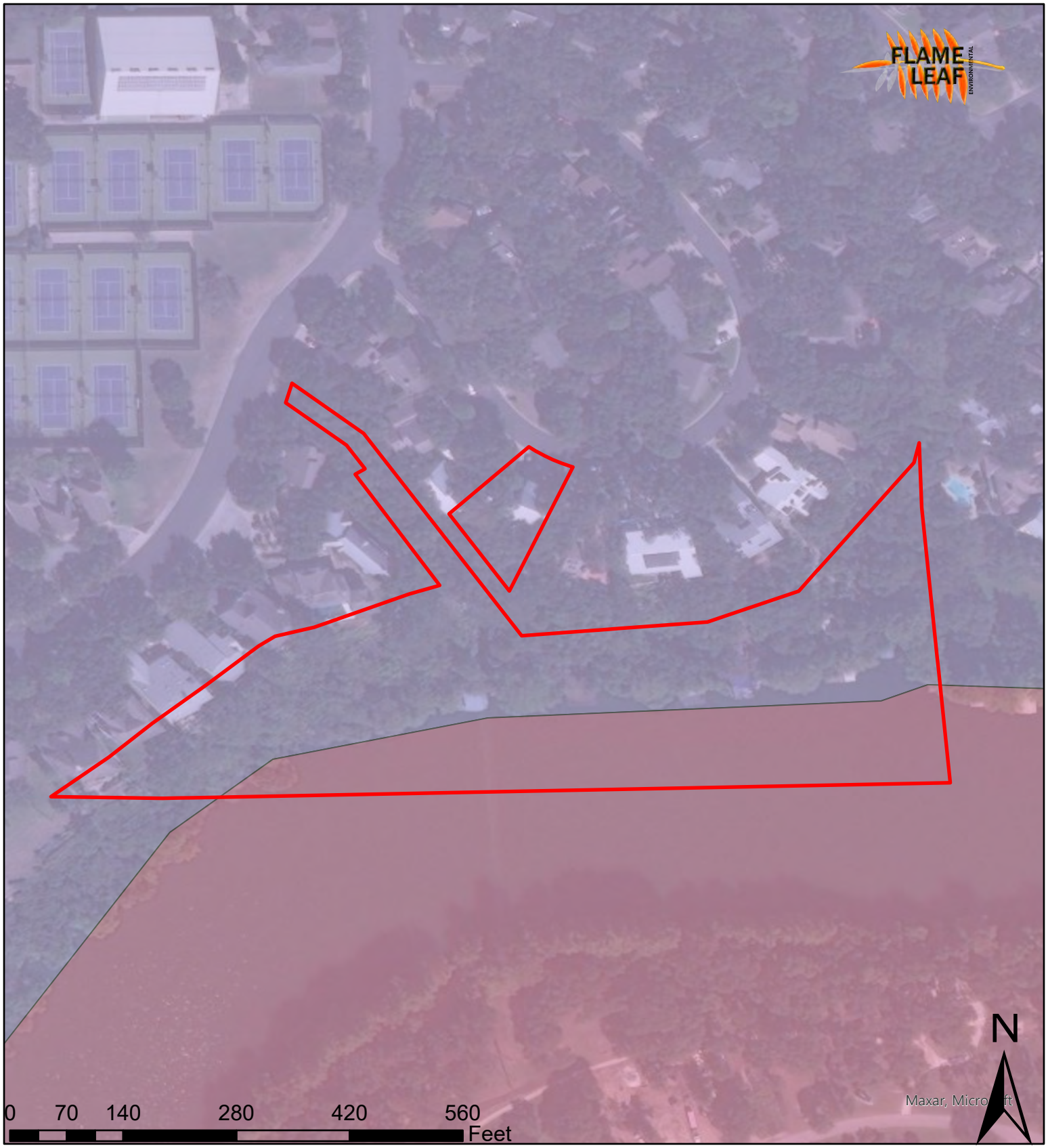
- PropertyBoundary
- CityofAustinWetland
- Canyon Rimrock
- CanyonRimrock_150Buffer
- CityofAustinWetland_150Buffer
- SeepLocation
- SeepLocation_150Buffer

Background Resources:
ESRI Aerial Imagery
City of Austin Contour Lines

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 4: **Critical Environmental Features Map**
5709 Sam Houston Circle
Austin, Texas 78737



Legend

PropertyBoundary

Soil Series

BlD- Brackett-Rock outcrop complex, 1-12% slopes

UuE- Urban land & Brackett soils, 1-12% slopes

Background Resources:
ESRI Aerial Imagery
City of Austin Contour Lines

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 5: **Soils Map**
5709 Sam Houston Circle
Austin, Texas 78737

Legend

PropertyBoundary

Flood Zone

City of Austin Fully Developed 100-Year Floodplain

City of Austin Fully Developed 25-Year Floodplain

Background Resources:
ESRI Aerial Imagery
City of Austin Floodplain

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 6: **Fully Developed Floodplain Map**
5709 Sam Houston Circle
Austin, Texas 78737

Legend

PropertyBoundary

Critical Water Quality Zone

CWQZ

Background Resources:
ESRI Aerial Imagery
City of Austin Waterway Setbacks

Map Creator & Surveyor:
Skylar Netherland, PWS

Project #1014

Figure 7: **Waterway Setback Map**
5709 Sam Houston Circle
Austin, Texas 78737

ATTACHEMENT I :

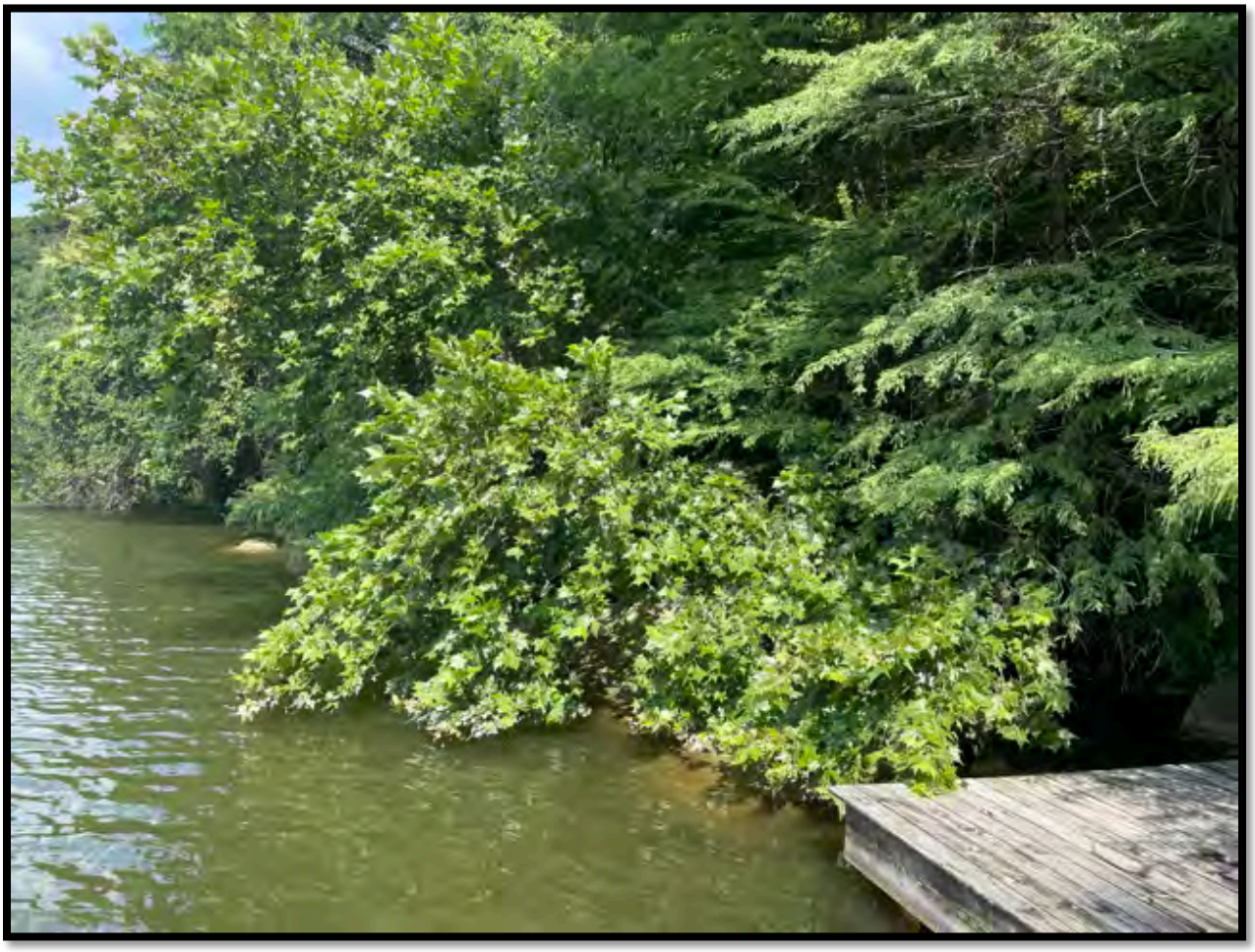
SITE PHOTOGRAPHS

Photograph 1

This photograph documents the canyon rimrock feature observed along Lake Austin near the site. This feature was 20-30 feet in height for most of it's extent with a decrease in height near the eastern end. Near the location of this photograph Flameleaf observed a seep feature along the canyon rimrock face. The seep was noted to extent across approximately 20 feet of the canyon rimrock face. Maidenhair fern (*Adiantum capillus-veneris*) was observed to be growing from the rock face in the vicinity of the seep.

Photograph 2

This photograph documents wetland fringe near the residential dock for the site. Wetland species present in this photograph include Bald Cypress (*Tazxodium distichum*) and American Sycamore (*Platanus occidentalis*).



Photograph 3

This photograph documents the view of the wetland fringe from the other side of the residential boat dock. Both Bald Cypress (*Taxodium distichum*) and American Sycamore (*Platanus occidentalis*) are present in this photograph as well.

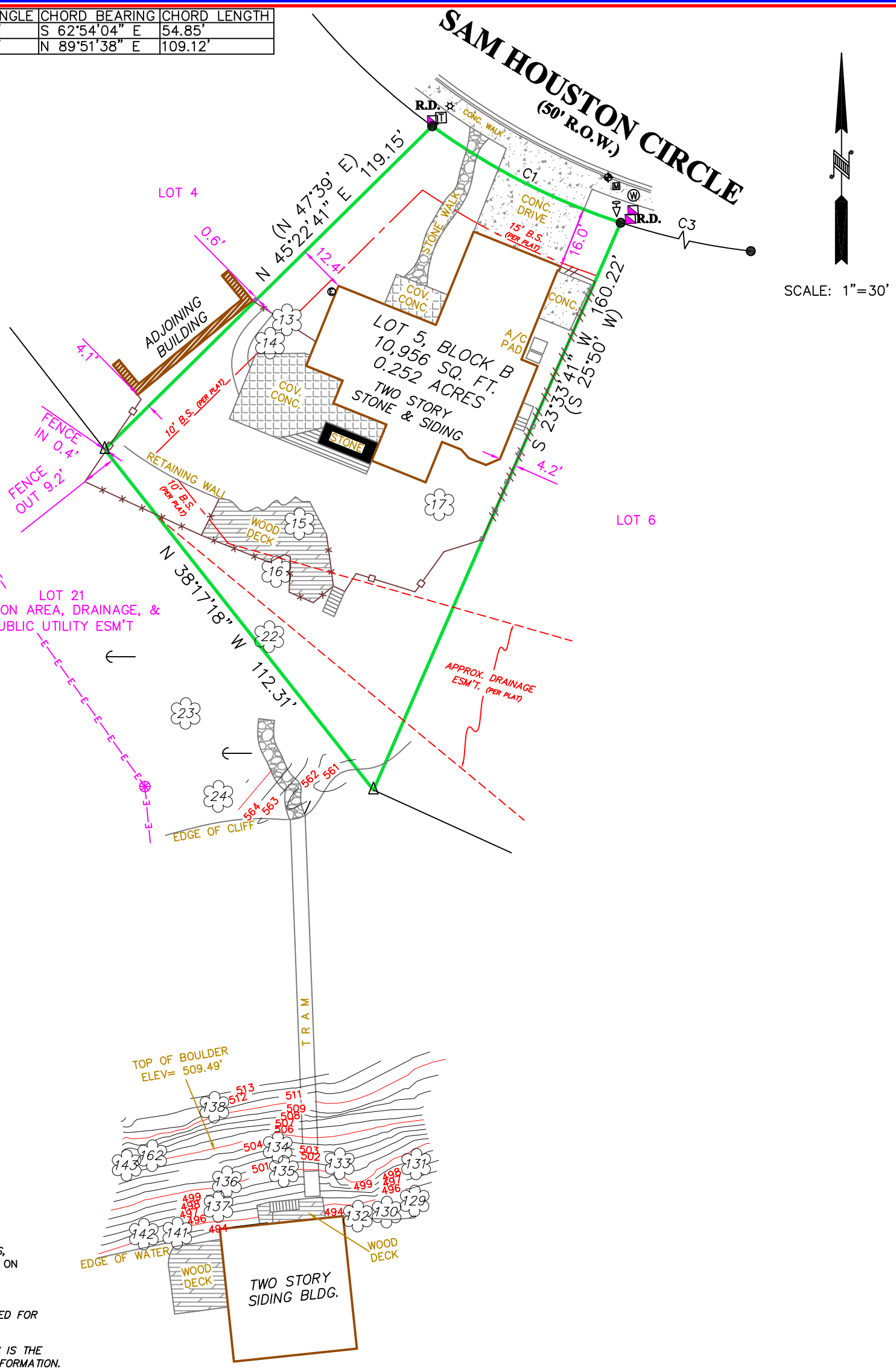
Photograph 4

This photograph documents the view from the top of the canyon rimrock feature toward the residential boat dock.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.07'	175.00'	18°01'53"	S 62°54'04" E	54.85'
C2	110.97'	175.00'	36°19'51"	N 89°51'38" E	109.12'

TREE LEGEND

Point	Description
13	20" LIVE OAK
14	15" LIVE OAK
15	26" LIVE OAK MULTIPLE
16	29" LIVE OAK
17	26" LIVE OAK
22	13" LIVE OAK
23	20" LIVE OAK
24	20" LIVE OAK
129	36" CYPRESS
130	7" SYCAMORE
131	10" ELM
132	TREE
133	7" ELM
134	9" GLOSSY PRIVET MULTIPLE
135	14" ELM
136	9" GLOSSY PRIVET
137	9" HOLLY MULTIPLE
138	12" BLACK ASH
141	9" BALD CYPRESS
142	20" BALD CYPRESS
143	6" HACKBERRY
162	6" HACKBERRY



NOTE:
VERTICAL INFO. SHOWN HEREON IS *ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.* T.B.M. = "□" CUT ON B.O.C. NORTH OF NORTHEAST CORNER = 578.34'
T.B.M # 1 ⟶ ⊕

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 98261) WAS USED FOR REFERENCE.

NOTE:
THE ORIGINAL PLAT OF RECORD IS ILLEGIBLE. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 76, PG. 88, MAP AND/OR PLAT RECORDS; VOL. 6580, PG. 1979, VOL. 6031, PG. 1589, VOL. 6289, PG. 1208, VOL. 6472, PG. 2266, VOL. 6472, PG. 2275, VOL. 6598, PG. 1046, VOL. 6771, PG. 1516, VOL. 6882, PG. 2365, DEED RECORDS; VOL. 9126, PG. 547, VOL. 9126, PG. 555, VOL. 11043, PG. 599, VOL. 11434, PG. 2, VOL. 12339, PG. 2049, VOL. 12593, PG. 735, VOL. 13048, PG. 184, COUNTY CLERK'S FILE NO. 2005078259, 2008156775, 2011121264, 2011154155, 2012016771, 2012023750, 2012063377, 2015150387, AND 2015183396, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

BULL CREEK

NOTE:
AMENDED ON THIS DATE 6/18/2020 UPDATED WITH LIMITED USE EASEMENT NOTE.

NOTE:
THIS PROPERTY IS SUBJECT TO A LIMITED USE EASEMENT RECORDED IN VOLUME 6598, PAGE 1046, TRAVIS COUNTY, TEXAS. (LOCATION NOT DEFINED)

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

_____

LEGEND
-X- = WIRE FENCE
-C- = GUY WIRE

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0435 K, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other that to interpret the information set out on FEMA's FIRM. as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

Property Address:
5709 SAM HOUSTON CIRCLE

Property Description:
LOT 5, BLOCK B, THE COURTYARD, PHASE I, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76, PAGE 88, OF THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Owner:
HOLLY GUNN AND HAMID TAHA

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
△ = CALCULATED POINT
● = FND 1/2" IRON ROD
( ) = RECORD INFORMATION
B.S. = BUILDING SETBACK
R.D. = RECORD DIGNITY MONUMENT
Ⓦ = WATER METER
Ⓔ = ELECTRIC METER
Ⓣ = ELECTRIC TRANSFORMER
= LIGHT POST
= POWER POLE
= TELEPHONE PEDESTAL
= WOOD FENCE
-E- = OVERHEAD ELECTRIC
= METAL FENCE
Ⓜ = MAILBOX
= WATER VALVE

STATE OF TEXAS
REGISTERED
DAVID L. ELZY
4675
PROFESSIONAL
LAND SURVEYOR

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual, DOCK, TREE AND TOPO survey made on the ground under my supervision

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

DRAWN BY: AP

G.F. NO. 2511153-AU23 | JOB NO. 105293 | TITLE COMPANY: FIRST AMERICAN TITLE | DATE: 4/13/2021

ATTACHMENT III:

Proposed Mitigation Plan

Flameleaf environmental proposes that should any City of Austin wetland feature be disturbed that it be replaced on a 1:1 replacement basis. Should disturbance of the wetland feature occur Flameleaf recommend replacing the disturbed vegetation with similar vegetation to the existing vegetation. Recommended vegetation for this site includes Bald Cypress (*Taxodium distichum*), Possumhaw (*Ilex decidua*), False Nettle (*Boehmeria cylindrica*), Buttonbush (*Cephalanthus occidentalis*) and Northern Spicebush (*Lindera benzoin*).

TAX CERTIFICATE NO 2287192

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-3711-0103-0000

PROPERTY OWNER:

GUNN HOLLY C & HAMID TAHA
5709 SAM HOUSTON CIR
AUSTIN, TX 78731-3336
USA

PROPERTY DESCRIPTION:

LOT 5 BLK B COURTYARD PHS 1 THE

ACRES .2371 MIN% .000000000000 TYPE

SITUS INFORMATION: 5709 SAM HOUSTON CIR AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2020	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2020 $14,812.37

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/20/2021

Fee Paid: $10.00

Bruce Elfant
Tax Assessor-Collector
By: Susie J. Martinez

Date: June 8, 2021

City of Austin

Development Services Department

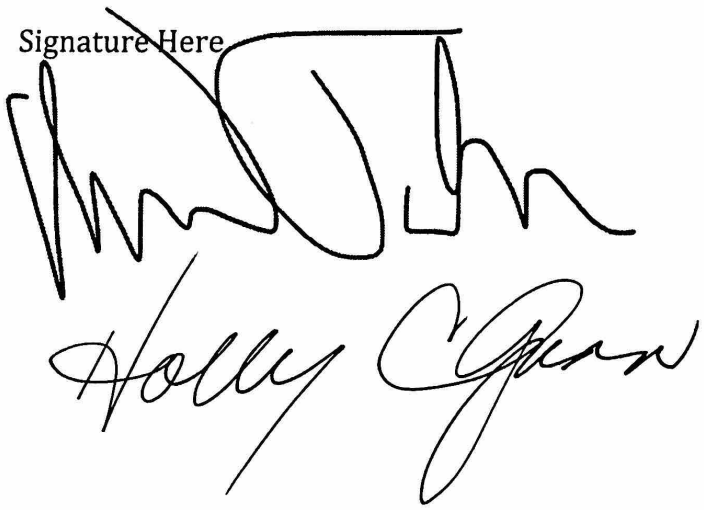
PO BOX 1088

Austin, TX 78716

To Whom It May Concern:
I, GUNN HOLLY C & HAMID TAHA, own the property at 5709 Sam Houston Circle Austin, Texas 78731. I wish to develop a new Boat Dock on the lake front shorelines. Stephen Hawkins of Aqua Permits LLC is my authorized agent for the City of Austin applications needed for the subject properly. Please contact me if you have any questions.

GUNN HOLLY C & HAMID TAHA

Signature Here



Vol. 76 Page 88
PLAT RECORD, TRAVIS COUNTY, TEXAS

Dec. 6, 77 RCCHB 458 ★ 10.00

Vol. 76 Page 88
PLAT RECORD, TRAVIS COUNTY, TEXAS

1-66-3066

THE COURTYARD

PHASE I

TRAVIS COUNTY, TEXAS

OWNER:

WESTOVER HILLS INC.

P.O. BOX 9538

AUSTIN, TEXAS 78766

prepared by

Turner Collie & Braden Inc.

Consulting Engineers

8900 Shoal Creek Blvd.
Suite 420
Austin, Texas 78758
(512) 454-0323

GENERAL NOTES

1. Sidewalks required on both sides of Courtyard Drive; along outer loop of Sam Houston Circle; South side of Scout Island Circle (south) & Courtyard Cove; North side of Scout Island Circle (north).
2. Sanitary sewer lines may be installed in and across lot 19 Block A (common area) for the purposes of serving lots 1 thru 18 Block "A".
3. The 100 storm flooding shall be contained within the easements shown hereon.

TITLES TO THE COMMON AREAS SHALL BE VESTED IN A PROPERTY OWNERS ASSOCIATION COMPRISING THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. FOR RESTRICTIONS PERTAINING TO THE LOTS AND COMMON AREAS SHOWN ON THIS PLAT SEE VOLUME ____ PAGE ____ OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

Waterway Development Permit No. 11-1-71.1

PROPERTY LINE CURVE DATA

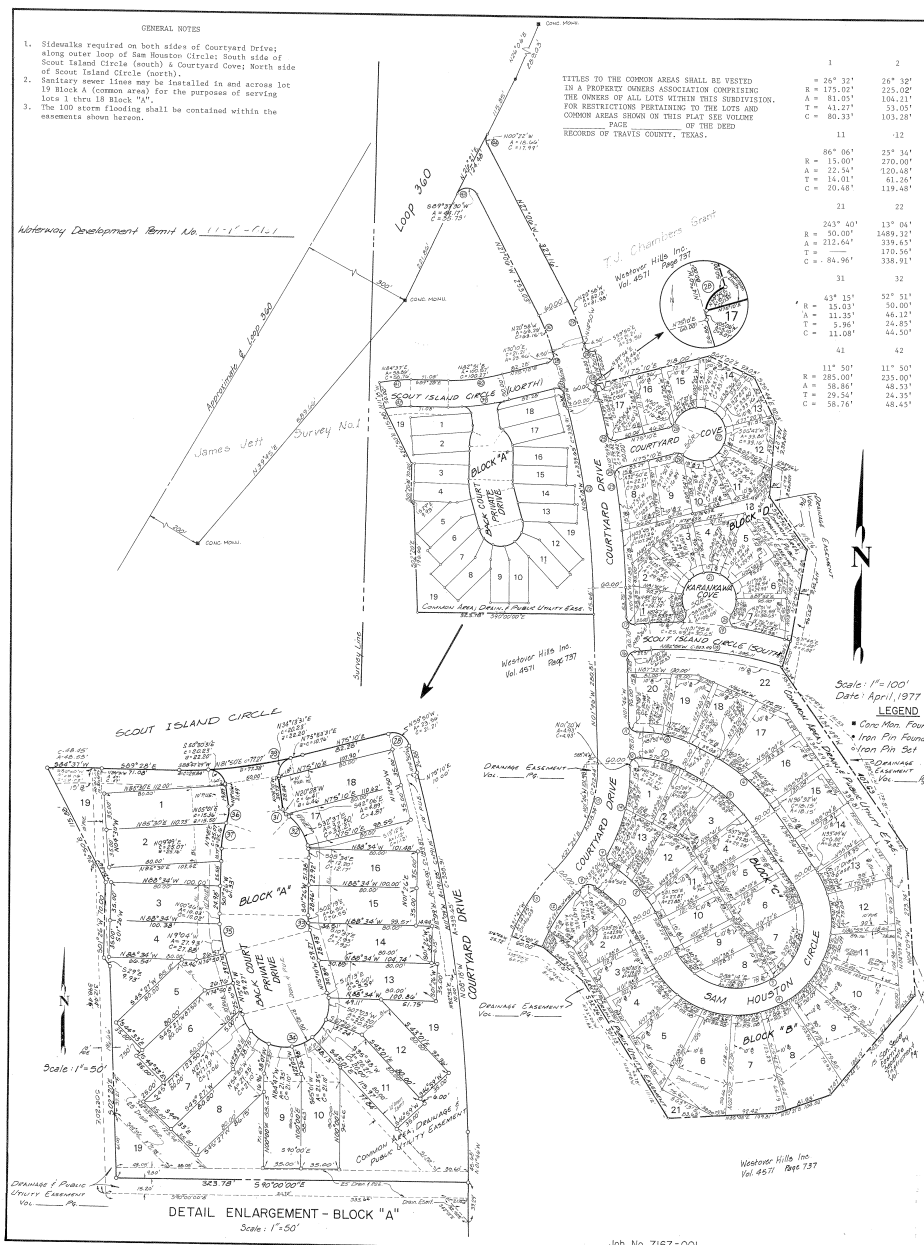
	1	2	3	4	5	6	7	8	9	10
Δ	26° 32'	26° 32'	186° 34'	186° 34'	26° 36'	26° 36'	26° 20'	26° 20'	83° 20' 30"	93° 02' 30"
R =	175.02'	225.02'	125.00'	175.00'	275.00'	325.00'	175.00'	225.00'	15.00'	15.00'
A =	81.05'	104.21'	407.03'	569.84'	127.67'	150.88'	80.43'	103.41'	21.82'	24.36'
T =	41.27'	53.05'	———	———	65.01'	76.83'	40.94'	52.64'	13.35'	15.82'
C =	80.33'	103.28'	249.59'	349.43'	126.53'	149.53'	79.72'	102.50'	19.95'	21.77

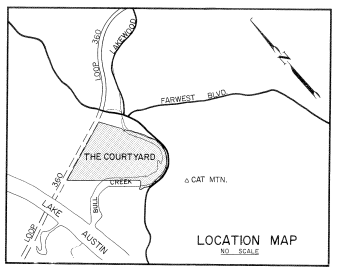
	11	12	13	14	15	16	17	18	19	20
Δ	86° 06'	25° 34'	25° 34'	46° 20'	46° 20'	87° 12'	92° 48'	23° 18'	23° 18'	113° 05' 30"
R =	15.00'	270.00'	330.00'	330.00'	270.00'	15.00'	15.00'	602.89'	652.89'	15.00'
A =	22.54'	120.48'	147.25'	266.86'	218.34'	22.83'	24.29'	245.17'	265.51'	30.65'
T =	14.01'	61.26'	74.87'	141.21'	115.54'	14.28'	15.75'	124.30'	134.61'	24.52'
C =	20.48'	119.48'	146.03'	259.65'	212.44'	20.69'	21.73'	243.49'	263.68'	25.59'

	21	22	23	24	25	26	27	28	29	30
Δ	243° 40'	13° 04'	13° 04'	84° 41'	92° 23'	50° 00'	280° 00'	90° 00'	12° 16'	12° 16'
R =	50.00'	1489.32'	1549.32'	15.00'	15.00'	19.99'	50.00'	15.00'	383.63'	323.63'
A =	212.64'	339.65'	353.33'	22.17'	24.19'	17.44'	244.35'	23.56'	82.13'	69.29'
T =	———	170.56'	177.44'	13.67'	15.64'	9.32'	———	15.00'	41.22'	34.78'
C =	84.96'	338.91'	352.57'	20.21'	21.65'	16.89'	64.28'	21.21'	81.98'	69.15'

	31	32	33	34	35	36	37	38	39	40
Δ	43° 15'	52° 51'	16° 36'	180° 00'	16° 36'	26° 22'	16° 46'	86° 01' 30"	15° 22'	15° 22'
R =	15.03'	50.00'	50.00'	40.50'	131.00'	33.67'	85.97'	15.00'	425.00'	375.00'
A =	11.35'	46.12'	14.47'	127.23'	37.95'	15.50'	25.16'	22.52'	113.98'	100.57'
T =	5.96'	24.85'	7.29'	———	19.11'	7.89'	12.67'	13.99'	57.34'	50.59'
C =	11.08'	44.50'	14.44'	81.00'	37.82'	15.36'	25.07'	20.46'	113.64'	100.27'

	41	42	43	44
Δ	11° 50'	11° 50'	126° 33'	53° 27'
R =	285.00'	225.00'	20.00'	20.00'
A =	58.86'	48.53'	44.17'	18.66'
T =	29.54'	24.35'	39.72'	10.07'
C =	58.76'	48.45'	35.73'	17.99'





Job No. 7167-001

APPROVED FOR ACCEPTANCE:

Richard G. Lillie, Director of Planning
City of Austin

OCTOBER 25, 1977
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 25TH day of OCTOBER, A.D., 1977.

Michael A. Guerrero
Chairman, Planning Commission

E. G. Schiller
Secretary, Planning Commission

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all culverts necessary to be placed in such streets, roads and other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, assumes no obligations to build streets, roads, and other public thoroughfares shown on this plat, or of constructing any culverts in connection therewith.

The acceptance for maintenance by the Commissioners Court of Travis County, Texas, of the roads or streets in real estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developer's construction, but that erecting signs for traffic control, such as for speed limit and stop signs, shall remain the responsibility of the county.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, COUNTY CLERK of Travis County, Texas, do hereby certify that on the 5 day of DECEMBER, A.D., 1977, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 452.

WITNESS MY HAND AND SEAL OF OFFICE, this the 5 day of DECEMBER, A.D., 1977.

Doris Shropshire, County Clerk
County Court, Travis County, Texas

By: John Fowlkes, Deputy

FILED FOR RECORD, at 2:00 o'clock, P.M. on the 6 day of Dec, A.D., 1977.

Doris Shropshire, County Clerk
County Court, Travis County, Texas

By: Mike Kilgore, Deputy

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

I DORIS SHROPSHIRE, COUNTY CLERK, of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 6 day of Dec, 1977, A.D., at 2:00 o'clock, P.M. and duly recorded on the 12 day of Dec, 1977, A.D., at 2:10 o'clock, P.M. in the Plat Records of said County in Book 76, Page 88.

WITNESS MY HAND AND SEAL OF COURT of said County, the date last written above.

Doris Shropshire, County Clerk
County Court, Travis County, Texas

By: Mike Kilgore, Deputy

I, Tyrus F. Collins, a Registered Professional Engineer, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my supervision and direction on the 20TH day of October, 1977, A. D.

I also certify that the Austin City Code Chapter 23.27 of 1954 has been complied with.

Tyrus F. Collins
Registered Professional Engineer
No. 13795 State of Texas

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That Westover Hills, Inc., a corporation organized and existing under the laws of the State of Texas, and having its home office in the City of Austin, Travis County, Texas; being the owners of 18.589 acres of land out of the James Jett Survey No. 1 and the T. J. Chambers grant in Travis County, Texas; said 18.589 acres being out of and a part of that certain tract of land 133.399 acres conveyed by a deed from the Boy Scouts of America to Westover Hills, Inc., as recorded in Volume 4571, Page 737, Deed Records of Travis County, Texas; acting herein by and through its PRESIDENT R. T. MAYFIELD together with First Federal Savings and Loan Association of Austin, a corporation organized and existing under the laws of the State of Texas and having its home office in the City of Austin, Travis County, Texas; being lien holder of the aforementioned 133.399 acres of land; acting herein by and through its SR. VICE PRESIDENT ALFRED STARNES do hereby jointly subdivide said 18.589 acres in accordance with this plat and do hereby adopt this plat as their joint subdivision to be known as "THE COURTYARD PHASE I", and do hereby dedicate to the Public all streets, and easements as shown hereon, and do hereby grant and express easement across all common areas and private drives, where shown, for any public uses, all governmental functions, vehicular and/or nonvehicular, including fire and police protection services, solid and other waste material pick-up and any other purposes any governmental authority deems necessary and do further agree that all governmental entities, their agents or employees, shall not be liable for any damage occurring to the surface of any of the said private drives as a result of governmental vehicles traversing over same.

IN WITNESS WHEREOF, WESTOVER HILLS, INC. has caused these presents to be executed by its PRESIDENT this 2 day of OCTOBER, 1977, A.D.

WESTOVER HILLS, INC.

ATTEST:
Secretary

R. T. Mayfield

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AUSTIN has caused these presents to be executed by its SENIOR VICE PRESIDENT this 20 day of OCTOBER, 1977, A.D.

ATTEST:
As Secretary

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF AUSTIN

Alfred Starnes

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT (R) T. MAYFIELD of WESTOVER HILLS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of October, 1977, A.D.

Notary Public in and for Travis County, Texas

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared ALFRED STARNES SENIOR VICE PRESIDENT of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF AUSTIN, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of October, 1977, A.D.

Notary Public in and for Travis County, Texas

C814-75-002

4th Amend. to restr. 9196/555

* For: Ratification of 2nd Restated Restrictions See: Vol. 6771 Pg. 156 Deed Records (Film # 215-7712)

For Ratification of Restrictions, See: Vol 6771 Pg. 1574 Deed Records. (Film # 215-7770)

For Correction of Final Plat See Vol. 7077, Pg. 706 Deed Records

For Restrictions see Book 6031 page 1589 Deed Records, Travis County, Texas.

Doris Shropshire, County Clerk, Travis Co. [illegible]

By Gail Thompson Deputy

- For Amendment to Restrictions see Vol. 6289 pg. 1208 Deed Records
- Second Amendment to Restrictions See Vol. 6472 Pg. 2266 DR.
- Supplemental Restrictions See Vol. 6472 Pg. 2275 Deed Records
- Second Declaration of Restrictions See Vol. 6598 Pg. 1046 Deed Records.
- 1st Amendment to Restrictions Lots 1-19 Blk A, See Vol. 6738 Pg. 1526 Deed Records.
- Correction of Survey Lot 748 Bl. B see Vol. 6856 Pg. 601 Deed Records

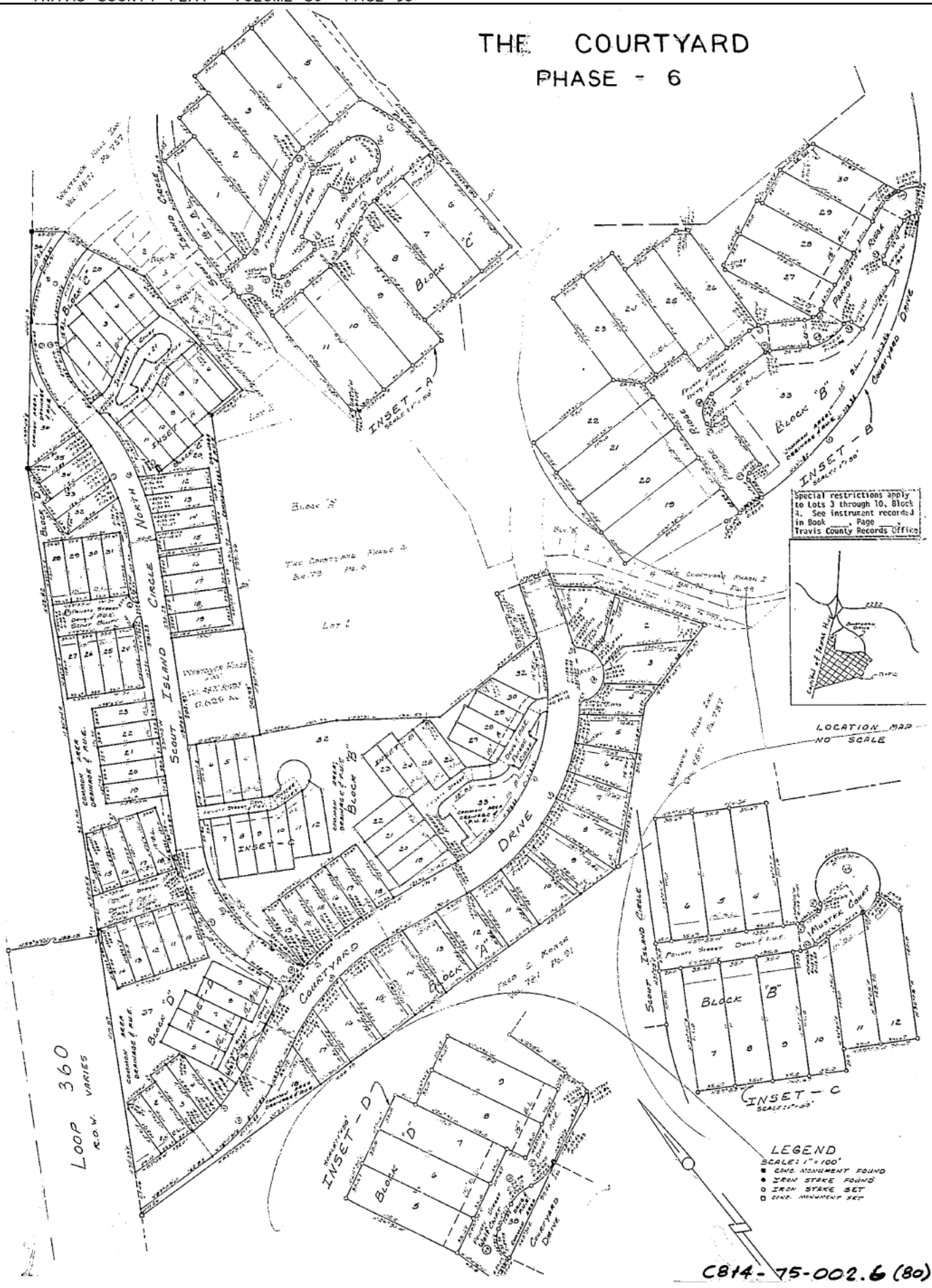
- Third Amendment to Restrictions See Volume 9126 Pg. 547 Real Propd Recds

For Restrictions see Book 6580 Page 1979 Deed Records, Travis County, Texas.

Doris Shropshire, County Clerk, Travis County, Texas

By Linda Kleemeier Deputy

THE COURTYARD
PHASE - 6



C814-75-002.6 (80)

THE COURTYARD

PHASE - 6

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

THAT WESTOVER HILLS, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING THE OWNERS OF 22.145 ACRES OF LAND OUT OF THE JAMES JETT SURVEY NO. 1 AND THE T.J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS: SAID 22.145 ACRES BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND 133.399 ACRES CONVEYED BY A DEED FROM THE BOY SCOUTS OF AMERICA TO WESTOVER HILLS, INC., AS RECORDED IN VOLUME 4571, PAGE 737, DEED RECORDS OF TRAVIS COUNTY, TEXAS: ACTING HEREIN BY AND THROUGH ITS PRESIDENT, R.T. MAYFIELD TOGETHER WITH CAPITAL NATIONAL BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS AND HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS: BEING LIEN HOLDER OF THE AFOREMENTIONED 133.399 ACRES OF LAND; ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, JOHN BURFORD; DO HEREBY JOINTLY SUBDIVIDE SAID 22.145 ACRES IN ACCORDANCE WITH THIS PLAT AND DO HEREBY ADOPT THIS PLAT AS THEIR JOINT SUBDIVISION TO BE KNOWN AS "THE COURTYARD PHASE 6", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS ALL COMMON AREAS AND PRIVATE STREETS, WHERE SHOWN, FOR ANY PUBLIC USES, ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND/OR NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLID AND OTHER WASTE MATERIAL PICK-UP AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF ANY OF SAID PRIVATE DRIVES AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

IN WITNESS WHEREOF, WESTOVER HILLS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THIS THE 9TH DAY OF JUNE, 1980, A.D.

ATTEST:

Ray A. Wilkerson
VICE-PRESIDENT RAY A. WILKERSON

WESTOVER HILLS, INC.

R.T. Mayfield
R.T. MAYFIELD, PRESIDENT

IN WITNESS WHEREOF, CAPITAL NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED BY, THIS THE 9th DAY OF June, 1980, A.D.

ATTEST:

Larry L. Laramey
ASSISTANT CASHIER LARRY L. LARAMEY

CAPITAL NATIONAL BANK

John Burford
JOHN BURFORD -- VICE-PRESIDENT

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.T. MAYFIELD, OF WESTOVER HILLS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 1980, A.D.

Vicki Schkade
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
VICKI SCHKADE
My Commission Expires: 4/14/84

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BURFORD OF CAPITAL NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 1980, A.D.

Betty Sorden
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
BETTY SORDEN
My Commission Expires: 3/7/84

APPROVED FOR ACCEPTANCE:

DATE 28 OCTOBER 1980

[signature]
RICHARD R. LILLIE, DIRECTOR OF PLANNING
DONNA KRISTAPONIS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28TH DAY OF OCTOBER, 1980, A.D.

[signature] JAMES S. WEIR
SECRETARY

[signature] BERNARD SNYDER
CHAIRMAN

FILED FOR RECORD AT 11 O'CLOCK A.M., THIS THE 30th DAY OF Oct, 1980, A.D.

Lorene Smith
DEPUTY LORENE SMITH

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF Oct, 1980, A.D. AT 11 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN IN PLAT BOOK 80 PAGES 95-96, AND DULY RECORDED AT 11:05 O'CLOCK A.M. ON THE 30th DAY OF Oct, 1980, A.D.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

Lorene Smith
DEPUTY LORENE SMITH

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

I, WILEY E. MARX, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYING BY: Wiley E. Marx 5/20/80
CARLSON, DIPPEL & MARX SURVEYING COMPANY
4806 NORTH INTERREGIONAL HIGHWAY
AUSTIN, TEXAS 78751
WILEY E. MARX

ENGINEERING BY: Freddie E. Dippel 6/6/80
CARLSON & DIPPEL, INC.
4806 NORTH INTERREGIONAL HIGHWAY
AUSTIN, TEXAS 78751
FREDDIE E. DIPPEL JR.

NOTES:
1) TITLES TO THE COMMON AREAS SHALL BE VESTED IN A PROPERTY OWNERS ASSOCIATION COMPRISING THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. FOR RESTRICTIONS PERTAINING TO THE COMMON AREAS ON THIS PLAT SEE VOLUME 6598, PAGE 1016 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2) THE 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE EASEMENTS SHOWN HEREON.

RESTRICTIONS SEE V. 7169 p. 2030

CURVE DATA

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
I	79°48'	79°48'	33°14'	33°14'	27°21'	27°21'	37°34'30"	37°34'30"	42°56'	42°56'	31°55'	31°55'	88°15'45"	82°49'	46°20'	46°20'	72°26'30"
R	358.80	418.80	442.63	502.63	300.00	360.00	235.00	285.00	175.00	225.00	415.14	465.14	15.00	15.00	249.09	299.09	15.00
T	300.00	350.17	132.09	150.00	72.99	87.59	79.94	96.95	68.82	88.48	118.71	133.01	14.56	13.29	106.59	127.98	——
A	499.72	583.29	256.74	291.54	143.20	171.85	154.11	186.91	131.13	168.60	231.25	259.11	23.12	21.68	201.43	241.86	18.97
C	460.30	537.28	253.16	287.47	141.85	170.22	151.37	183.57	128.09	164.68	228.28	255.77	20.90	19.84	195.90	235.33	17.73

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
I	161°54'	90°00'	26°07'	63°53'	90 00'	112°26	67°34'	26°07'	180°00'	90°00'	19°44'36"	90°00'	90°00'	28°10'30"	28°10'30"	90°00'	270°00'
R	50.00	8.97	43.11	9.86	6.16	3.35	7.47	22.12	17.60	15.00	175.00	2.92	3.77	7.89	27.89	5.00	30.00
T	----	8.97	10.00	6.15	6.16	5.00	5.00	5.13		15.00	30.45	2.92	3.77	0.73	7.00	5.00	——
A	141.28	14.09	19.65	11.00	9.68	6.56	8.81	10.08	55.29	23.56	60.30	4.59	5.92	1.42	13.72	7.85	141.37
C	----	12.69	19.48	10.44	8.71	5.56	8.31	9.99	55.20	21.21	60.00	4.13	5.33	1.41	13.58	7.07	——

	35	36	37	38	39	40	41	42	43	44	45	46
I	90°00'	35°50'	35°50'	90°00'	35°09'45"	35°09'45"	55°21'30"	55°11'30"	58°18'15"	58°18'15"	22°26'30"	26°05'15"
R	20.56	56.20	49.49	20.00	6.56	31.56	19.13	44.13	17.52	44.10	50.41	175.0
T	20.56	18.17	16.00	20.00	2.08	10.00	10.00	23.07	9.77	24.50	10.00	40.54
A	32.30	35.15	30.95	31.42	4.03	19.37	18.43	42.51	17.82	44.88	19.74	79.68
C	29.08	34.58	30.45	28.28	3.96	19.07	17.72	40.88	17.06	42.96	19.62	78.99

SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF COURTYARD DRIVE, THE WEST SIDE OF SCOUT ISLAND CIRCLE NORTH, THE NORTH SIDE OF PARADE RIDGE, THE NORTH SIDE OF MUSTER COURT, THE NORTH SIDE OF EAGLE CLIFF, THE NORTH SIDE OF SCOUT BLUFF, THE NORTH SIDE OF JAMBOREE COURT, THE NORTH SIDE OF [illegible] COURT.
SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I & II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS, MAY UPON THE APPROVAL OF THE CITY COUNCIL BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES FOR ALL ENGINEERING, ADMINISTRATION AND CONSTRUCTION COSTS.

NOTE: NO PRIVATE STREET OR RESIDENCES SHALL HAVE DIRECT ACCESS TO LOOP 360.

NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE EASEMENTS AS SHOWN HEREON.

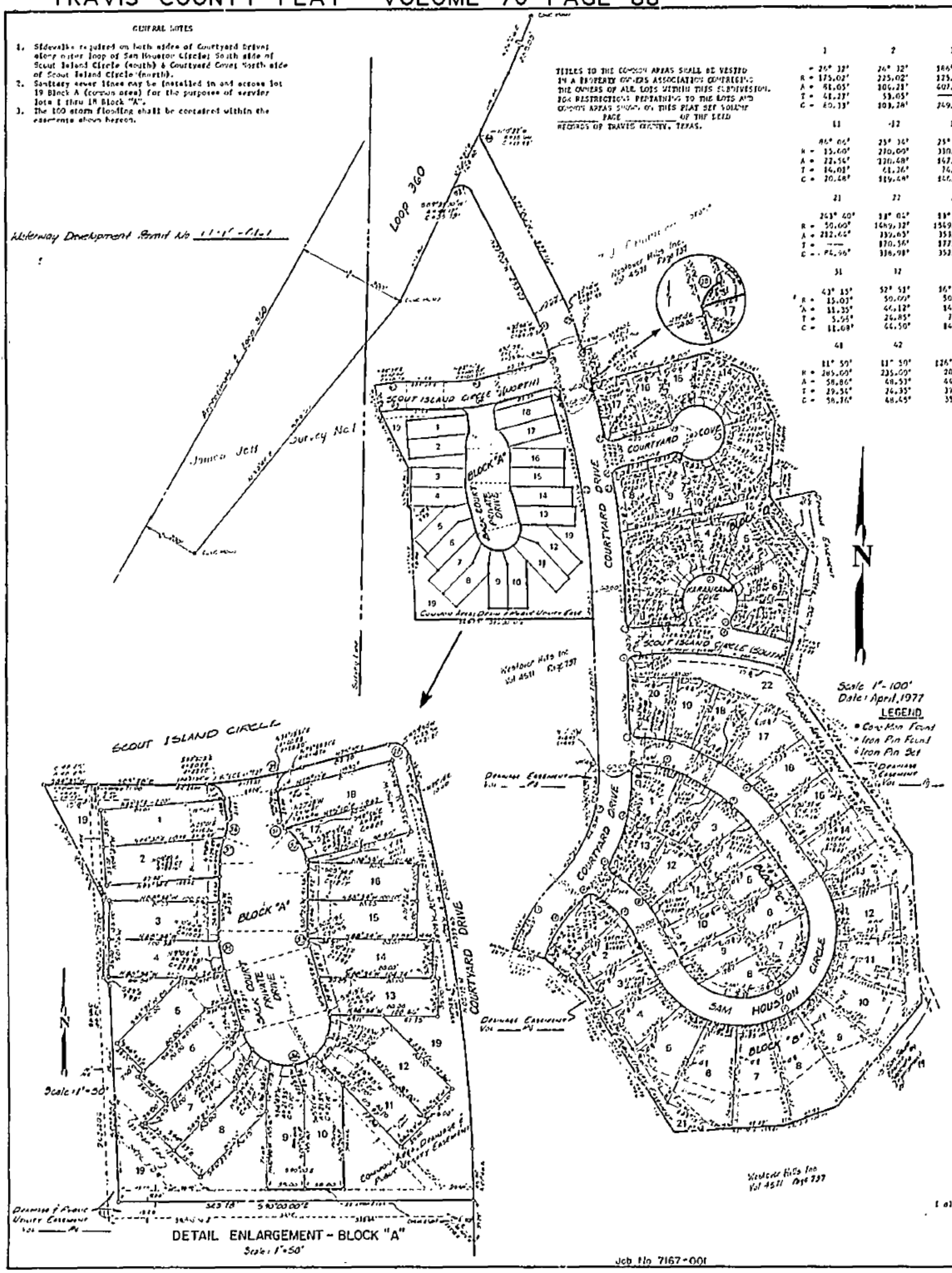
Sheet 2 of 2

C814-75-002.6 (80)

GENERAL NOTES

1. Sidewalks required on both sides of Courtyard Drive; along outer loop of Sam Houston Circle; South side of Scout Island Circle (south) & Courtyard Cove; North side of Scout Island Circle (north).
2. Sanitary sewer lines may be installed in and across lot 19 Block A (common area) for the purpose of service lots 1 thru 18 Block "A".
3. The 100 storm flooding shall be contained within the easements shown hereon.

TITLES TO THE COMMON AREAS SHALL BE VESTED IN A PROPERTY OWNERS ASSOCIATION COMPRISING THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. FOR RESTRICTIONS PERTAINING TO THE LOTS AND COMMON AREAS SHOWN ON THIS PLAT SEE VOLUME ______ PAGE ______ OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



PROPERTY LINE CURVE DATA

Curve	Δ	R	A	T	C
1	26° 32'	175.02'	81.05'	41.27'	80.33'
2	26° 32'	225.02'	104.21'	53.05'	103.28'
3	186° 36'	175.00'	607.08'	—	349.59'
4	186° 36'	175.00'	569.85'	—	349.43'
5	26° 36'	275.00'	127.67'	65.01'	126.53'
6	26° 36'	325.00'	150.89'	76.83'	149.53'
7	26° 20'	175.00'	80.43'	40.94'	79.72'
8	26° 20'	225.00'	103.41'	52.64'	102.50'
9	83° 20' 30"	15.00'	21.82'	13.35'	19.95'
10	93° 02' 30"	15.00'	24.36'	15.82'	21.77
11	86° 06'	15.00'	22.54'	14.01'	20.48'
12	25° 36'	270.00'	120.48'	61.26'	119.48'
13	25° 36'	330.00'	147.25'	74.87'	146.03'
14	66° 20'	330.00'	364.86'	161.21'	259.65'
15	66° 20'	270.00'	218.36'	115.56'	212.46'
16	87° 12'	15.00'	22.83'	14.28'	20.69'
17	92° 48'	15.00'	24.29'	15.75'	21.73'
18	23° 08'	602.89'	243.87'	124.30'	243.49'
19	23° 18'	652.89'	265.58'	134.61'	263.68'
20	117° 05' 30"	15.00'	30.65'	24.52'	25.59'
21	243° 40'	50.00'	212.66'	—	84.46'
22	13° 04'	1469.32'	335.65'	170.36'	334.98'
23	13° 04'	1549.32'	353.33'	177.66'	352.57'
24	86° 48'	15.00'	22.17'	13.67'	20.21'
25	92° 23'	15.00'	24.19'	15.64'	21.65'
26	50° 00'	19.92'	17.44'	9.32'	16.89'
27	280° 00'	50.00'	244.35'	—	64.28'
28	90° 00'	15.00'	23.56'	15.00'	21.21'
29	12° 16'	353.63'	82.13'	41.22'	81.95'
30	12° 16'	323.63'	69.29'	34.78'	69.15'
31	43° 15'	15.03'	11.35'	5.95'	11.08'
32	52° 51'	50.00'	46.12'	24.85'	44.50'
33	16° 30'	50.00'	14.47'	7.29'	14.44'
34	180° 00'	40.50'	127.23'	—	81.00'
35	16° 30'	131.00'	37.93'	19.11'	37.82'
36	26° 22'	33.67'	15.50'	7.89'	15.36'
37	26° 46'	55.93'	25.16'	12.67'	25.07'
38	86° 01' 30"	15.00'	22.52'	13.99'	20.46'
39	13° 22'	475.00'	113.99'	57.34'	113.66'
40	15° 22'	375.00'	100.57'	50.59'	100.27'
41	11° 59'	285.00'	58.86'	29.56'	58.76'
42	11° 59'	235.00'	48.53'	24.35'	48.45'
43	126° 33'	20.00'	44.17'	39.72'	35.75'
44	53° 27'	20.00'	18.66'	10.07'	17.99'

THE COURTYARD

PHASE I

TRAVIS COUNTY, TEXAS

OWNER:

WESTOVER HILLS INC.

P.O. BOX 9538

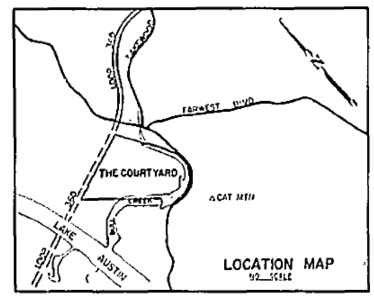
AUSTIN, TEXAS 78766

prepared by

Turner Collie & Braden Inc.

Consulting Engineers

8900 Shoal Creek Blvd
Suite 420
Austin, Texas 78758
(512) 454-0323



APPROVED FOR ACCEPTANCE:

Richard R. Lillie, Director of Planning
City of Austin

OCTOBER 25, 1977
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 25TH day of OCTOBER, A.D., 1977.

Chairman, Planning Commission — Secretary, Planning Commission

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all culverts necessary to be placed in such streets, roads and other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, assumes no obligations to build streets, roads, and other public thoroughfares shown on this plat, or of constructing any culverts in connection therewith.

The acceptance for maintenance by the Commissioners Court of Travis County, Texas, of the roads or streets in real estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developer's construction, but that erecting signs for traffic control, such as for speed limit and stop signs, shall remain the responsibility of the county.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

I, DORIS SHROPSHIRE, COUNTY CLERK of Travis County, Texas, do hereby certify that on the 5 day of DECEMBER, A.D., 1977, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 412.

WITNESS MY HAND AND SEAL OF OFFICE, this the 5 day of DECEMBER, A.D., 1977.

Doris Shropshire, County Clerk
County Court, Travis County, Texas
By: John Fowlkes, Deputy

FILED FOR RECORD, at 2/00 o'clock, P.M. on the 6 day of Dec, A.D., 1977.

Doris Shropshire, County Clerk
County Court, Travis County, Texas
By: Mike Kilgore, Deputy

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

I DORIS SHROPSHIRE, COUNTY CLERK, of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 6 day of Dec, 1977, A.D., at 2/00 o'clock, P.M. and duly recorded on the 6 day of Dec, 1977, A.D., at 2/10 o'clock, P.M. in the Plat records of said County in Book 76, Page 88.

WITNESS MY HAND AND SEAL OF COURT of said County, the date last written above.

Doris Shropshire, County Clerk
County Court, Travis County, Texas
By: Mike Kilgore, Deputy

I, Tyrus F. Collins, a Registered Professional Engineer, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my supervision and direction on the 20th day of October 1977, A. D...

I also certify that the Austin City Code Chapter 21.27 of 1954 has been complied with.

Registered Professional Engineer
No. 13795 State of Texas

STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That Westover Hills, Inc., a corporation organized and existing under the laws of the State of Texas, and having its home office in the City of Austin, Travis County, Texas; being the owners of 18.389 acres of land out of the James Jett Survey No. 1 and the T. J. Chambers grant in Travis County, Texas; said 18.389 acres being out of and a part of that certain tract of land 133.399 acres conveyed by a deed from the Boy Scouts of America to Westover Hills, Inc., as recorded in Volume 4511, Page 737, Deed Records of Travis County, Texas acting herein by and through its PRESIDENT D.T. MAYFIELD together with First Federal Savings and Loan Association of Austin, a corporation organized and existing under the laws of the State of Texas and having its home office in the City of Austin, Travis County, Texas; being lien holder of the aforementioned 133.399 acres of land; acting herein by and through its SR. VICE PRESIDENT ALFRED STAEHELY do hereby jointly subdivide said 18.389 acres in accordance with this plat and do hereby adopt this plat as their joint subdivision to be known as "THE COURTYARD PHASE I", and do hereby dedicate to the Public all streets, and easements as shown hereon, and/do hereby grant and express easement across all common areas and private drives, where shown, for any public uses, all governmental functions, vehicular and/or non vehicular, including fire and police protection services, solid and/other waste material pickup and any other purposes any governmental authority deems necessary and do further agree that all governmental entities, their agents or employees, shall not be liable for any damage occurring to the surface of any of the said private drives as a result of governmental vehicles traversing over same.

IN WITNESS WHEREOF, WESTOVER HILLS, INC. has caused these presents to be executed by its PRESIDENT this 21 day of OCTOBER, 1977, A.D.

ATTEST:
Secretary

WESTOVER HILLS, INC.

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AUSTIN has caused these presents to be executed by its SENIOR VICE PRESIDENT this 20th day of October 1977, A.D.

ATTEST:
Asst. Secretary

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF AUSTIN

STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared President D. T. Mayfield of WESTOVER HILLS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of October, 1977, A.D.

Notary Public in and for Travis County, Texas

STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared Alfred Staehely Senior Vice President of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF AUSTIN, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of October, 1977, A.D.

D. Marilyn Mathis
Notary Public in and for Travis County, Texas

Job No. 7167-001

C814-75-002

APPENDIX P-1 - EROSION CONTROL NOTES
1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. T he COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.
• Direction of flow during grading operations
. Location, description, and calculations for off-site flow diversion structur
es. Areas that will not be disturbed; natural features to be pres
erved. Delineation of contributing drainage area to each proposed BMP (e.g., silt fence
, sedimentbasin, etc.).
Location and type of E&S BMPs for each phase of disturbance.
Calculations for BMPs as required
. Location and description of temporary stabilization measur
es. Location of on-site spoils, description of handling and disposal of borrow material
s, anddescription of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.
Describe sequence of construction as it pertains to ESC including the following elements:
1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)
2. Project phasing if required (LOC greater than 25 acres)
3. Sequence of grading operations and notation of temporary stabilization measures to be used
4. Schedule for converting temporary basins to permanent WQ controls
5. Schedule for removal of temporary controls
6. Anticipated maintenance schedule for temporary controls
3.1 Minimize disturbed area and protect natural features and soil
3.2 Control Stormwater flowing onto and through the project
3.3 Stabilize Soils
3.4 Protect Slopes
3.5 Protect Storm Drain Inlets
3.6 Establish Perimeter Controls and Sediment Barriers
3.7 Retain Sediment On-Site and Control Dewatering Practices
3.8 Establish Stabilized Construction Exits
3.9 Any Additional BMPs
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3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
4. A pre-construction conference shall be held on-site with the contractor, design Engineer/ permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental.inspections@austintexas. gov, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
6. The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or
•
are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls
•
height of the control whichever is less.
7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation. In addition, if the project site is located within the Edwards Aquifer, the Project Manager must notify the Travis County Balcones Canyonlands Conservation Preserve (BCCP) by email at bccp@traviscountytx.gov. Construction activities within 50 feet of the void must stop.
9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees.
•
the standards set forth in 601S.
An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
•
tiller to create a well-blended material.
The vegetative stabilization of areas disturbed by construction shall be as follows:

APPENDIX P-1 - EROSION CONTROL NOTES CONTINUED:
TEMPORARY VEGETATIVE STABILIZATION:
1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegra ss (Lolium perenne). Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Item 604S or 609S.
A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.
B. Hydromulch shall comply with Table 1, below.
•
high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	•	Moderate slopes; from flat to 3:1	1,500 to 2,000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:
1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses
•
accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermuda grass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S or 609S.
A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator.
B. Hydromulch shall comply with Table 2, below.
C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.
•
inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)	
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive	Soil conditions 3,000 to 4,500 lbs per acre (see manufacturers recommendations)

APPENDIX P-2: - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil.
Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

APPENDIX P-4: - STANDARD SEQUENCE OF CONSTRUCTION
The following sequence of construction shall be used for all development. The applicant is encouraged to provide any additional details appropriate for the particular development.
1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection, initiate tree mitigation measures and conduct "Pre - Construction" tree fertilization (if applicable).
2. The Environmental Project Manager or Site Supervisor must contact the Development Services Department, Environmental Inspection, at 512-974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The Environmental Project Manager, and/or Site Supervisor, and/or Designated Responsible Party, and the General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the Drainage Criteria Manual and/or the Environmental Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. In the Barton Springs Zone, the Environmental Project Manager or Site Supervisor will schedule a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall include the City Inspector, Project Engineer, General Contractor and Environmental Project Manager or Site Supervisor. The anticipated completion date and final construction sequence and inspection schedule will be coordinated with the appropriate City Inspector.
8. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
9. Complete construction and start revegetation of the site and installation of landscaping.
10. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the Development Services Department indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.
11. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the Development Services Department indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City inspector.
12. After a final inspection has been conducted by the City inspector and with approval from the City inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

Note: Portions of this project are located in the FEMA 100 year floodplain as defined. Flood Insurance may be required. The federal regulations for development in a floodplain can be found in Chapter 44 of the Code Of Federal Regulations (44CFR).

ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) SETBACK MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

APPENDIX P-6 - REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS
As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrh izae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and ensure coordination with the City Arborist.
Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.
Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010).
•
rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department. P.O. Box 1088, Austin, TX 78767. This note should be referenced as item #1 in the Sequence of Construction.

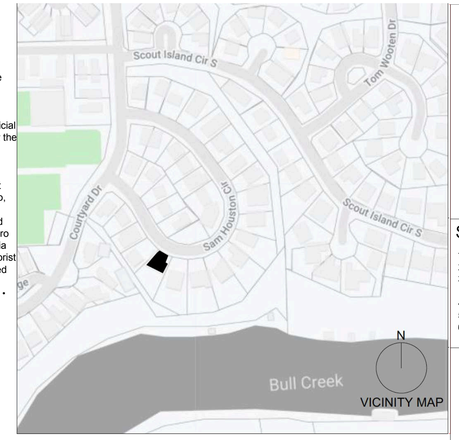
Site Plan Release Notes:
•
request.
Applicant will comply with all applicable City of Austin requirements.
1. All improvements shall be made in accordance with the released site plan.
Any additional improvements will require site plan amendment and approval of the Planning and Development Review Department.
2. All signs must comply with requirements of the Land Development Code.
(Section 1 3-2, Article VII)
3. Additional electric easements may be required at a later date.
4. All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
5. A development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
6. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
7. For construction within the right-of-way, a concrete permit is required.
8. For the building permit, a signed and sealed letter shall be submitted to the City of Austin, per the Land Development Code, 25-1 2-3 1612.4, certifying that the structure is in accordance with ASCE 24, Flood Resistant Design and Construction.
9. All work will occur within the limits of construction as shown on the plan, and that no materials or equipment will be delivered to the site from the landward side of this project.
10. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.

General Notes:
1. This project is not located over the Edwards Aquifer recharge zone.
2. Deed restrictions or restrictive covenants are not applicable to this property.
3. A business or living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, except under a license agreement approved by the City Council (Section 25-2-1 176 (H)).
4. Contractor to verity utility locations and ground and flow line elevations before construction.
5. Environmental Inspector has the authority to add/or modify erosion/sedimentation controls on site to keep project in compliance with the City of Austin Rules and Regulations.
6. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only.
7. Approval by other government entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.
8. All work on this project is to be accomplished via barge. There will be no site access by land, nor will any construction staging or materials storage be located on land.
9. Prior to the issuance of the building permit, applicant will turn in documentation that is signed and sealed by a licensed professional that states that boat dock complies with asce 24 (floor resistant design and construction) as per ldc 25-12-3 section 1612.4

SUBMITTAL DATE: AUGUST 19, 2021

IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6].

NOTE: PORTIONS OF THIS PROJECT ARE LOCATED IN THE FEMA 100 YEAR FLOODPLAIN AS DEFINED FLOOD INSURANCE MAY BE REQUIRED. THE FEDERAL REGULATIONS FOR DEVELOPMENT IN A FLOODPLAIN CAN BE FOUND IN CHAPTER 44 OF THE CODE OF FEDERAL REGULATIONS (44 CFR).



SITE SPECIFIC NOTES

OWNERS: HOLLY GUNN & HAMID TAHA
OWNER MAILING ADDRESS: 5709 SAM HOUSTON CIRCLE, AUSTIN, TX 78731
PROPERTY ADDRESS: 5709 SAM HOUSTON CIRCLE
LEGAL DESCRIPTION: LOT 5 BLOCK B COURTYARD PHS 1 THE, A SUBDIVISION IN TRAVIS COUNTY
DOCK CONTRACTOR:TBD
WATERSHED:LAKE AUSTIN
WATERSHED CLASSIFICATION:WATER SUPPLY RURAL
USE: ACCESSORY USE TO PRINCIPAL SINGLE-FAMILY RES
RELATED PERMIT NUMBERS: C814-75-002
ZONING: LAKE AUSTIN
SMART GROWTH ZONE: Drinking Water Protection Zone
FLOOD PLAIN INFORMATION: The project is within the 100-yr flood plain as shown on F.E.M.A Firm number 48453C0435K effective 1/21/2020
EXISTING SHORELINE LENGTH: 84'-3"
ALLOWABLE DOCK WIDTH: MATCH EXISTING FROM PRE 1984 DOCK
PROPROSED DOCK WIDTH: 32' TO MATCH EXISTING FROM PRE 1984 DOCK
PROPOSED DOCK LENGTH: 34'6" PAST BULKHEAD TO MATCH EXISTING FROM PRE 1984 DOCK
PROPOSED DOCK FOOTPRINT: 1402 SQ FT. (INCLUDING LANDING/STAIRS)

DESIGN TEAM:
STEPHEN HAWKINS - AQUAPERMITS, LLC
AARON SLEATOR - AQUAPERMITS, LLC

Engineer signature and seal per City code Section 26-2-1173

Signature and seal_____

Address_____

Phone_____

Daniel P. Hamm
Digitally signed by Daniel P. Hamm
Date: 2021.08.16 10:46:47 -04'00'

SITE PLAN APPROVAL SHEET____OF____
FILE NUMBER_____ _____
APPLICATION DATE_____ APPROVED BY COMMISSION ON _____
UNDER SECTION ____ OF CHAPTER _____OF THE CITY OF AUSTIN CODE
DATE (LDC 25-5-81) _____ CASE MANAGER_____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____
_____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE_____
ZONING_____ REVISION 1_____
CORRECTION 1_____
REVISION 2_____
CORRECTION 2_____
REVISION 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.

AQUA PERMITS

Stephen.Hawkins@AquaPermits.com
512-750-1402

SHEET INDEX

SAM HOUSTON CIRCE BOAT DOCK

5709 SAM HOUSTON CIRCLE
AUSTIN, TX 78731

ISSUE/REVISION:
PERMITTING - 8/11/21
PERMITTING COMMENTS - 9/27/21

SITE PLAN #:
SP-2021-0300D

COVER SHEET
01 of 06

Property Profile

0.3 | 0 | 0.15 | 0.3 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.

Legend

Street Labels

Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGREEMENT
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Board of Adjustment Cases
- Approved
- Awaiting Hearing
- Closed
- Denied
- Overturned

Notes

TRAVIS COUNTY PLAT VOLUME 80 PAGE 96

THE COURTYARD
PHASE - 6

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

THAT WESTOVER HILLS, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING THE OWNERS OF 22.145 ACRES OF LAND OUT OF THE JAMES JETT SURVEY NO. 1 AND THE T.J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; SAID 22.145 ACRES BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND 133.399 ACRES CONVEYED BY A DEED FROM THE BOY SCOUTS OF AMERICA TO WESTOVER HILLS, INC., AS RECORDED IN VOLUME 4571, PAGE 737, DEED RECORDS OF TRAVIS COUNTY, TEXAS; ACTING HEREIN BY AND THROUGH ITS PRESIDENT, R.T. MAYFIELD TOGETHER WITH CAPITAL NATIONAL BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS AND HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS: BEING LIEN HOLDER OF THE AFOREMENTIONED 133.399 ACRES OF LAND; ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, JOHN BURFORD; DO HEREBY JOINTLY SUBDIVIDE SAID 22.145 ACRES IN ACCORDANCE WITH THIS PLAT AND DO HEREBY ADOPT THIS PLAT AS THEIR JOINT SUBDIVISION TO BE KNOWN AS "THE COURTYARD PHASE 6", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS ALL COMMON AREAS AND PRIVATE STREETS, WHERE SHOWN, FOR ANY PUBLIC USES, ALL GOVERNMENT'L FUNCTIONS, VEHICULAR AND/OR NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLID AND OTHER WASTE MATERIAL PICK-UP AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF ANY OF SAID PRIVATE DRIVES AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

IN WITNESS WHEREOF, WESTOVER HILLS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THIS THE 9th DAY OF JUNE, 1980, A.D.

ATTEST: Ray A. Wilkerson — VICE-PRESIDENT RAY A. WILKERSON

WESTOVER HILLS, INC. R.T. Mayfield — R.T. MAYFIELD, PRESIDENT

IN WITNESS WHEREOF, CAPITAL NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE EXECUTED BY, THIS THE 9th DAY OF June, 1980, A.D.

ATTEST: Larry L. Laramey — ASSISTANT CASHIER LARRY L. LARAMEY

CAPITAL NATIONAL BANK John Burford — JOHN BURFORD — VICE-PRESIDENT

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.T. MAYFIELD, OF WESTOVER HILLS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 1980, A.D.

Vicki Schlade — NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS — VICKI SCHLADE — My Commission Expires: 4/14/84

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BURFORD OF CAPITAL NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF June, 1980, A.D.

Betty Sorden — NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS — BETTY SORDEN — My Commission Expires: 3/9/84

APPROVED FOR ACCEPTANCE:
DATE 28 OCTOBER 1980

RICHARD R. LILLIE, DIRECTOR OF PLANNING — DONNA KRISTAPONIS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28TH DAY OF OCTOBER, 1980, A.D.

SECRETARY — CHAIRMAN — BERNARD SNYDER

FILED FOR RECORD AT 11 O'CLOCK A.M., THIS THE 30th DAY OF Oct., 1980, A.D.

DEPUTY — DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF Oct., 1980, A.D. AT 11 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN IN PLAT BOOK 80 PAGES 95-96, AND DULY RECORDED AT 11:05 O'CLOCK A.M. ON THE 30th DAY OF Oct., 1980, A.D.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

DEPUTY LORENE SMITH — DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

I, WILEY E. MARX, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYING BY: W. E. Marx 5/20/80
CARLSON, DIPPEL & MARX SURVEYING COMPANY
4806 NORTH INTERREGIONAL HIGHWAY
AUSTIN, TEXAS 78751
WILEY E. MARX

ENGINEERING BY: 5/6/80
CARLSON & DIPPEL, INC.
4806 NORTH INTERREGIONAL HIGHWAY
AUSTIN, TEXAS 78751
FREDDIE E. DIPPEL JR.

NOTES:
1) TITLES TO THE COMMON AREAS SHALL BE VESTED IN A PROPERTY OWNERS ASSOCIATION COMPRISING THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. FOR RESTRICTIONS PERTAINING TO THE COMMON AREAS ON THIS PLAT SEE VOLUME 6598, PAGE 1018 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2) THE 100-YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE EASEMENTS SHOWN HEREON.
RESTRICTIONS SEE V. 7169 p. 2030

CURVE DATA

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
I	79°48'	79°48'	33°14'	33°14'	27°21'	27°21'	37°34'30"	37°34'30"	42°56'	42°56'	31°55'	31°55'	88°15'45"	82°49'	46°20'	46°20'	72°26'30"
R	358.80	418.80	442.63	502.63	300.00	360.00	235.00	285.00	175.00	225.00	415.14	465.14	15.00	15.00	249.09	299.09	15.00
T	300.00	350.17	132.09	150.00	72.99	87.55	79.94	96.95	68.82	88.48	118.71	135.01	14.56	13.23	106.59	127.98	——
A	499.72	583.29	256.74	291.54	143.20	171.35	154.11	186.91	131.13	168.60	231.25	259.11	23.12	21.68	201.43	241.86	18.97
C	460.30	537.28	253.16	287.47	141.85	170.22	151.37	183.57	128.09	164.66	228.28	255.77	20.90	19.84	195.90	235.33	17.73

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
I	161°54'	90°00'	26°07'	63°53'	90°00'	112°26'	67°34'	26°07'	180°00'	90°00'	19°44'36"	90°00'	90°00'	28°10'30"	28°10'30"	90°00'	270°00'
R	50.00	8.97	43.11	9.86	6.16	3.35	7.47	22.12	17.60	15.00	175.00	2.92	3.77	7.89	27.83	5.00	30.00
T	——	8.97	10.00	6.15	6.16	5.00	5.00	5.13		15.00	30.45	2.92	3.77	0.73	7.00	5.00	——
A	141.28	14.09	19.65	11.00	9.66	6.56	8.81	10.08	55.29	23.56	60.30	4.59	5.92	1.42	13.72	7.85	141.37
C	——	12.69	19.48	10.44	8.71	5.56	8.31	9.99	55.20	21.21	60.00	4.13	5.33	1.41	13.56	7.07	——

	35	36	37	38	39	40	41	42	43	44	45	46
I	90°00'	35°50'	35°50'	90°00'	35°09'45"	35°09'45"	55°11'30"	55°11'30"	58°18'15"	58°18'15"	32°26'30"	28°05'15"
R	20.56	56.20	49.49	20.00	6.56	31.56	19.13	44.13	17.52	44.10	50.41	175.0
T	20.56	18.17	16.00	20.00	2.08	10.00	10.00	23.07	9.77	24.50	10.00	40.54
A	32.30	35.15	30.95	31.42	4.03	19.37	18.43	42.51	17.82	44.88	19.74	79.68
C	29.08	34.58	30.45	28.28	3.96	19.07	17.72	40.88	17.06	42.96	19.62	78.99

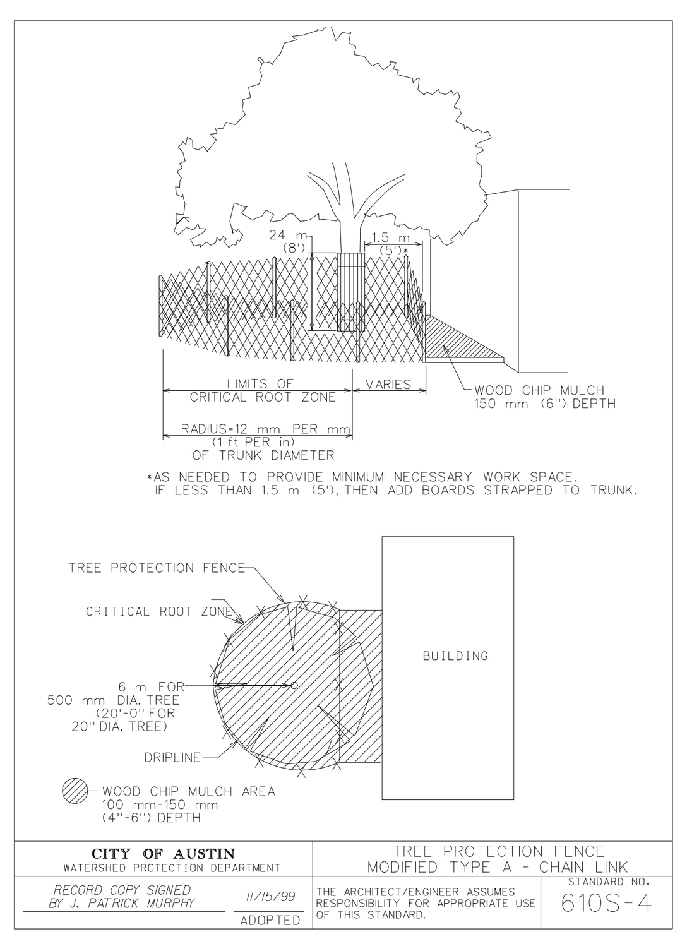
SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF COURTYARD DRIVE, THE WEST SIDE OF SCOUT ISLAND CIRCLE NORTH, THE NORTH SIDE OF PARADE RIDGE, THE NORTH SIDE OF MUSTER COURT, THE NORTH SIDE OF EAGLE CLIFF, THE NORTH SIDE OF SCOUT BLUFF, THE NORTH SIDE OF JAMBOREE COURT, THE NORTH SIDE OF WOLF COURT.
SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I & II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS, MAY UPON THE APPROVAL OF THE CITY COUNCIL BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES FOR ALL ENGINEERING, ADMINISTRATION AND CONSTRUCTION COSTS.

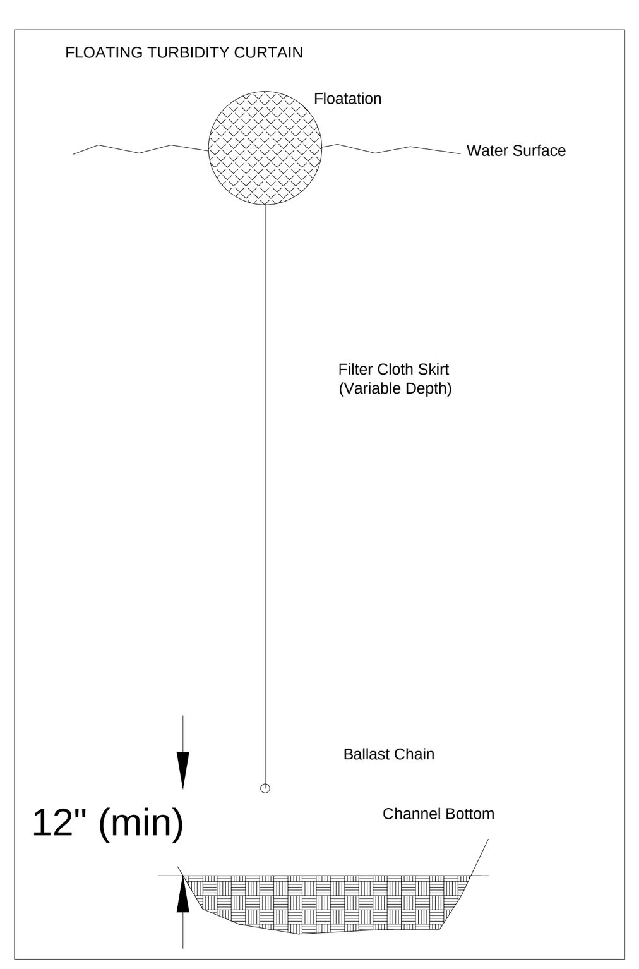
NOTE: NO PRIVATE STREET OR RESIDENCES SHALL HAVE DIRECT ACCESS TO LOOP 360.

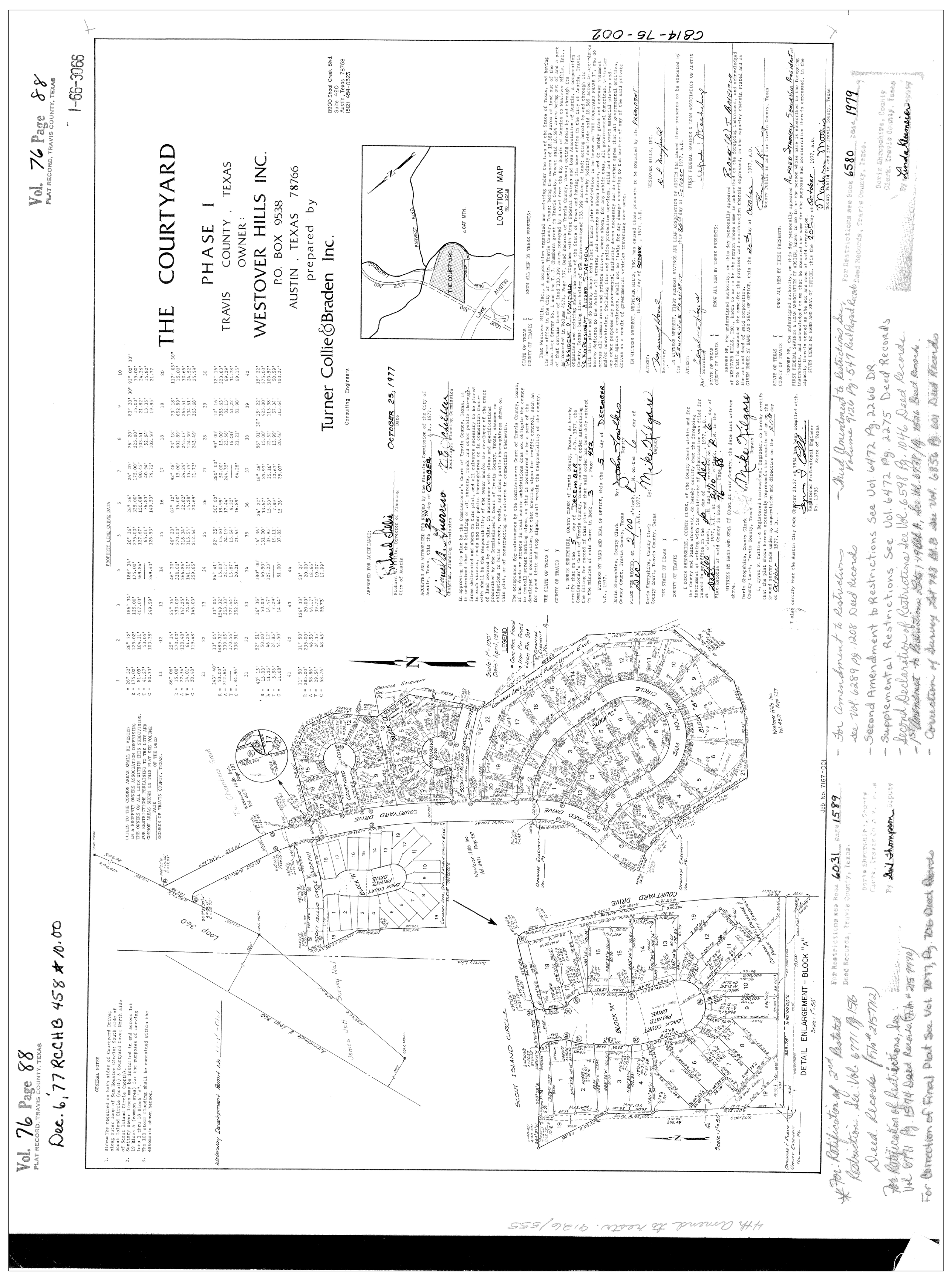
NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE EASEMENTS AS SHOWN HEREON.

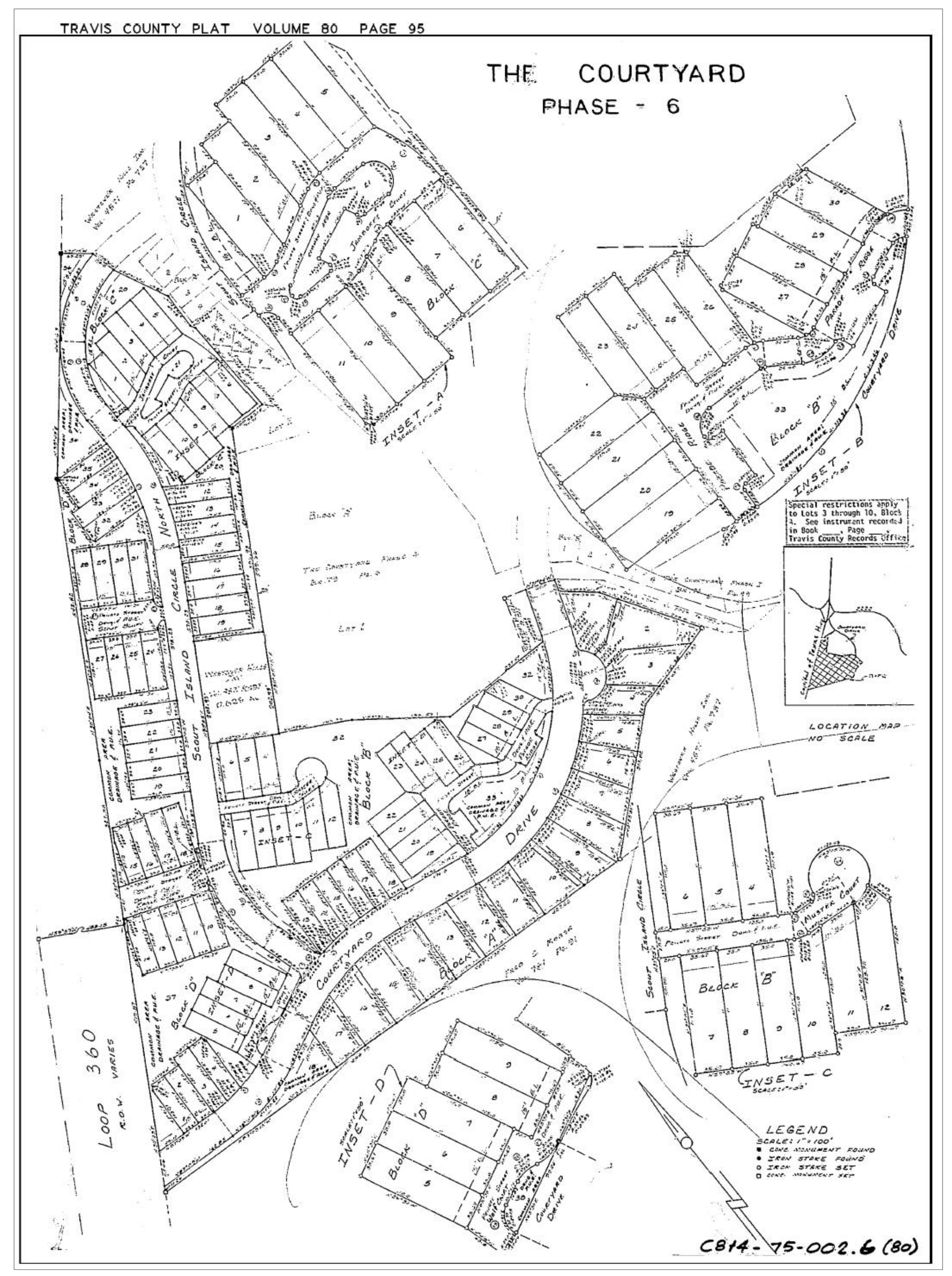
Sheet 2 of 2

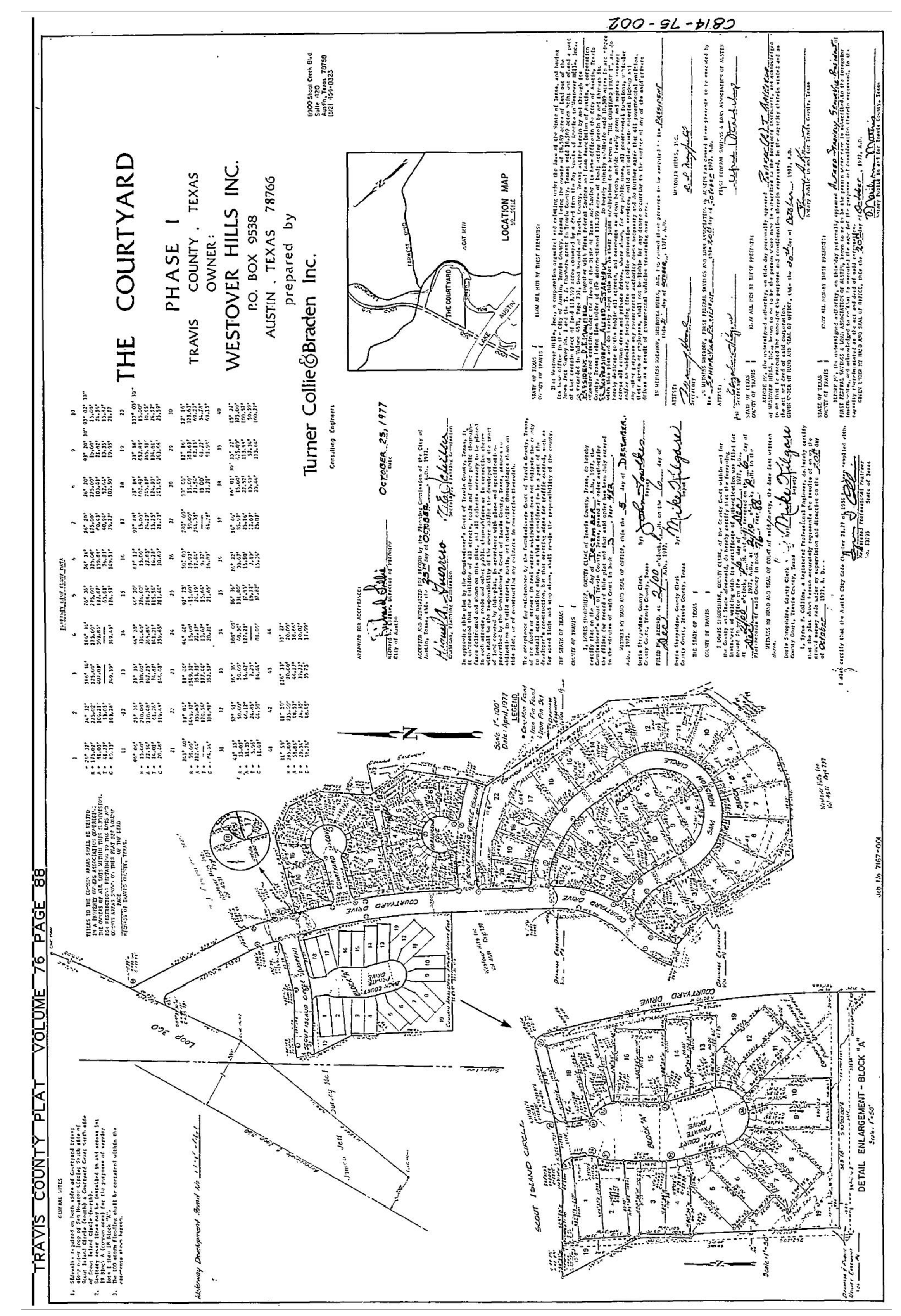
C814-75-002.6 (80)











AQUA PERMITS

Stephen.Hawkins@AquaPermits.com
512-750-1402
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NOTES:
1. THERE ARE NO COFFER DAMS PROPOSED ON THIS PROJECT.
2. ALL WORK TO BE DONE VIA BARGE. NO SITE ACCESS FOR CONSTRUCTION BY LAND.
3. LAKE CONTOURS TAKEN FROM CITY OF AUSTIN GIS AND FIELD MEASUREMENTS.
4. NO COFFERS PROPOSED WITH DOCK.

SAM HOUSTON CIRCE BOAT DOCK

5709 SAM HOUSTON CIRCLE
AUSTIN, TX 78731

STATE OF TEXAS — DANIEL P. HAMM — 133720 — LICENSED PROFESSIONAL ENGINEER

ISSUE/REVISION:
PERMITTING - 8/11/21
PERMITTING COMMENTS - 9/27/21

SITE PLAN #:
SP-2021-0300D

SHEET INDEX

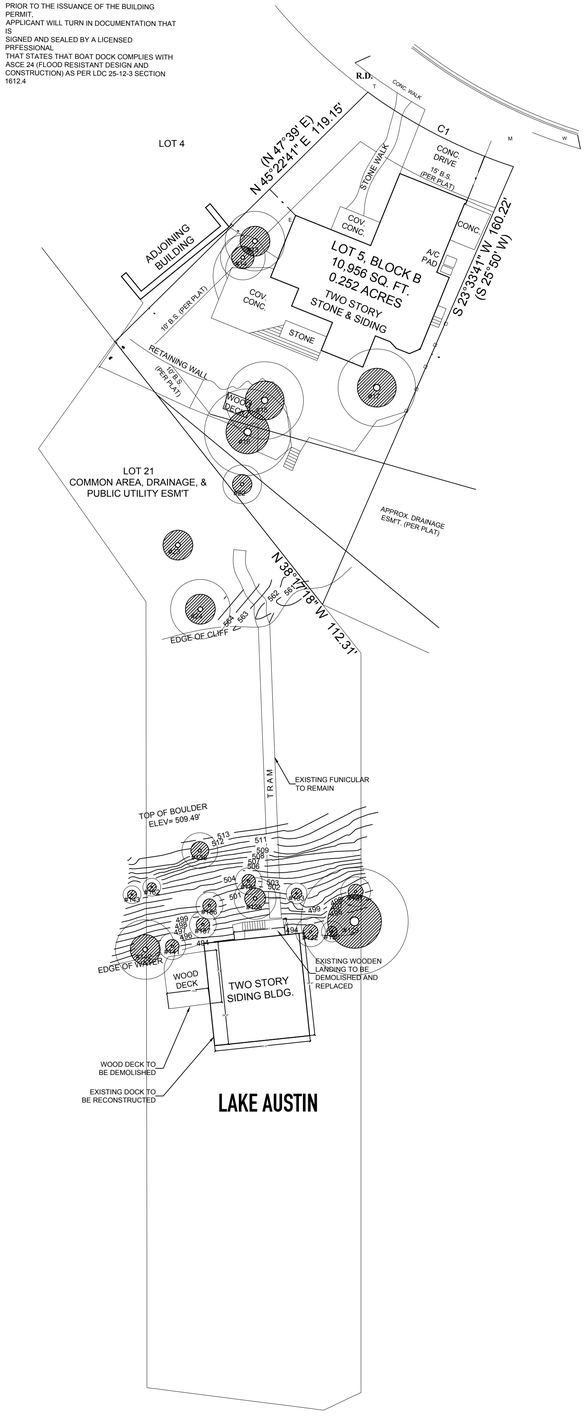
PLAT

SCALE: N/A

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.07'	175.00'	18°01'53"	S 62°54'04" E	54.85'
C2	110.97'	175.00'	36°19'51"	N 89°51'38" E	109.12'

PORTIONS OF THE TRACT ARE WITHIN THE FEMA 100-YEAR FLOODPLAIN. FEMA FIRM NUMBER 48453C0435K EFFECTIVE 1/21/2020

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, APPLICANT WILL TURN IN DOCUMENTATION THAT IS SIGNED AND SEALED BY A LICENSED PRFESSIONAL THAT STATES THAT BOAT DOCK COMPLIES WITH ASCE 24 (FLOOD RESISTANT DESIGN AND CONSTRUCTION) AS PER LDC 25-12-3 SECTION 1612.4



1 | EXISTING SITE PLAN
SCALE: 1/2" = 1'

DOCK WIDTH CALCULATION:
EXISTING SHORELINE LENGTH = 83'-5"
ALLOWABLE DOCK WIDTH = 30'
PROPOSED DOCK WIDTH = 30'
PROPOSED DOCK DEPTH = 30' FROM SHORELINE
DOCK FOOTPRINT = 1059 SF

SURVEYED:
- TOTAL APPENDIX F TREE INCHES SURVEYE: 432.5
- HERITAGE TREE INCHES SURVEYED: 143
- NON-APPENDIX F TREE INCHES SURVEYED;

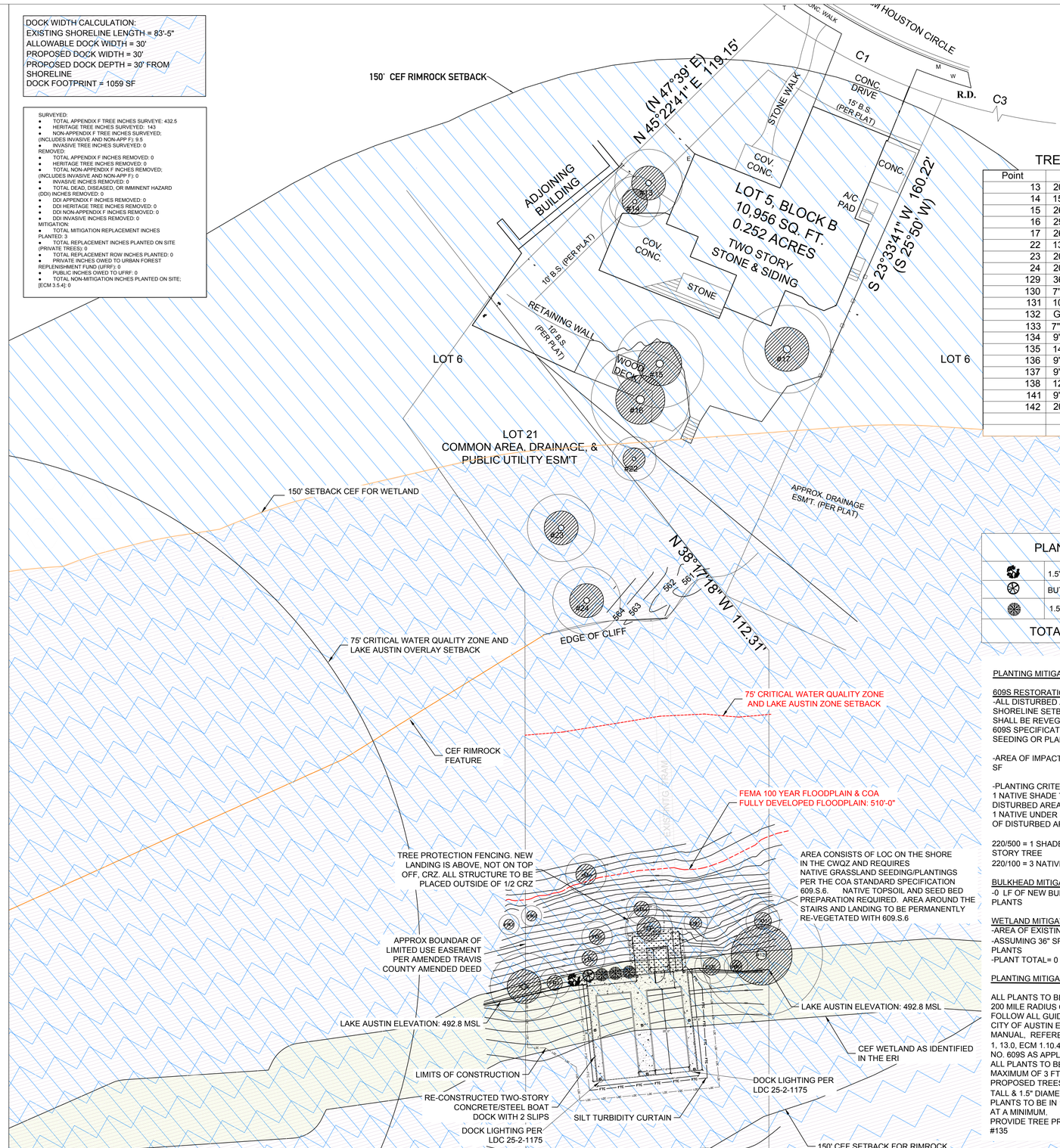
(INCLUDES INVASIVE AND NON-APP F): 9.5
- INVASIVE TREE INCHES SURVEYED: 0

REMOVED:
- TOTAL APPENDIX F INCHES REMOVED: 0
- HERITAGE TREE INCHES REMOVED: 0
- TOTAL NON-APPENDIX F INCHES REMOVED;

(INCLUDES INVASIVE AND NON-APP F): 0
- INVASIVE INCHES REMOVED: 0
- TOTAL DEAD, DISEASED, OR IMMINENT HAZARD

(DDI) INCHES REMOVED: 0
- DDI APPENDIX F INCHES REMOVED: 0
- DDI HERITAGE TREE INCHES REMOVED: 0
- DDI NON-APPENDIX F INCHES REMOVED: 0
- DDI INVASIVE INCHES REMOVED: 0

MITIGATION:
- TOTAL MITIGATION REPLACEMENT INCHES PLANTED: 3
- TOTAL REPLACEMENT INCHES PLANTED ON SITE (PRIVATE TREES): 0
- TOTAL REPLACEMENT ROW INCHES PLANTED: 0
- PRIVATE INCHES OWED TO URBAN FOREST REPLENISHMENT FUND (UFRF): 0
- PUBLIC INCHES OWED TO UFRF: 0
- TOTAL NON-MITIGATION INCHES PLANTED ON SITE; [ECM 3.5.4]: 0



2 | PROPOSED SITE PLAN
SCALE: 1/16" = 1'

TREE LEGEND

Point	Description
13	20" LIVE OAK
14	15" LIVE OAK
15	26" LIVE OAK MULTIPLE
16	29" LIVE OAK
17	26" LIVE OAK
22	13" LIVE OAK
23	20" LIVE OAK
24	20" LIVE OAK
129	36" CYPRESS
130	7" ELM
131	10" ELM
132	GLOSSY PRIVET
133	7" ELM
134	9" GLOSSY PRIVET MULTIPLE
135	14" ELM
136	9" GLOSSY PRIVET
137	9" HOLLY MULTIPLE
138	12" BLACK ASH
141	9" BALD CYPRESS
142	20" BALD CYPRESS

PLANT MITIGATION

	1.5" LIVE OAK (1)
	BUTTON BUSH (3 - 1 GALLON)
	1.5" MEXICAN BUCKEY (1)
TOTAL PLANTS = 5	

PLANTING MITIGATION CALCULATIONS

609S RESTORATION
-ALL DISTURBED AREAS WITHIN THE SHORELINE SETBACK SHALL BE REVEGETATED PURSUANT TO 609S SPECIFICATIONS, USING 609S SEEDING OR PLANTING

-AREA OF IMPACT IS APPROXIMATELY 220 SF

-PLANTING CRITERIA RECOMMENDS:
1 NATIVE SHADE TREE PER 500 SF OF DISTURBED AREA
1 NATIVE UNDER STORY TREE PER 500 SF OF DISTURBED AREA

220/500 = 1 SHADE TREE AND 1 UNDER STORY TREE
220/100 = 3 NATIVE SHRUBS

BULKHEAD MITIGATION
-0 LF OF NEW BULKHEAD/3 LF = 0 PLANTS

WETLAND MITIGATION
-AREA OF EXISTING WETLANDS= 0 SF
-ASSUMING 36" SPACING BETWEEN PLANTS
-PLANT TOTAL= 0 PLANTS

PLANTING MITIGATION NOTES:

ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN. FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, REFERENCE CODE SECTIONS ECM 1, 13.0, ECM 1.10.4(D), & ITEM NO. 609S AS APPLICABLE
ALL PLANTS TO BE INSTALLED AT A MAXIMUM OF 3 FT ON CENTERS. ALL PROPOSED TREES TO MIN. 6 TALL & 1.5" DIAMETER.ALL PROPOSED PLANTS TO BE IN 1 GALLON CONTAINERS AT A MINIMUM.
PROVIDE TREE PROTECTION FOR TREE #135

NOTE -ALL CONSTRUCTION WILL BE PERFORMED BY BARGE NO ACCESS BY LAND FOR CONSTRUCTION WILL OCCUR. NO DREDGING PROPOSED WITH THIS SITE PLAN

STATE OF TEXAS
DANIEL P. HAWKINS
133720
LICENSED PROFESSIONAL ENGINEER

AQUA PERMITS
Stephen.Hawkins@AquaPermits.com
512-750-1402

NOTES:
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5. THERE ARE NO COFFER DAMS PROPOSED ON THIS PROJECT.

6. THERE IS NO TREE REMOVAL PROPOSED ON THIS PROJECT.

7. THERE IS NO PROPOSED GROUND DISTURBANCE ASSOCIATED WITH THE DEMOLITION OF THE EXISTING BOAT DOCK.

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SITE PLAN #:
SP-2021-0300D

SHEET INDEX

SITE PLAN
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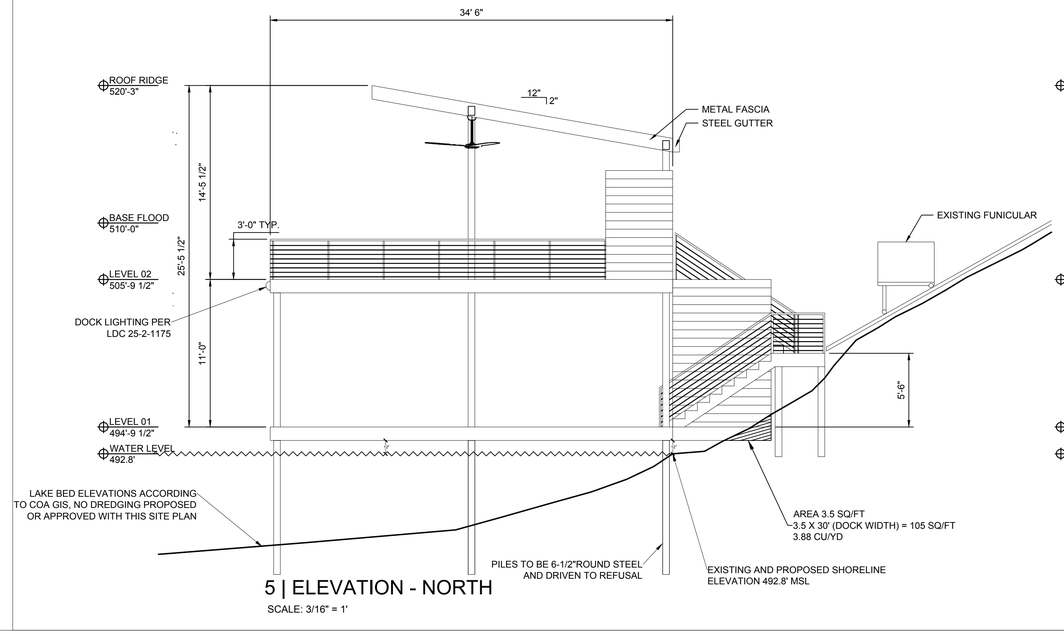
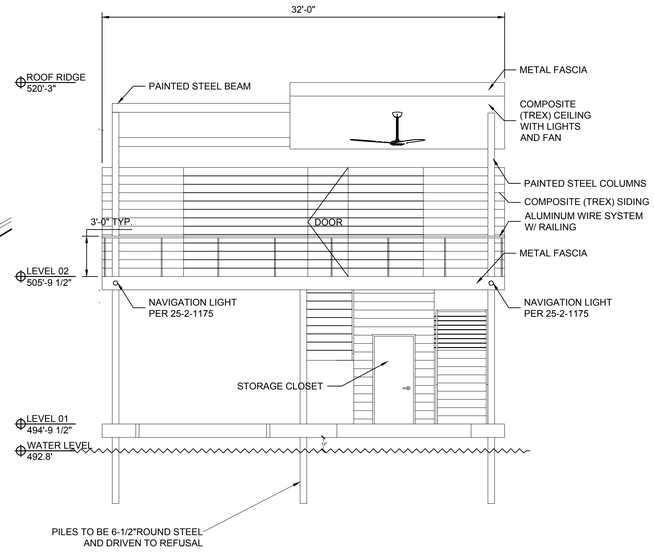


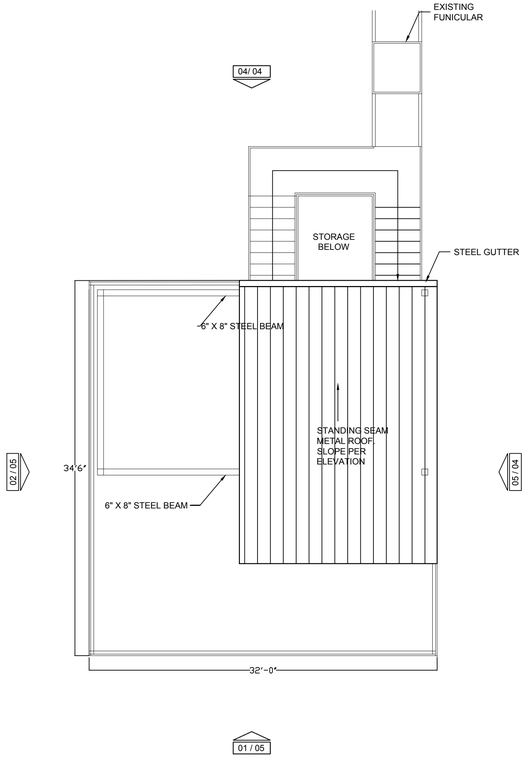
5 | ELEVATION - NORTH

SCALE: 3/16" = 1'



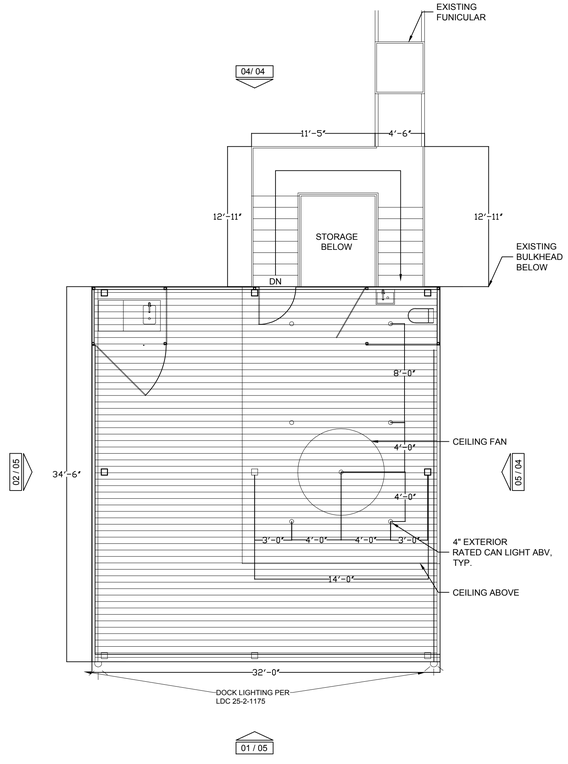
4 | ELEVATION - EAST

SCALE: 3/16" = 1'



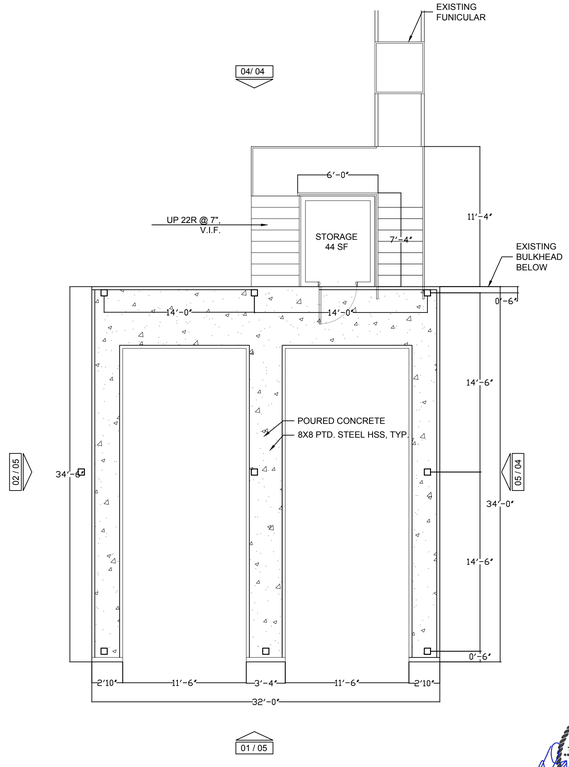
3 | ROOF PLAN

SCALE: $\frac{3}{16}$" = 1'



2 | FLOOR PLAN - LEVEL 02

SCALE: 3/16" = 1'



1 | FLOOR PLAN - LEVEL 01

SCALE: 3/16" = 1'

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512-750-1402

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5709 SAM HOUSTON CIRCLE
AUSTIN, TX 78731
SAM HOUSTON CIRCE BOAT DOCK

ISSUE/REVISION:

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DOCK PLANS & ELEVATIONS

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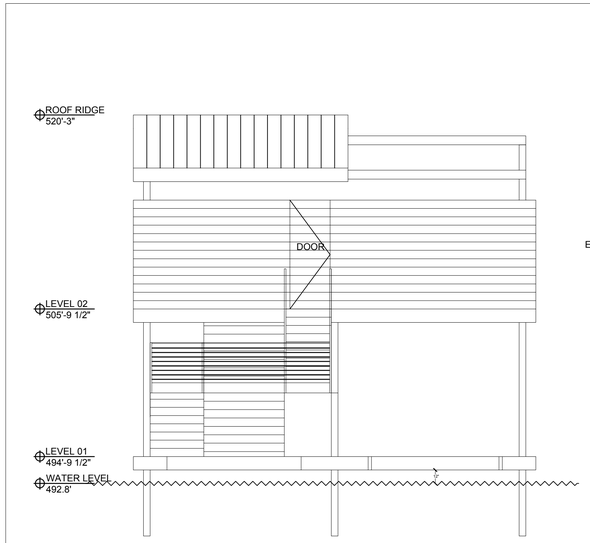
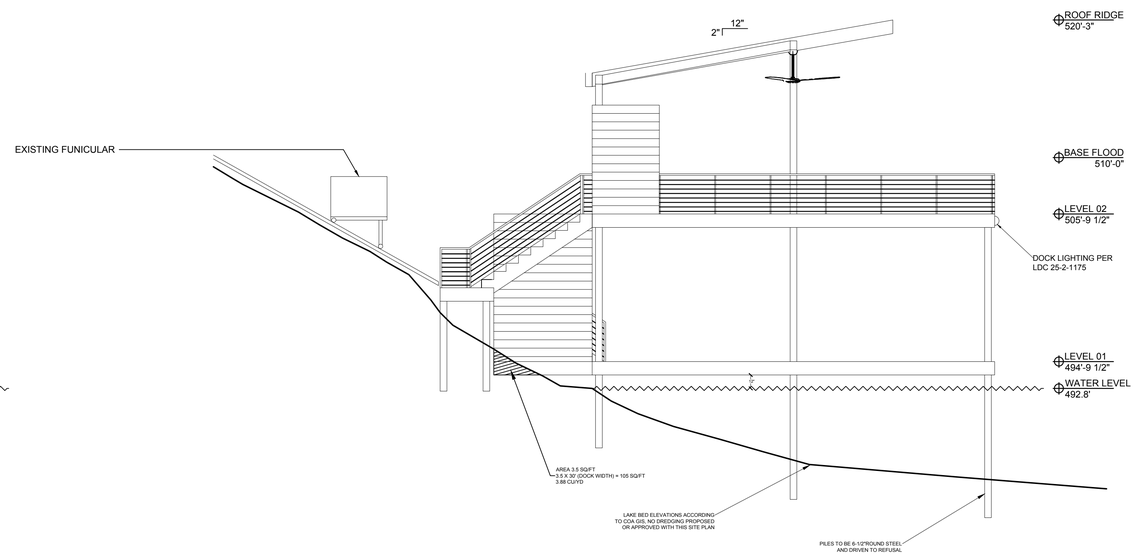
STATE OF TEXAS
DANIEL P. HANN
133720
LICENSED
PROFESSIONAL ENGINEER



1 | ELEVATION - WEST

SCALE: 3/16" = 1'



2 | ELEVATION - SOUTH

SCALE: 3/16" = 1'

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SAM HOUSTON CIRCE BOAT DOCK

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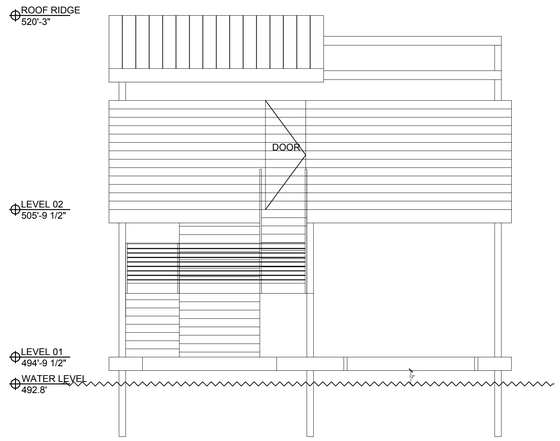
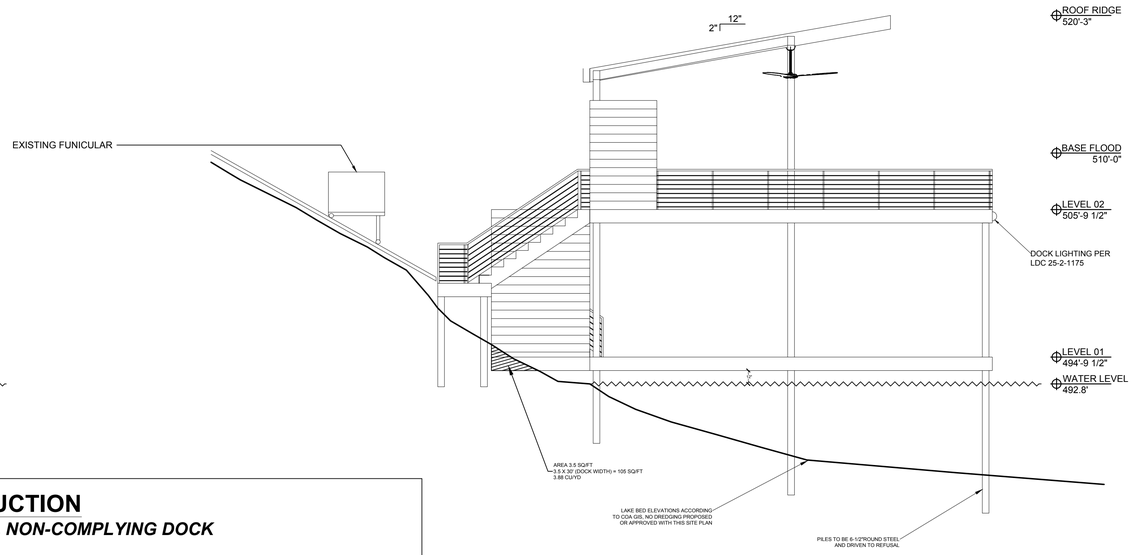
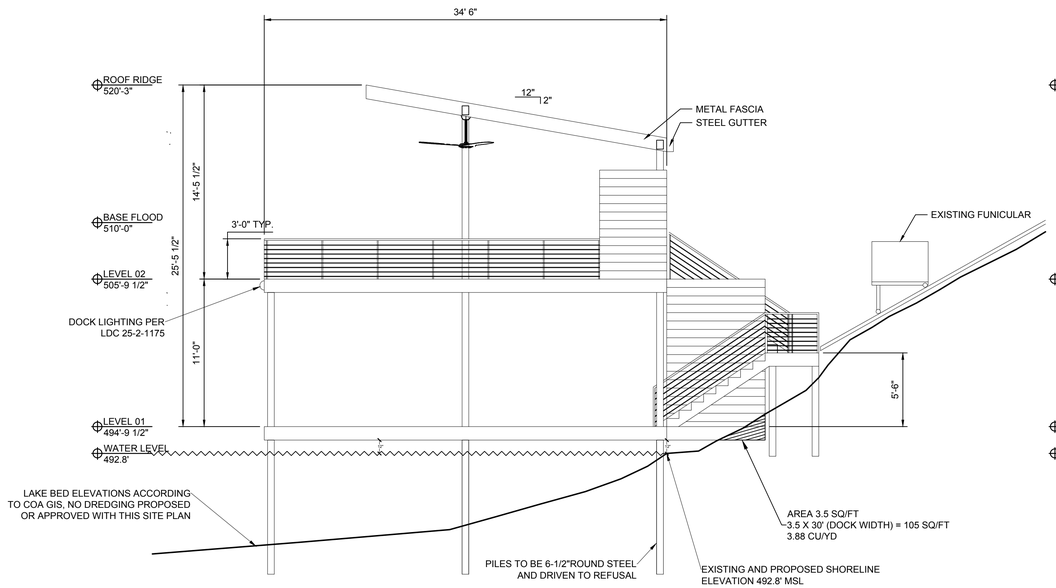


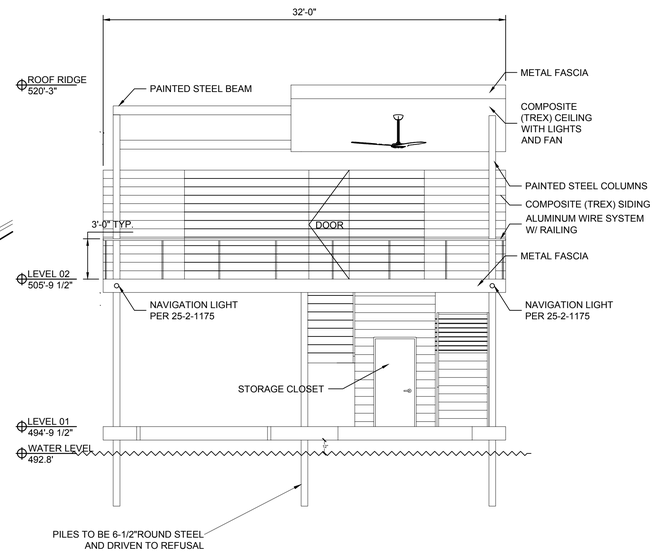


SEQUENCE OF CONSTRUCTION

FOR RE-CONSTRUCTING LEGAL NON-COMPLYING DOCK

- DEMO EXISTING SWIM DECK
- DEMO EXISTING STRUCTURE ABOVE SECOND FLOOR OF DOCK
- DECK OF BOAT DOCK WHERE NEW PILES ARE PROPOSED TO BE CUT OPEN
- NEW PILES TO DRIVEN IN LOCATION OF CUT DECK
- STEEL FRAMING FOR SECOND FLOOR DECK TO BE WELDED TO NEW PILES
- WOOD FRAMING OF EXISTING DECK TO BE REMOVED AND REPLACED PIECE BY PIECE
- STEEL FRAMING FOR NEW DECK TO BE WELDED TO NEW PILES
- WOOD FRAMING OF EXISTING FIRST FLOOR DECK TO BE REPLACED PIECE BY PIECE
- REMOVE WOOD FRAMING FROM FIRST AND SECOND FLOOR
- REPLACE DECKING ON SECOND FLOOR
- REPLACE DECKING ON FIRST FLOOR
- BUILD ROOF STRUCTURE ABOVE SECOND FLOOR
- BUILD LANDING AND STAIRS





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06 of 06

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