

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	9/7/2022
NAME & NUMBER OF PROJECT:	BKO Parmer (SP-2021-0034D)
NAME OF APPLICANT OR ORGANIZATION:	BKO Parmer (Steve Jamison)
LOCATION:	4801 East Yager, Austin, Texas 78754
COUNCIL DISTRICT:	ETJ
Environmental Review staff:	Tunde Daramola, Environmental Review Specialist Senior, DSD, 512-974-6316, Babatunde.Daramola@austintexas.gov
WATERSHED:	Harris Branch Watershed, Suburban, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-342 to allow fill over 4feet up to 12feet.
STAFF Recommendation:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITIONS:	 Preserve trees/natural areas. Apply City of Austin Landscaping Ordinance on ETJ site. Provide structural containment of fill with a retaining wall.



Development Services Department Staff Recommendations Concerning Required Findings

Project Name:	BKO Parmer
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow for fill exceeding 4 feet up to 12 feet for building construction

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. The variance will not be providing a special privilege to the applicant. The proposed buildings are similar in size to similarly situated property. In order to facilitate this type of development levelling and additional fill is required for the buildings.

Prior projects in this area had a similar situation. A prime example is Crossroad Logistics Center Additions, SP-2021-0169D. A Land Use Commission variance was granted to LDC 25-8-342 to allow fill up to 17 feet.

- 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. Existing site conditions necessitate additional "fill" for fulfilling the requirements of two fire lane/emergency access routes as well as structural bridge for spanning the CWQZ.

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

Yes. The site is being graded as efficiently as possible to provide the required access slopes and bridge heights to minimize the amount of variance required.

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

Yes. The variance does not create a significant probability of harmful consequences. The variance is a minimum deviation from code to allow for reasonable use of the property. Fill will be minimized and structurally contained with a retaining wall.

- 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 project is served by four water quality/detention ponds. The development is compliant with current code.
- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (Water Supply Suburban Water Quality Transition Zone), Section 25-8-452 (Water Supply Rural Water Quality Transition Zone), Section 25-8-482 (Barton Springs Zone Water Quality Transition Zone), Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), or Article 7, Division 1 (Critical Water Quality Zone Restrictions), after determining that::
 - 1. 1. The criteria for granting a variance in Subsection (A) are met;
 - $\underline{N/A}$ All criteria in Subsection (A) are met
 - 2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - $\underline{N/A}$ The proposed development is consistent with applicable zoning and surrounding properties.
 - 3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
 - $\underline{N/A}$ The site is being graded as efficiently as possible to provide the required slopes and bridge heights.

<u>Staff Determination</u>: Staff determines that the findings of fact have been met. Staff recommends the following conditions per approved exhibit:

- Preserve trees/natural areas.
- Apply City of Austin Landscaping Ordinance on ETJ site.
- Provide structural containment of fill with a retaining wall.

Environmental Reviewer (DSD)	Eable	Date 8/19/2022
	Tunde Daramola	

Environmental Review Manager (DSD)

. L U Mike McDougal

Date 8/21/ /2022

Deputy Environmental Officer (WPD)

Liz Johnston

Date 08/25 /2022



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

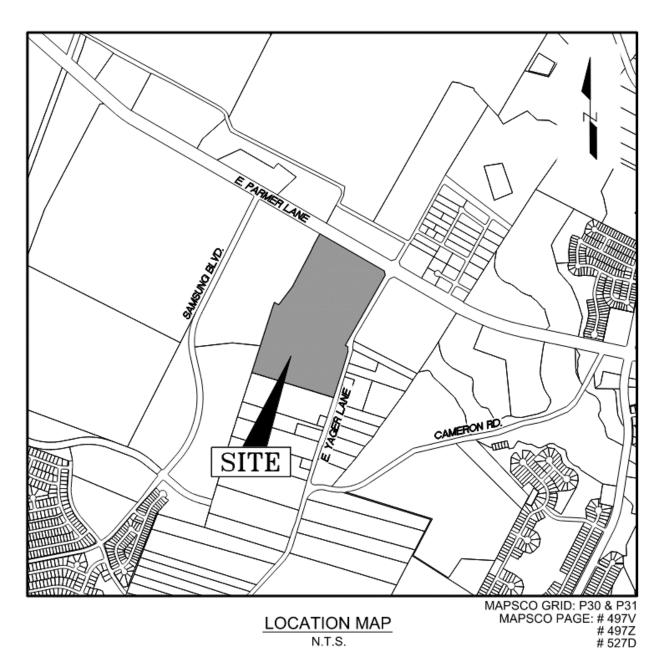
Denise Lucas, Director Development Services Department City of Austin P.O. Box 1088 Austin, Texas 78767

RE: Fill Variance Request Letter
BKO Parmer
4801 East Yager Lane
SP-2021-0034D
LDC 25-8-342 Fill Requirements

Dear Ms. Lucas:

On behalf of the owner, we are requesting a variance for fill in excess of four (4) feet for the proposed development of the BKO Parmer site development permit (SP-2021-0034D) located at 4801 East Yager Lane.

The subject project is located in the 2-mile Extraterritorial Jurisdiction (ETJ). The property is currently undeveloped and is located at the southwest corner of the intersection of East Parmer Lane and East Yager Lane.



This project proposes the construction of apartments, a hotel and a convenience store, with four (4) water quality / detention ponds, six driveways and all associated grading, paving, water, wastewater, and drainage improvements. The applicant proposes to place new improvements on the property in a manner to minimize adverse impacts to the natural character of the property.

The site is in the Harris Branch Watershed, which is a Suburban Watershed. The subject tract is not located over the Edwards Aquifer Recharge Zone.

With regard to the proposed variance, we respectfully suggest the following conditions be considered:

- 1. Preservation of trees and/or natural areas not already required to be preserved in the ETJ:
 - Trees Saved 787 trees = 10,693 inches
- 2. Apply City of Austin Landscaping Ordinance on this ETJ site:
 - Added 118 Street Yard Trees (118 Trees Required) = (177 inches added)
 - Added 174 Landscape Islands/Medians/Peninsulas Trees = (261 inches added)
 - Total Trees Added = 292 Trees = (438 inches added)
- 3. Added retaining walls (1,375 lf) to contain the major fill areas.

The project requires leniency from the following code section:

Division 5. - Cut, Fill, and Spoil. § 25-8-342 - FILL REQUIREMENTS.

- (A) Fill on a tract of land may not exceed four feet of depth, except:
 - (1) *in an urban watershed;*
 - (2) *in a roadway right-of-way:*
 - (3) under a foundation with sides perpendicular to the ground, or with pier and beam construction:
 - (4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:

the design and location of the facility within the site minimize the (a) amount of fill over four feet;

(b) the fill is the minimum necessary for the appropriate functioning of the facility; and

- the fill is not located on a slope with a gradient of more than (c) 15 percent or within 100 feet of a classified waterway;
- (5) for utility construction or a wastewater drain field; or
- (6) in a state-permitted sanitary landfill located in the extraterritorial *jurisdiction, if:*
 - (a) the fill is derived from the landfill operation;
 - (b) the fill is not placed in a critical water quality zone or a 100-year floodplain;
 - the landfill operation has an erosion and restoration plan (c) approved by the single office; and

(d) all other applicable City Code and County Code provisions are met. (B) A fill area must be restored and stabilized.

(C) Fill for a roadway must be contained within the roadway clearing width described in Section 25-8-322 (Clearing For A Roadway).

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances.

§ 25-8-41 - LAND USE COMMISSION VARIANCES

(A) It is the applicant's burden to establish that the findings described in this Section have been met. Except as provided in Subsections (B) and (C), the land use commission may grant a variance from a requirement of this subchapter after determining that:

(1) the requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;
 (2) the waring occurs.

(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;

(b) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and
(c) does not create a significant probability of harmful environmental consequences; and

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

The findings of fact concerning the need for the variance are outlined below.

We respectfully seek your consideration and support of this variance request. If you have any questions, please feel free to call our office at (737) 484-0880.

08/05/2022

Stephen R. Jamison, P.E. Jamison Civil Engineering LLC (TBPE Firm #F-17756)



PROJECT DESCRIPTION Applicant Contact Information

Name of Applicant	Stephen R. Jamison P.E., Jamison Civil Engineering, LLC
Street Address	13812 Research Blvd. #B-2
City State ZIP Code	Austin, Texas 78750
Work Phone	737-484-0880
E-Mail Address	steve@jamisoneng.com
Variance Case Information	tion
Case Name	BKO Parmer
Case Number	SP-2021-0034D
Address or Location	4801 East Yager Lane
Environmental Reviewer Name	Tunde Daramola
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Current Code
Watershed Name	Harris Branch Creek
Watershed Classification	Urban Suburban Water Supply Suburban Water Supply Rural Barton Springs Zone
Edwards Aquifer Recharge Zone	 Barton Springs Segment Not in Edwards Aquifer Zones Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	🗆 Yes 🔲 No
Distance to Nearest Classified Waterway	+/- 0 feet to Harris Branch Creek (Intermediate) – on site +/- 0 feet to Harris Branch Creek (Minor) – on site
Water and Waste Water service to be provided by	Austin Water Utility

Request	The variance request is as follows (Cite code references):
	LDC 25-8-342 Fill Requirements (12.0 feet max.)

Impervious cover	Existing	Proposed
Square Footage:	5,060 sf	1,237,287 sf
Acreage:	0.12 ac.	28.40 ac.
Percentage:	0.1%	33.9%
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)	The property has slopes that vary from 0% t as follows: 0-15% Slopes> 81.34 acres 15-25% Slopes> 1.81 acres 25-35% Slopes> 0.34 acres Over 35% Slopes> 0.26 acres The elevation ranges from a low point of 58 The majority of the ground vegetation is typ grasses/prairie/woods in good condition. The majority of the existing soils consists of Complex, Heiden Clay and Houston Black Cl A portion of the property contains CWQZ an A portion of this site is located within the fu Chance Flood Plain (25-Year & 100-Year).	34.0' to a high point of 635.0'. pical hill country soils ranging from Ferris-Heiden lay, (all Class D Hydrologic Group) nd Wetland CEFs.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The plan complies with all current codes.
---	---

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. Included below is an explanation alongside each applicable finding of fact.

Ordinance:

- Α. 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.
 - Nearby projects have been granted similar variances: Applied Materials Yes Logistics Service Center (SP-2020-0321C), Samsung (LI-PDA Ordinance 20201210-071), Crossroads Logistics Center (SP-2021-0015D), and Crossroads Logistics Center Additions (SP-2021-0169D).
 - 2. The variance:
 - Is not necessitated by the scale, layout, construction method, or other design a) decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;
 - Yes The site conditions necessitate additional fill for providing:
 - a. The requirement to provide two (2) fire lane / emergency access routes throughout the project.
 - b. The structural bridge required for spanning the CWQZ / 100-year flood plain.
 - c. The required structural bridge elevation/clearance to maintain the minimum height above the fully developed 100-year flood plain water surface elevation.
 - b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
 - The site is being graded as efficiently as possible to provide the required Yes access slopes and bridge heights - to minimize amount of variance needed as possible.
 - Does not create a significant probability of harmful environmental c) consequences.
 - Yes No harmful environmental consequences result from the variance. Additionally, conditions are proposed to further protect the environment including preserving natural areas, planting additional trees/landscaping, and revegetation of site.

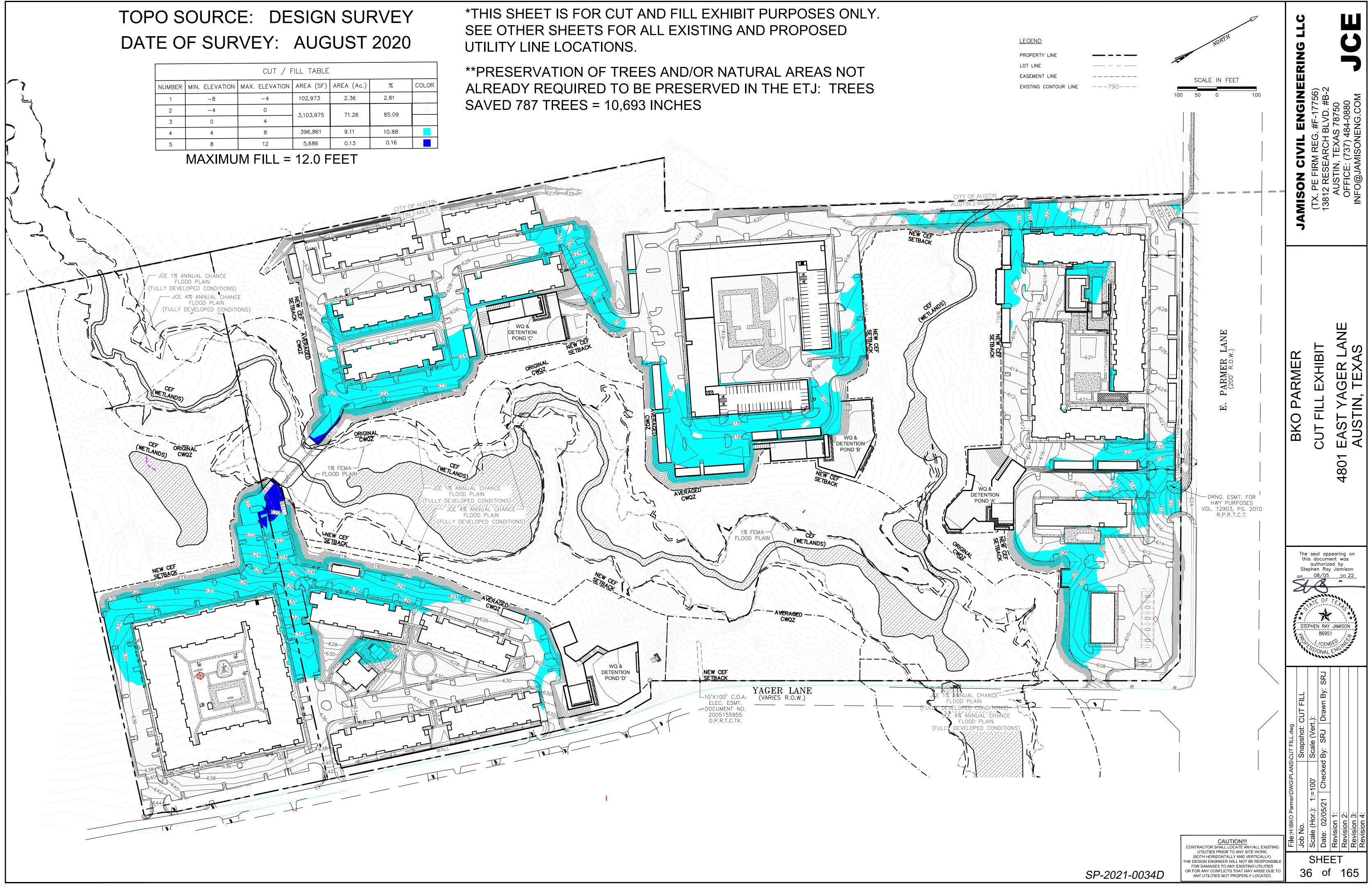
- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - The development is compliant with current code and will meet all water Yes quality regulations.

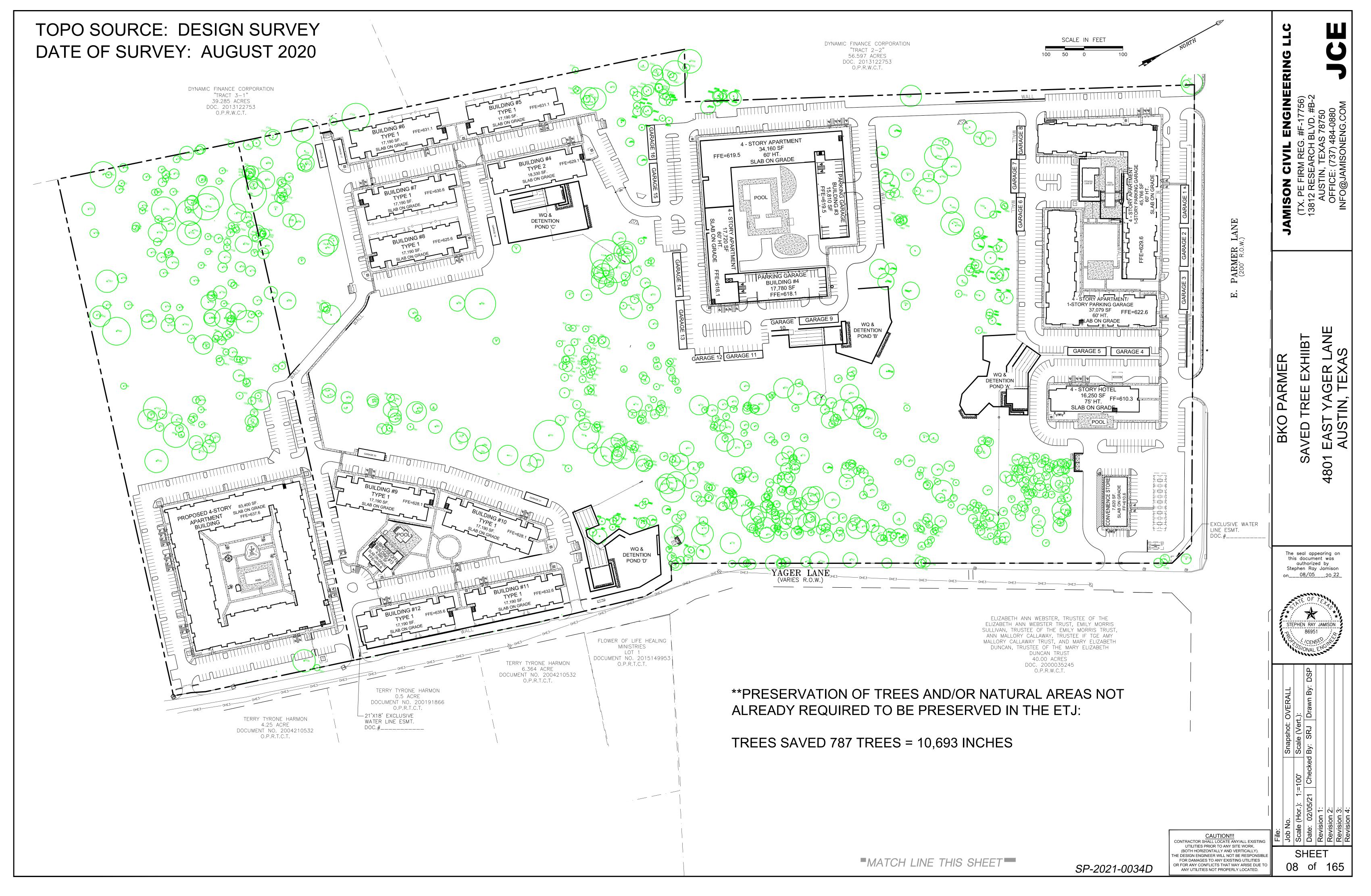
**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos 0
- 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 0 elevations.
- Site plan showing existing conditions if development exists currently on the property 0
- 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)
- o Applicant's variance request letter







16 of 74

TREES SAVED 787 TREES = 10,693 INCHES

**PRESERVATION OF TREES AND/OR NATURAL AREAS NOT ALREADY REQUIRED TO BE PRESERVED IN THE ETJ:

TAG #	TYPE HACKBERRY	SIZE (Dbh)	MULTI-TRUNK	REMOVE	ED 342 343	MESQUITE	11 12	Y	P	519 520	MESQUITE HACKBERRY	21 8	Y	P	692 693	HACKBERRY	8 14	Y V	P	830 835	CEDAR MESQUITE	8 11		P	999 1000	CEDAR HACKBERRY	15 13		P
3	HACKBERRY	9		P	343	CEDAR	12		P	520	HACKBERRY	9	Y	P	694	MESQUITE	21.5	Y	P	837	CEDAR	8		P	1000	MESQUITE	18	Y	P
4	HACKBERRY	9.00	Y	Р	345	CEDAR	8	1	Р	522	MESQUITE	11	Y	Р	695	HACKBERRY	5.5	Y	Р	841	CEDAR	17	Y	Р	1002	HACKBERRY	8	55	Р
5	CEDAR	9 18		P	346 350	CEDAR	24.5 15	Ŷ	P	523 524	CEDAR HACKBERRY	15 12.5	v	P	696 697	HACKBERRY CEDAR	8 19	v	P	842 854	CEDAR	14.5 10	Y	P	1032 1033	CEDAR HACKBERRY	13	Y	P
7	HACKBERRY	13	Y	P	351	MESQUITE	12		P	525	HACKBERRY	9		P	698	MESQUITE	19	Y	P	856	CEDAR	9		P	1033	HACKBERRY	18	Y	P
8	HACKBERRY	14		Р	352	MESQUITE	8		Р	526	HACKBERRY	8	Y	Р	699	HACKBERRY	10		Р	863	CEDAR	8		Р	1036	MESQUITE	17	Y	Р
9 10	HACKBERRY HACKBERRY	10		P	355	MESQUITE CEDAR	20	Y	P	527	HACKBERRY	10 9	Y	P	700	MESQUITE HACKBERRY	8		P	864	HACKBERRY CEDAR	8.5	Y	P	1043 1044	HACKBERRY	10.5	Y	P
10	CEDAR	10		P	356 357	WILLOW	9	Y	P	528 529	HACKBERRY	8		P	701 702	CEDAR	8	Y	P	865 870	HACKBERRY	9		P	1044	HACKBERRY	10	Y	P
12	CEDAR	9		Р	358	MESQUITE	22	Y	Р	530	HACKBERRY	8		Р	703	HACKBERRY	9		Р	871	CEDAR	23	Y	Р	1046	HACKBERRY	13.5	Y	Р
13	HACKBERRY	9		P	360 361	MESQUITE	18.5	Y	P	531	MESQUITE	11 9	Y	P	704	CEDAR ELM	12	v	P	872	CEDAR	8 16.5	v	P	1047	CHINABERRY	8		P
14	ASH	17.5	Y	P	361	MESQUITE	19 15.5	Y	P	532 533	HACKBERRY	8		P	708	CEDAR	13 11	Y	P	873 880	CEDAR	16.5	T	P	1048 1049	CEDAR ELM	9	Y	P
16	WILLOW	15		Р	365	MESQUITE	14	Y	Р	534	CEDAR	8		Р	709	CEDAR	12	Y	Р	885	CEDAR	10		Р	1050	CHINABERRY	12	Y	Р
17	ASH	8		P	369	MESQUITE	16.5	Y	P	535	HACKBERRY	11	Y	P	710	CEDAR ELM	14	N.	P	886	CEDAR	18	Y	P	1051	HACKBERRY	8.5	Y	P
18	ASH	8 15		P	377	HACKBERRY HACKBERRY	13	Ŷ	P	536 537	HACKBERRY	8	Y	P	711 712	CEDAR	26 8	Ŷ	P	887 888	MESQUITE	12 15	Y	P	1052	HACKBERRY CEDAR	10.5 30	Y	P
21	MESQUITE	9		Р	379	MESQUITE	13	Y	Р	538	HACKBERRY	10		Р	713	CEDAR	11.5	Y	Р	889	CEDAR	8		Р	1054	HACKBERRY	9	Y	Р
26	HACKBERRY	9		Р	380	CEDAR	15.5	Y	P	539	HACKBERRY	10	Y	Р	714	HACKBERRY	16.5	Y	P	890	HACKBERRY	10		P	1055	HACKBERRY	8	Y	Р
27	MERICAN ELN HACKBERRY	15 23	Y	P	381	MESQUITE	17 19.5	Y	P	540 541	HACKBERRY	9		P	715	HACKBERRY	10 10	Y	Р	891 892	MESQUITE	8		P	1056	MESQUITE HACKBERRY	27 10	Y Y	P
29	MESQUITE	13.5	Ŷ	Р	383	CEDAR	14	Ŷ	Р	542	HACKBERRY	11	Y	Р	717	CEDAR	12		Р	893	HACKBERRY	12	1	Р	1058	HACKBERRY	9.5	Ŷ	Р
30	HACKBERRY	8		Р	384	MESQUITE	15	Y	Р	543	HACKBERRY	8	_	Р	718	CEDAR	18	Y	Р	894	HACKBERRY	8		Р	1059	HACKBERRY	10	Y	Р
31	CEDAR	16 11	Y	P	385 386	MESQUITE	10 16.5	v	P	544 545	HACKBERRY MESQUITE	10 14	Y	P	719	CEDAR	8 14	v	P	895	MESQUITE	15 13	Y	P	1060	CEDAR	16 12	Y	P
33	CEDAR	12	Y	P	387	CEDAR	13	Y	P	546	CEDAR ELM	8	-	P	720	CEDAR	28	Y	P	896 898	CEDAR	27	Y	P	1061 1062	HACKBERRY	12		P
34	CEDAR	13	Y	Р	388	MESQUITE	9		Р	547	HACKBERRY	14	Y	Р	722	CEDAR	16	Y	Р	899	HACKBERRY	12		Р	1063	ASH	18	Y	Р
35	CEDAR	27	Y	P	389	MESQUITE HACKBERRY	26	Y	P	548	MESQUITE	13	Y	P	723	CEDAR	11	Y	P	900	HACKBERRY CEDAR	8		P	1064	MESQUITE	23	Y	P
37	CEDAR CEDAR	16.5 20	Ŷ	P	390 391	MESQUITE	8.5 17.5	Ŷ	P	549 550	MESQUITE HACKBERRY	11 8		P	724 725	HACKBERRY HACKBERRY	9		P	901 902	CEDAR	12 10		P	1065 1066	HACKBERRY MESQUITE	11 11.5	Ŷ	P
38	CEDAR	16.5	Y	Р	392	MESQUITE	18.5	Y	Ρ		CHINABERRY	10		Р	726	HACKBERRY	9		Р	903	MESQUITE	10	Y	Р	1067	MESQUITE	29	Y	Р
41	WILLOW	11	Y	Р	393	CEDAR	23	Y	Р	552	CEDAR	10		Р	727	MESQUITE	10.5	Y	Р	904	CEDAR	24	Y	Р	1068	HACKBERRY	9.5	Y	Р
42	HACKBERRY	10	Y	P	394 395	CEDAR	20.5	Y	P	553 554	MESQUITE	13 13	Y	P	728	CEDAR HACKBERRY	8		P	905 906	CEDAR	29 15	Y	P	1069 1070	HACKBERRY HACKBERRY	12 10.5	Y	P
44	HACKBERRY	10		P	409	MESQUITE	18	Ŷ	P	555	MESQUITE	39.5	Ŷ	Р	730	MESQUITE	25	Y	P	907	CEDAR	8	1	Р	1071	MESQUITE	17	Ŷ	P
45	CEDAR	11		Р	410	MESQUITE	21.5	Y	Р	567	MESQUITE	21.5	Y	Ρ	731	CEDAR	8		Р	908	CEDAR	27	Y	Р		HACKBERRY	8	Y	Р
46	CEDAR HACKBERRY	18	Y	P	411 419	CEDAR MESQUITE	26 14	Ŷ	P	568 569	CEDAR HACKBERRY	19.5 9	Y	P	732	CEDAR	15	Ŷ	P	909 910	CEDAR	14 9	Ŷ	P	1073 1074	HACKBERRY HACKBERRY	8 10.5	v	P
48	HACKBERRY	9		Р	420	HACKBERRY	9		P	570	MESQUITE	17	Y	P	734	MESQUITE	8		P	911	CEDAR	14	Y	P	1074	HACKBERRY	8		P
49	CEDAR	12		Р	421	MESQUITE	8		Р	571	CEDAR	14	Y	Р	735	CEDAR	15	Y	Р	912	MESQUITE	22	Y	Р	1076	HACKBERRY	8.5	Y	Р
57 61	MESQUITE HACKBERRY	12		P	422	HACKBERRY	8		P	572	CEDAR	10	Y	P	736	CEDAR MESQUITE	9 24	v	P	913 914	CEDAR	12 14	v	P	1077	HACKBERRY	12	v	P
62	CEDAR	8		P	424	HACKBERRY	10.5	Y	P	574	MESQUITE	16	Y	P	738	CEDAR	8		P	915	CEDAR	18	Y	P	1079	HACKBERRY	8		P
64	CEDAR	8		Р	427	CEDAR	11		Р	575	MESQUITE	20.5	Y	Р	739	CEDAR	23	Y	Р	921	HACKBERRY	9		Р	1080	HACKBERRY	8		Р
82	MESQUITE	11 11	Y	P	432	CEDAR HACKBERRY	8		P	576 577	CEDAR	11 17	Y	P	740 741	CEDAR	18	Y	P	922 924	CEDAR HACKBERRY	27 10	Y	P	1081	HACKBERRY CEDAR	9	Y	P
84	CEDAR	10	Y	P	435		9		P	578	CEDAR	11	Y	P	741	MESQUITE	13	Y	P	925	CEDAR	26	Y	P	1082 1083	HACKBERRY	14 10.5	Y	P
85	CEDAR	9		Р	446	CEDAR	23	Y	Р	579	CEDAR	16	Y	Р	743	HACKBERRY	17.5	Y	Р	926	CEDAR	8		Р	1084	HACKBERRY	16	Y	Р
86	HACKBERRY	11		P	447	CEDAR	29 18	Y	P	580 581	CEDAR	23	Y	P	744 745	HACKBERRY	12		P	927 928	CEDAR	9 27	v	P	1085	HACKBERRY	10.5	Y	P
88	HACKBERRY	12		P	440	CEDAR	14		P	582	CEDAR	22 17	Y	P	745	HACKBERRY	13.5	Y	P	929	CEDAR	9		P	1086 1087	MESQUITE HACKBERRY	8.5 9.5	Y	P
89	HACKBERRY	10		Р	451	CEDAR	11		Р	583	CEDAR	26	Y	Р	747	HACKBERRY	12		Р	930	CEDAR	10.5	Y	Р	1088	MESQUITE	24	Y	Р
90	CEDAR	9		P	456	CEDAR	11	Y	P	584	CEDAR	14 9	Y	P	748	HACKBERRY	10.5	Y	P	931	CEDAR	12	Y	P	1089	HACKBERRY	8.5		P
91	CEDAR	15 21	Y	P	457	CEDAR CEDAR	13 20	Y	P	585 586	CEDAR	14.5	Y	P	749 750	HACKBERRY	10.5	Y	P	932 933	CEDAR HACKBERRY	11 9		P	1090 1091	HACKBERRY	10 8.5	Ŷ	P
93	CEDAR	10		Р	462	CEDAR	16	Y	Р	587	CEDAR	10		Р	751	HACKBERRY	11	Y	Р	934	CEDAR	12	Y	Р	1092	MESQUITE	31.5	Y	Р
94	HACKBERRY	8		P	463	CEDAR	23	Y	P	588 589	CEDAR	8		P	752	CEDAR	8	v	P	935	CEDAR	14.5	Y	P	1093	HACKBERRY	8	v	P
95 96	HACKBERRY	8		P	464	CEDAR	12	Y	P	590	CEDAR	9	_	P	753 754	CEDAR	13	Y	P	936 937	CEDAR	8	1	P	1094	HACKBERRY	8.5	Y Y	- P - P
97	HACKBERRY	11	Y	Р	466	CEDAR	24	Y	Р	591	CEDAR	19	Y	Р	757	CEDAR	21	Y	Р	938	HACKBERRY	10	1	Р	1096	HACKBERRY	8		Р
117	CHINABERRY	16	Y	P	467	CEDAR	8		P	592	CEDAR	27	Y	P	759	CEDAR	29	Y	P	939	HACKBERRY	8		P	1097	HACKBERRY	8.5		Р
205 301	MESQUITE	29 28		P	469 470	CEDAR	17 40.5	Y	P	593 594	CEDAR	8		P	760 769	CEDAR	16 13	Ŷ	P	940 941	CEDAR MESQUITE	25 24	Y	P	1098 1099	CEDAR	13	Y	P
302	HACKBERRY	10		Р	471	CEDAR	8		Р	599	CEDAR	10		P	770	CEDAR	27	Y	Р	942	HACKBERRY	8		Р	1100	CEDAR	8		Р
304	HACKBERRY	11		Р	472	CEDAR	38	Y	Р	600	CEDAR	8		Р	779	CEDAR	11	Y	Р	943	HACKBERRY	9		Р	1201	CHINABERRY	8	Y	Р
305	MESQUITE CEDAR	13 40	Y	P	486	HACKBERRY MESQUITE	10 29.5	Y	P	620 621	HACKBERRY CEDAR ELM	10 18.5		P	783 784	CEDAR	26.5 10	Y	P	944 945	CEDAR	13	Y	P	1202 1203	HACKBERRY	8	v	P
311	CEDAR	22	Ŷ	Р	488	CEDAR	19.5	Ŷ	Р	622	MESQUITE	9		Р	785	CEDAR	9		Р	946	CEDAR	8		Р	1203	HACKBERRY	8		Р
312	CEDAR	9		Р	489	CEDAR	13	Y	Р	623	HACKBERRY	9		Р	786	HACKBERRY	8		Р	947	MESQUITE	11.5	Y	Р	1205	HACKBERRY	9	Y	Р
313 314	MESQUITE CEDAR	15 11	v	P	490 491	HACKBERRY HACKBERRY	8 8		P	624 625	HACKBERRY	12 8		P	787 788	HACKBERRY	8		P	948 949	CEDAR	11 10	Y	P	1206 1207	MESQUITE HACKBERRY	10	v	P
315	CEDAR	11	Y	P	491	HACKBERRY	8		P	625	HACKBERRY	8		P	789	HACKBERRY	8		P	949 950	CEDAR	10		P	1207	MESQUITE	26	Ŷ	P
316	MESQUITE	10	Y	Р	493	HACKBERRY	11	Y	Р	639	CEDAR	15	Y	Р	790	HACKBERRY	8		Р	951	WILLOW	26	Y	Р	1209	CEDAR ELM	8		Р
317	CEDAR	17	Y	P	494	MESQUITE	13	Y	P	640	CEDAR	13	Y	P	791	CEDAR	8		P	952	CEDAR	8		P	1210	MESQUITE	15.5	Y	P
318	CEDAR	13	Y	P	495 496	CEDAR	11.5 8	Y	P	641 660	CEDAR HACKBERRY	13 13	Ŷ	P	792 793	CEDAR	12	Y	P	953 954	CEDAR HACKBERRY	9		P	1601 1602	CEDAR	9 10		P
320	CEDAR	13	Y	Р	497	HACKBERRY	9		Р	661	CEDAR	34	Y	Р	794	CEDAR	9	Y	Р	955	CEDAR	8		Р	1603	MESQUITE	25.5	Y	Р
321	CEDAR	11		Р	498	MESQUITE	29	Y	Р	662	CEDAR	24.5	Y	Р	795	MESQUITE	11		Р	956	HACKBERRY	8		Р	1604	HACKBERRY	10		Р
322 323	CEDAR	23 18	Y	P	499 500	HACKBERRY MESQUITE	11 23.5	v	P	663 664	HACKBERRY CEDAR	8 18.5	v	P	796 797	CEDAR	20	Ŷ	P	960 961	CEDAR	14 24	v	P	1605 1606	CEDAR MESQUITE	10		P
324	CEDAR	12	Ŷ	Р	501	HACKBERRY	8		P	665	MESQUITE	32.5	Y	P	798	CEDAR	15	Y	P	962	CEDAR	10		P	1647	CEDAR	8		P
325	MESQUITE	12	Y	Р	502	MESQUITE	12	Y	Р	669	HACKBERRY	9		Р	799	CEDAR	12.5	Y	Р	963	CEDAR	8		Р	1690	CEDAR	11		Р
326	MESQUITE CEDAR	17	Y	P	503 504	HACKBERRY HACKBERRY	9		P	670 671	HACKBERRY CEDAR	9 13	v	P	800 801	CEDAR HACKBERRY	14 10	Y	P	964 965	HACKBERRY CEDAR	10.5 13	Y	P	1859 1860	CEDAR	10		P
327	MESQUITE	16	Y	P	504	HACKBERRY	10	Y	P	671	CEDAR	30.5	Y	P	801	CEDAR	10		P	965	WILLOW	13		P	1860	CEDAR	9		Р
329	CEDAR	22	Y	Р	506	HACKBERRY	10		Р	673	CEDAR	13	Ŷ	Р	803	WILLOW	8		Р	967	HACKBERRY	9		Р	1863	CEDAR	16	Y	Р
330	CEDAR	10		Р	507	HACKBERRY	11		Р	678	CEDAR	21	Y	P	804	CEDAR	13	Y	P	968	CEDAR	15	Y	Р	1864	CEDAR	12	Y	Р
331 332	MESQUITE CEDAR	21.5 46.5	Y	P	508 509	HACKBERRY	8		P	679 680	CEDAR HACKBERRY	15 10	Y	P	805 806	HACKBERRY	10 10		P	969 970	CEDAR	13	v	P	1869 1870	CEDAR CEDAR ELM	14 9	Y	P
332	MESQUITE	19	Ŷ	P	509	HACKBERRY	9		P	680	HACKBERRY	10.5	Y	P	806	CEDAR	12.5	Y	P	970	HACKBERRY	9	4	P	1870	CEDAR ELM	13	Y	P
334	MESQUITE	8		Р	511	HACKBERRY	12		Р	682	HACKBERRY	8		Р	812	HACKBERRY	9		Р	991	MESQUITE	10	Y	Р	1872	CEDAR	12	Y	Р
335	HACKBERRY	8		Р	512		9		Р	684	HACKBERRY	9		Р	813	HACKBERRY	12	Y	Р	992	HACKBERRY	14		Р	1873	CEDAR	11	Y	Р
336 337	CEDAR ASH	13 19.5	Y	P	513 514		14 10	Y	P	685 686	CEDAR	8	v	P	814 816	HACKBERRY CEDAR	9 12		P	993 994	HACKBERRY	14 13		P	1874 1875	CEDAR	14 9	Y	P
338	MESQUITE	19.5	Ŷ	P	514		10		P	687	CEDAR	32	Y	P	816	HACKBERRY	9		P	994 995	CEDAR	13		P	1875	CEDAR	16	Y	P
339	MESQUITE	20	Y	Р	516		11.5	Ŷ	Р	688	CEDAR	25	Y	Р	818	CEDAR	20.5	Y	Р	996	HACKBERRY	13		Р	1877	CEDAR	22	Y	Р
340	CEDAR	26	Y	Р	517	HACKBERRY	8	Y	Р	689 690	CEDAR MESQUITE	25.5 18	Y	Р	823 826	CEDAR CEDAR	20 12	Y	Р	997	HACKBERRY	8 14		Р	1878	CEDAR	15	Y	P

204	CEDAD	0		P	2162	CEDAD	21	X		Т
384 385	CEDAR	8 9		P	2163 2164	CEDAR	21 13	Y	P	່ ບ 🖬
386	CEDAR	9		P	2165	MESQUITE	9		P	
387	CEDAR	12	Y	Р	2166	CEDAR	9		Р	
388	CEDAR	14	Y	Р	753A	CEDAR	20	Y	Р	
889	CEDAR	9		Р	754A	MESQUITE	31	Y	Р	
90	MESQUITE	16	Y	Р	757A	CEDAR	8	Y	Р	
91	CEDAR	8		Р	759A	CEDAR	33.5	Y	Р	
92	CEDAR	18	Y	Р	760A	CEDAR	33	Y	Р	
93	CEDAR	30	Y	Р	763A	HACKBERRY	13.5		Р	
94	WILLOW	21	Y	Р	764A	HACKBERRY	8		Р	
24	WILLOW	17		Р	765A	HACKBERRY	8	Y	Р	≤ m 3
26	WILLOW	16		Р	766A	HACKBERRY	8.5	Y	Р	NG N
27	BOIS d' ARC	20	Y	Р	767A	HACKBERRY	8		Р	
45	CEDAR	8		Р	768A	HACKBERRY	10	Y	P	
56	CEDAR	26.5	Y	Р	769A	HACKBERRY	8		Р	
58	CEDAR	27.5	Y	Р	770A	HACKBERRY	8		Р	
66	CEDAR	16	Y	Р	771A	CEDAR ELM	16	Y	Р	
57	CEDAR	16	Y	Р	772A	HACKBERRY	8.5		Р	
71	CEDAR	19	Y	Р	773A	ASH	13.5		Р	IRM SEA IN, T AMI
72	CEDAR	24	Y	P	774A	HACKBERRY	13	Y	P	
73	CEDAR	16	Y	P	775A	HACKBERRY	9	v	P	
74 75	CEDAR	12 11	Y	P	776A 777A	ASH HACKBERRY	17 8	Y	P	
76	MESQUITE	10		P	778A	CEDAR	11	Y	P	
77	CEDAR	15	Y	P	779A	HACKBERRY	8		P	
78	CEDAR	33	Y	Р	783A	HACKBERRY	8.5	Y	Р	
79	CEDAR	30	Y	Р	784A	HACKBERRY	8.5	Y	Р	
30	CEDAR	28	Y	Р	785A	HACKBERRY	8		Р	7
31	CEDAR	8		Р	786A	HACKBERRY	8.5		Р	
32	CEDAR	18	Y	Р	787A	CEDAR	18.5		Р	
33	CEDAR	24	Y	Р	788A	HACKBERRY	8		Р	
34	CEDAR	11		Р	789A	CEDAR	14	Y	Р	
35	CEDAR	10		Р	790A	MESQUITE	20.5	Y	Р	
6	CEDAR	9		P	791A	HACKBERRY	9.5	Y	P	
7	CEDAR	10		P	792A	MESQUITE	24.5	Y	P	
8	CEDAR	8		P	793A	HACKBERRY	9	v	P	
9	WILLOW	13	v	P	794A	HACKBERRY	11	Y	P	
0	CEDAR	15 25	Y Y	P	795A	HACKBERRY	11.5 8	Y Y	P	
91 92	CEDAR	25 21	Y Y	P	796A 797A	HACKBERRY CEDAR	8	1	P	
3	MESQUITE	21	Y	P	833A	MESQUITE	29	Y	P	
)4	CEDAR	12	Y	P	834A	HACKBERRY	9		P	
)4)5	MESQUITE	16	Y	P	835A	HACKBERRY	9		P	
15	CEDAR	19	Y	Р	836B	MESQUITE	21.5	Y	Р	
17	WILLOW	8		Р	837A	HACKBERRY	8.5		Р	$ \square \langle \nabla \rangle$
.8	WILLOW	9		Р	841A	MESQUITE	20		Р	∑ ふ 山臼
19	WILLOW	12		Р	842A	MESQUITE	16.5		Р	
29	HACKBERRY	8		Р	847A	HACKBERRY	8		Р	
0	BOIS d' ARC	18.5	Y	Р	848A	MESQUITE	17	Y	Р	PARMER IST - SAVE YAGER L IN, TEXA
81	BOIS d' ARC	11		Р	849A	CEDAR	12.5	Y	Р	$ \Box \overline{\circ} \sim \geq \overline{\Box}$
32	CEDAR	14		Р	850A	MESQUITE	21.5	Y	Р	
33	CEDAR	10	Y	Р	851A	HACKBERRY	9		Р	BKO REE L RAST NUST
34	MESQUITE	19	Y	Р	852A	HACKBERRY	11		Р	
35	CEDAR	9		Р	853A	HACKBERRY	12	Y	Р	AU AU
36	CEDAR	30.5		Р	863A	MESQUITE	30	Y	Р	− к ш∢
37	HACKBERRY	10		P	864A	MESQUITE	33	Y	P	│
38	CEDAR	12		P	866A	MESQUITE	36	Y	P	4801
11 12	HACKBERRY MESQUITE	8		P	867A 868A	MESQUITE HACKBERRY	33 10.5	Y	P	ç v
13	MESQUITE	12		P	869A	HACKBERRY	10.5		p	
14	MESQUITE	14.5		P	870A	HACKBERRY	9		P	
15	CEDAR	12	Y	Р	871A	HACKBERRY	8.5		P	
16	CEDAR	9		Р	872A	HACKBERRY	9.5		Р	
17	MESQUITE	13		Р	873A	HACKBERRY	13	Y	Р	
18	CEDAR	14	Y	Р	880A	HACKBERRY	11		Р	
9	CEDAR	10		Р	881A	HACKBERRY	9		Р	
50	CEDAR	12		Р	883A	MESQUITE	14	Y	Р	
51	CEDAR	13	Y	Р	885A	HACKBERRY	10		Р	
52	CEDAR	14	1.00	Р	886A	HACKBERRY	15	Y	Р	The seal appearing on this document was
3	CEDAR	14	Y	Р	887A	CHINABERRY	10		Р	authorized by Stephen Ray Jamison
54	CEDAR	10		P	888A	HACKBERRY	8.5		P	on <u>08/05</u> ,20_22_
5	CEDAR	11	.v	P	889A	HACKBERRY	11		P	SIR .
56	CEDAR	18	Y	P	890A	HACKBERRY	10.5		P	and
7	CEDAR	12 9	Y	P	891A 892A	HACKBERRY	10.5 25.5	Y	P	TE OF TRU
8	CEDAR	9 15		P	892A 893A	MESQUITE HACKBERRY	25.5 9	I	P	5 ¹ ,
50	CEDAR	8		P	893A	MESQUITE	13	Y	P	
51	CEDAR	10		P	895A	MESQUITE	20.5	Y	P	STEPHEN RAY JAMISON
2	CEDAR	8		P	896A	MESQUITE	28.5	Y	P	D: 86951
3	CEDAR	32.5		P	898A	MESQUITE	13	Y	P	2022 (ICENSED SU
1	HACKBERRY	9	Y	Р	899A	MESQUITE	24	Ŷ	Р	SS ONAL ENGLIS
)1	CEDAR	8		Р	900A	HACKBERRY	11		Р	""
3	MESQUITE	36	Y	Р	902A	HACKBERRY	17.5	Y	Р	
)4	HACKBERRY	9		Р	905A	MESQUITE	33	Y	Р	S D
6	MESQUITE	11	Y	Р	906A	MESQUITE	17.5	Y	Р	
)7	CEDAR	21	Y	Р	909A	MESQUITE	18.5	Y	Р	
8	HACKBERRY	9.5	Y	Р	910A	MESQUITE	25	Y	Р	
9	MESQUITE	13		P						EROSI
5	MESQUITE	13	Y	P						
~	HACKBERRY	9		P						ot: E
	and the second se	12	Ŷ	P						
7	HACKBERRY	12	Y	P						Snapsho Scale (V By: SR,
7	HACKBERRY HACKBERRY	12		P						Snaps Scale By: S
27 54 55	HACKBERRY HACKBERRY HACKBERRY	9		P						
27 54 55 56	HACKBERRY HACKBERRY HACKBERRY HACKBERRY	9 14.5	v	P						
27 54 55 56 58	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	9 14.5 13	Y	P						
27 54 55 56 58 59	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY CEDAR	9 14.5 13 25	Y	P P						
27 54 55 56 58 59 50	HACKBERRY HACKBERRY HACKBERRY HACKBERRY CEDAR HACKBERRY	9 14.5 13 25 13	Y Y	Р						O' Checked
26 27 54 55 56 58 59 50 50 51 52	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY CEDAR	9 14.5 13 25		P						
27 54 55 56 58 59 50 51	HACKBERRY HACKBERRY HACKBERRY HACKBERRY CEDAR HACKBERRY HACKBERRY	9 14.5 13 25 13 12		P P P						or.): 1:=4 /05/21 0 1: 2: 3: 4:
7 4 5 6 8 9 0 1	HACKBERRY HACKBERRY HACKBERRY HACKBERRY CEDAR HACKBERRY HACKBERRY	9 14.5 13 25 13 12		P P P			UTILIT (BOTH H THE DESIGN F	CAUTION!!! DR SHALL LOCATE AN IES PRIOR TO ANY S ORIZONTALLY AND V AGES TO ANY EXIST	NY/ALL EXISTING BITE WORK, VERTICALLY). " BE RESPONSIBLI	File: Job No. Scale (Hor.): 1:=4 Date: 02/05/21 Revision 1: Revision 2: Revision 3: Revision 4:

17 of 74