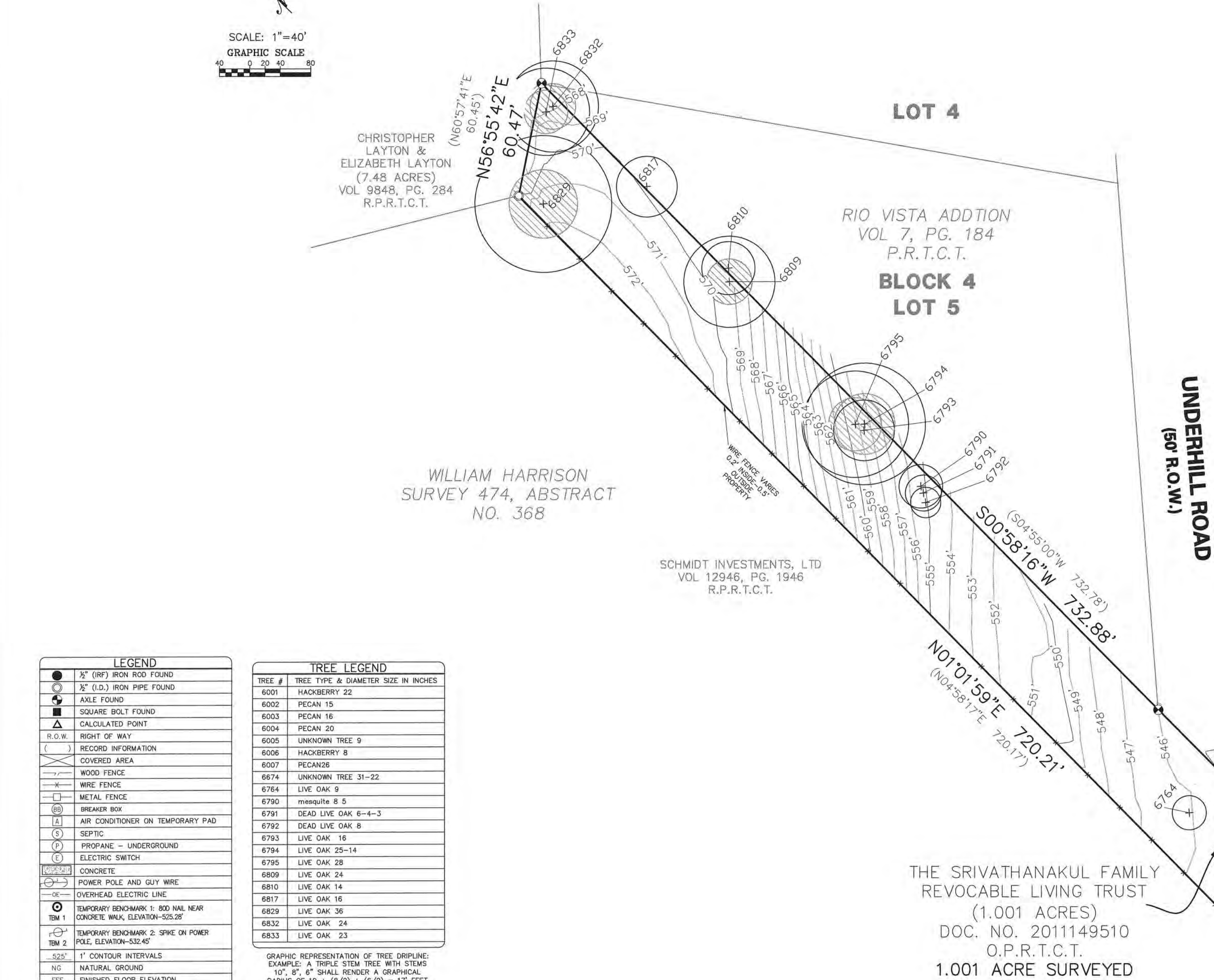


AS-BUILT, TREE LOCATION AND TOPOGRAPHIC SURVEY

Reference: Srivathanakul Address: 101 Lago Verde Drive, Austin, Texas
1.408 Acres of land, more or less, out of the William Harrison Survey 474, Abstract No. 368 in Travis County, Texas, being all of that certain (1.001 acre) tract of land and all of that certain (0.40 Acre) tract of land as conveyed to The Srivathanakul Family Revocable Living Trust, by General Warranty Deeds as recorded in Doc. No. 2011149510 and Doc. No. 2008149697, (respectively), Official Public Records, Travis County, Texas.

Surveyor's Note:
Bearings shown hereon are based on Texas State Plane Coordinate System, Central Zone (FIPS Code 4203), NAD 83, Grid Coordinates & Grid North, VERTICAL DATUM: NAVD 88 (GEOID 12A)

SCALE: 1"=40'
GRAPHIC SCALE



LEGEND	
	1/2\"/>
	1/2\"/>
	SQUARE BOLT FOUND
	CALCULATED POINT
	RIGHT OF WAY
	RECORD INFORMATION
	COVERED AREA
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	BREAKER BOX
	AIR CONDITIONER ON TEMPORARY PAD
	SEPTIC
	PROPANE - UNDERGROUND
	ELECTRIC SWITCH
	CONCRETE
	POWER POLE AND GUY WIRE
	OVERHEAD ELECTRIC LINE
	TEMPORARY BENCHMARK 1: 800 NAIL NEAR CONCRETE WALK, ELEVATION=525.28
	TEMPORARY BENCHMARK 2: SPIKE ON POWER POLE, ELEVATION=525.45
	1\"/>
	NATURAL GROUND
	FINISHED FLOOR ELEVATION
	SPOT ELEVATION OR AS NOTED
	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
	PLAT RECORDS TRAVIS COUNTY TEXAS

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6001	HACKBERRY 22
6002	PECAN 15
6003	PECAN 16
6004	PECAN 20
6005	UNKNOWN TREE 9
6006	HACKBERRY 8
6007	PECAN28
6674	UNKNOWN TREE 31-22
6764	LIVE OAK 9
6790	mesquite 8 5
6791	DEAD LIVE OAK 6-4-3
6792	DEAD LIVE OAK 8
6793	LIVE OAK 16
6794	LIVE OAK 25-14
6795	LIVE OAK 28
6809	LIVE OAK 24
6810	LIVE OAK 14
6817	LIVE OAK 18
6829	LIVE OAK 36
6832	LIVE OAK 24
6833	LIVE OAK 23

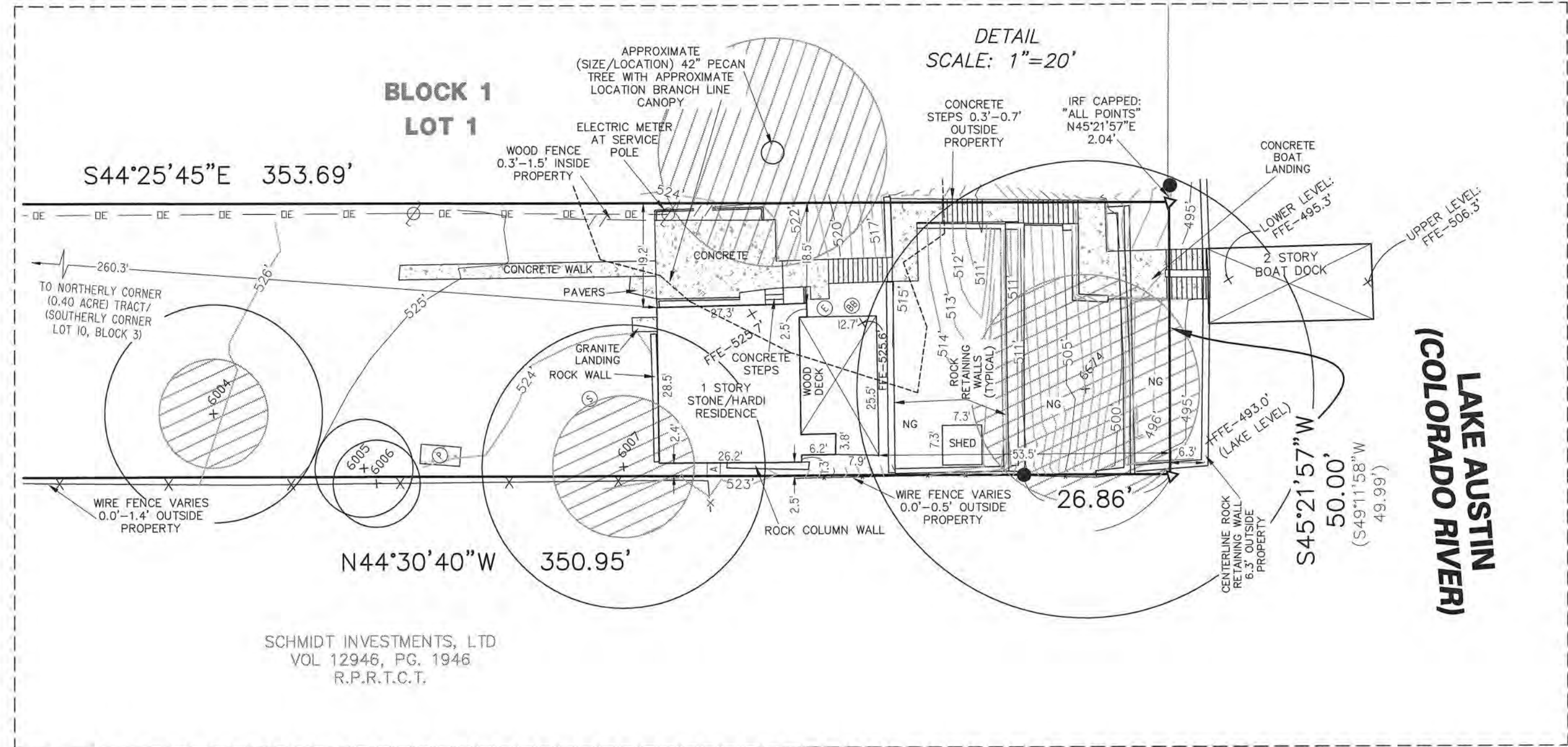
GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS 10', 8', & 6' SHALL RENDER A GRAPHICAL RADIUS OF 10' + (6/2) = 17' FEET

TREE IDENTIFIER
CALCULATED CRITICAL ROOT ZONE (TREES OVER 18\"/>

Notes:
1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738
Client: Srivathanakul, Janice
Date of Field Work: 9/25/18-9/28/18 & 12/10/18
Field: Parizee/MAifaro
Tech: MBolton
Date Drawn: 10/4/18 Revised: 12/11/18
Path: BULK\G-L\LagoVerdeDr101\Production\Drawgs\DESIGN_101 LagoVerde_181002.dwg



BLOCK 3
LOT 9

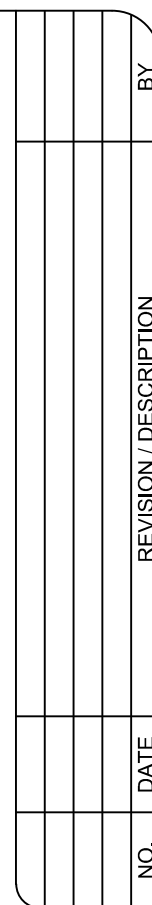
LOT 10

BLOCK 1
LOT 2

LOT 1

SUNTI AND JANICE CHEN-SRIVATHANAKUL,
CO-TRUSTEES OF THE SRIVATHANAKUL FAMILY
REVOCABLE LIVING TRUST
(0.40 ACRE)
DOC. NO. 2008149697
O.P.R.T.C.T.
0.407 ACRE SURVEYED

eileen merritt's
ATS Engineers
Inspectors
& Surveyors
www.ats-engineers.com
TBPFS FIRM REG. #10128000
4810 West Hwy 280
AUSTIN, TEXAS 78735
Schedule Inspections and Surveys faster
and easier with the "ATS iSchedule" App
for Android-powered devices now
available on the Google Play Store.



SRIVATHANAKUL
SUBDIVISION

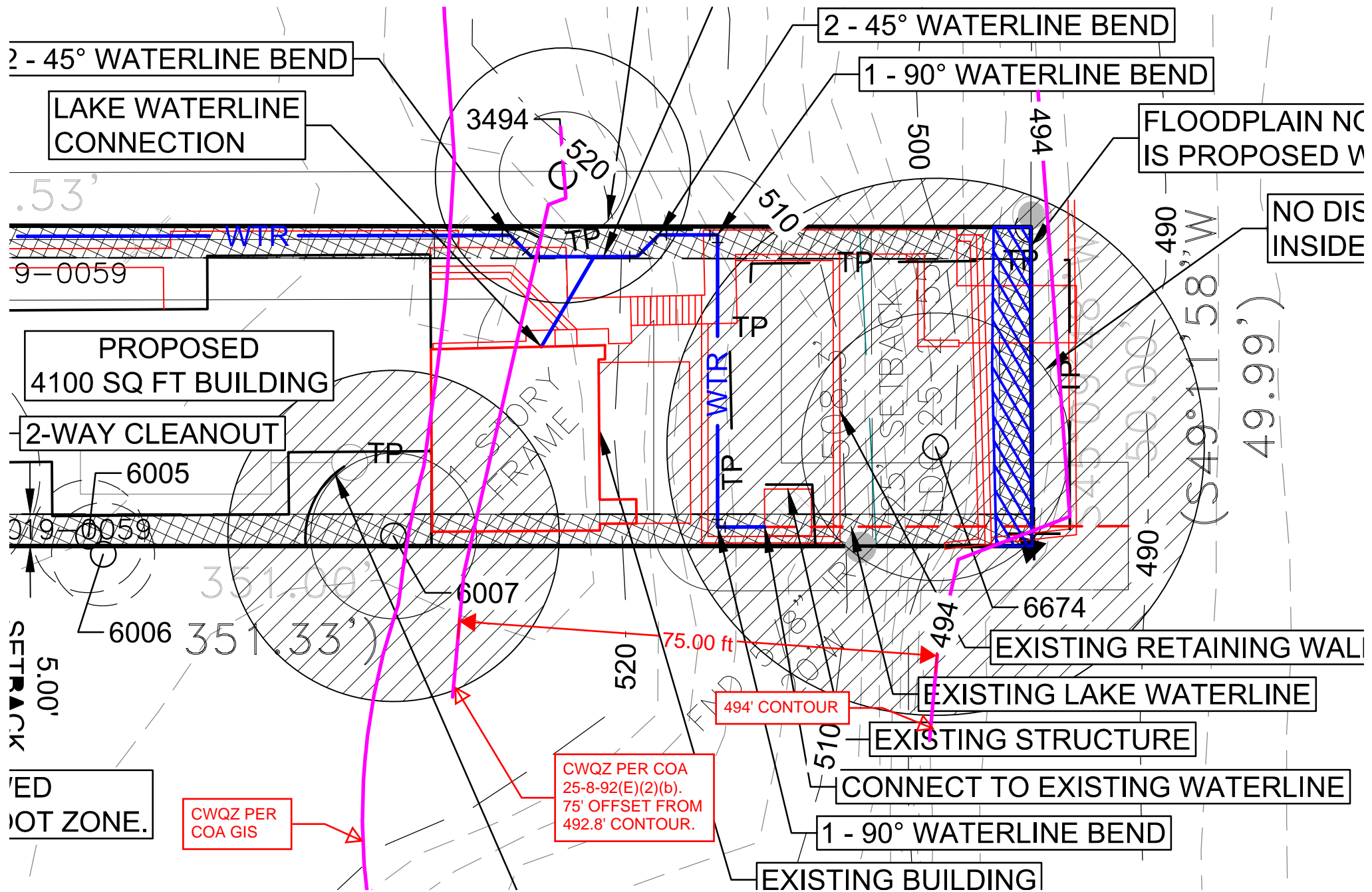
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN P. FLEMING, P.E.
#109872
ON October 26, 2021

IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.
NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

101 LAGO VERDE ROAD
AUSTIN, TEXAS
TRAVIS COUNTY

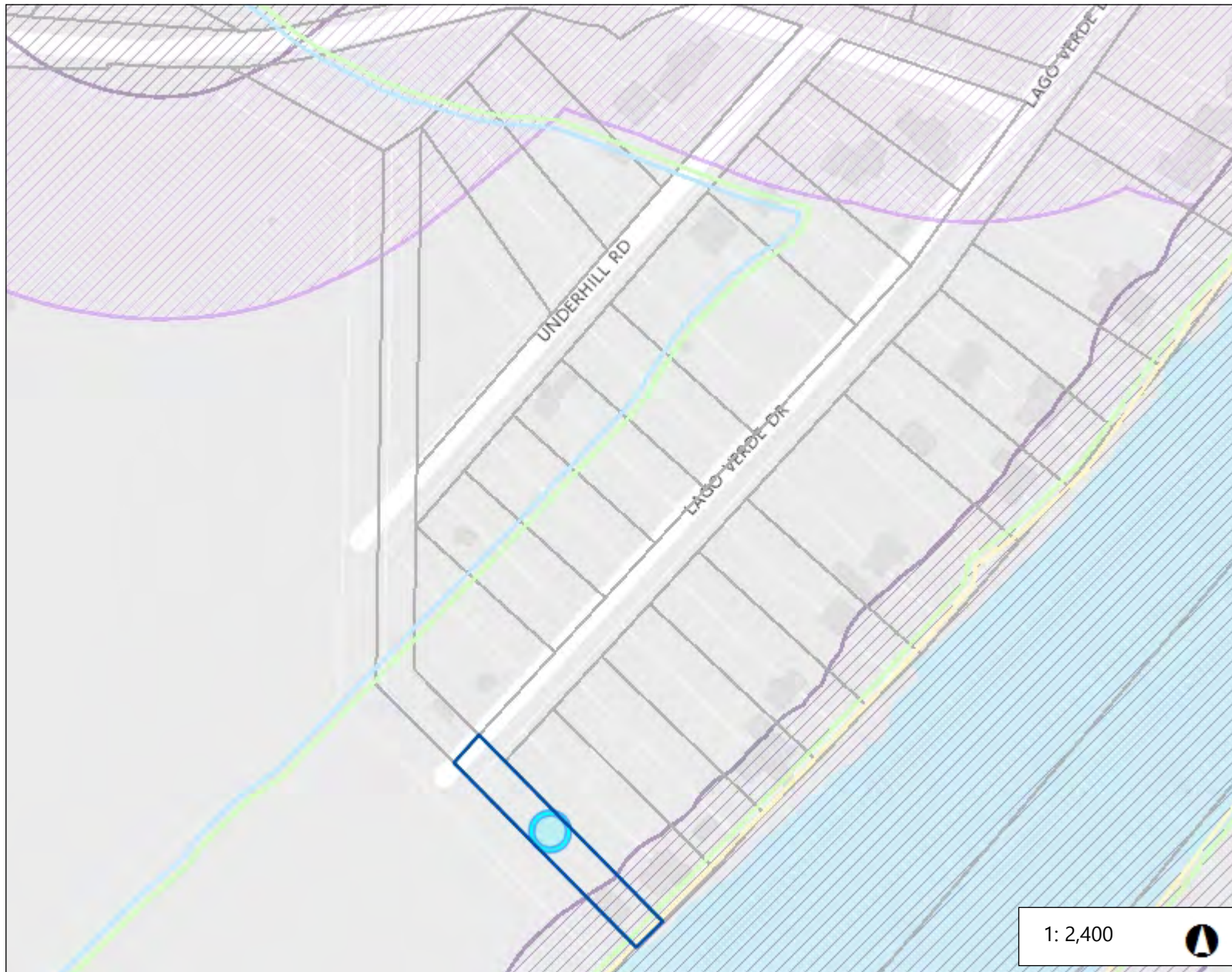
BUILDABILITY EXHIBIT

SHEET
EXH





4 Property Profile



1: 2,400



0.1 0 0.04 0.1 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.

4 of 48 Legend

Jurisdiction

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

TCAD Parcels

Creek Buffers/Waterway Setbacks

- Critical Water Quality Zone
- Water Quality Transition Zone

Notes

Srivathanakul - Creek Buffer Areas



4 Property Profile



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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.

5 of 48 Legend

Jurisdiction

- FULL PURPOSE
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TCAD Parcels

Jurisdiction

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

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO, AH)
- 100-Year (Approx-A)

FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year

Austin Watershed Regulation /

- Barton Springs Zone
- Suburban
- Urban

Notes

Environmental Map

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: 101 Lago Verde
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 132376 and 132370
3. ADDRESS/LOCATION OF PROJECT: 101 Lago Verde Road, Austin, Travis County
4. WATERSHED: Lake Austin
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer Contributing Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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 ECM 1.5 and Appendix X for forms and guidance).**
8. There is a total of 2 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 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):

0 (#s) Spring(s)/Seep(s) 0 (#s) Point Recharge Feature(s) 0 (#s) Bluff(s)
 0 (#s) Canyon Rimrock(s) 2 (#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)
Brackett - Rock outcrop-Real complex, 8-30% slopes (BoF)	D	1.2
Hardenman fine sandy loam, 2-5% slopes (HaC)	A	5.0
Gaddy loamy fine sand, 0-1% slopes, frequently flooded(Ln)	A	8.3

***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):*

Topography on the subject site is flat to slightly sloping. Surface elevations range from approximately 502 to 572 feet above mean sea level (COA, 2015 and USGS, 1986), with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Travis.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
--	Fluviatile terrace deposits (Qt)	--
--	See attachments.	--

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

Fluviatile terrace deposits (Qt) -- Terraces along streams, consist of 3 or more levels which may correspond to coastal Pleistocene units; gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces; gravel along Guadalupe River, siliceous, coarse, along Colorado River, mostly dolomite, limestone, chert, quartz, and various igneous and metamorphic rocks from the Llano region and dolomite, limestone, and chert from the Edwards Plateau; sand mostly quartz (UT-BEG, 1995).

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 subject site is located within the Cross Timbers ecological area of Texas (Gould, 1975) and Live Oak - Ashe Juniper Parks vegetational area of Texas (McMahan et al., 1984). The subject site is dominated by woodland and grassland species.

There is woodland community on site☒YES ☐NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
sugarberry	Celtis laevigata
Texas live oak	Quercus fusiformis
Ashe juniper	Juniperus ashei
persimmon	Diospyros texana

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
Texas croton	Croton texensis
Texas prickly pear	Opuntia engelmannii
little bluestem	Schizachyrium scoparium

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

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: 21 December 2020
Date(s)

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

Tamura Dunbar

512-328-2430

Print Name

Telephone



tdunbar@horizon-esi.com

Signature

Email Address

Horizon Environmental Services, Inc.

27 January 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).

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

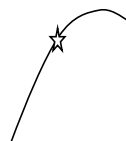
1	Project Name:	101 Lago Verde
2	Project Address:	101 Lago Verde Road, Austin, Travis County
3	Site Visit Date:	21 December 2020
4	Environmental Resource Inventory Date:	27 January 2021

5	Primary Contact Name:	Scott Flesher
6	Phone Number:	512-328-2430
7	Prepared By:	Tamura Dunbar
8	Email Address:	sflesher@horizon-esi.com

[illegible]

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

ENVIRONMENTAL RESOURCE INVENTORY ATTACHMENTS

**101 LAGO VERDE
101 LAGO VERDE ROAD, AUSTIN, TRAVIS COUNTY, TEXAS
HJN 200293.001 ERI**

DATA RESOURCES USED IN COMPLETING THIS ERI

- (COA) City of Austin. Geographic Information Systems / Maps. *2012 2-foot Contours*, <<http://austintexas.gov/departments/gis-and-maps/gis-data>>. Updated 1 May 2015.
- _____. *Property Profile*. City of Austin Property Profile web map application. <<http://www.austintexas.gov/gis/propertyprofile/>>. Accessed 14 December 2020.
- Gould, F.W. *Texas Plants – A Checklist and Ecological Summary*. College Station: Texas A&M University. 1975.
- McMahan, Craig A., Roy G. Frye, and Kirby L. Brown. *The Vegetation Types of Texas – Including Cropland*. Austin: Texas Parks and Wildlife Department. 1984.
- (Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <<https://go.nearmap.com>>. Imagery date 30 September 2020.
- (NRCS) Natural Resources Conservation Service (formerly Soil Conservation Service), US Department of Agriculture. Web Soil Survey, <<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>>. Accessed 14 December 2020.
- (TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <<https://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>>. Accessed 14 December 2020.
- (TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <<https://txpub.usgs.gov/txgeology/>>. Updated 1 February 2014; Accessed 17 December 2020.
- (USGS) US Geological Survey. Digital Orthophoto Quarter-Quadrangle, Bee Cave, Texas. 1986.
- _____. Aerial Photography, Travis County, Texas. 1995.
- (UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

**ERI WORKSHEET SECTION 8:
CRITICAL ENVIRONMENTAL FEATURES**

CEF Descriptions
Descriptions of Proposed Buffers
Color Photographs

Critical Environmental Features

CEFs observed on or within 150 feet from the subject site include:

Critical Environmental Feature	Number Observed on Subject Site	Number Observed Within 150 Feet of Subject Site
Springs/Seeps	0	0
Point Recharge Features	0	0
Bluffs	0	0
Canyon Rimrocks	0	0
Wetlands	0	2

During Horizon's review of the City of Austin Property Profile website, 2 wetland CEFs were documented within 150 feet of the subject site (Figure 4). Wetland CEF W-1 was documented under case number SP-2009-0115DS and BRG ID 7449 (Photos 1 to 3). Wetland CEF W-2 was documented under case number SP-2009-0115DS and BRG ID 7450 (Photos 4 to 6). Wetlands that were documented on the City of Austin Property Profile website were not observed during the field visit. This is potentially because the wetlands were submerged by the water level of Lake Austin.

All CEFs are mapped in Figure 4, with feature dimensions provided on the City of Austin CEF Worksheet and photographs attached.

The field delineation for wetland CEFs was conducted according to the 1987 US Army Corps of Engineers (USACE) Wetlands Delineation Manual. The hydric nature of vegetation species was determined from the 2018 USACE National Wetland Plant List. Soil color and chroma were determined with the aid of Munsell Soil Color Charts. Soil pits were excavated to a minimum depth of 12 inches for soil characterization. Wetland hydrology was determined by observation of obvious physical and hydrological characteristics such as saturated soils, ponding, sediment deposits, and/or obvious topographic indicators.

Proposed Buffers

Proposed buffers for the CEFs were the standard City of Austin buffers for CEFs of 150 feet.

If development is proposed within the wetland CEFs and the CEF setbacks, the Watershed Protection Department may administratively reduce the standard buffer or approve wetland mitigation. Wetland mitigation occurs at least at a 1:1 ratio for wetland CEFs and their associated 150-foot buffers.

All activities within the CEFs and associated setbacks must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited, as is wastewater disposal or irrigation.

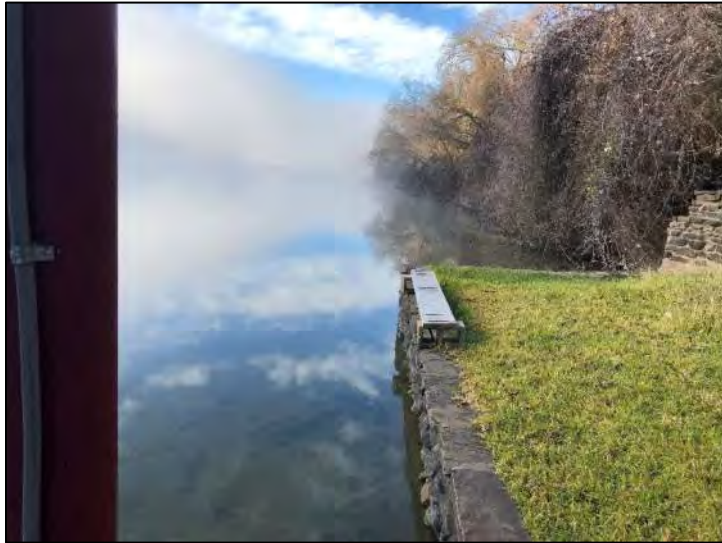


PHOTO 1

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 2

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 3

Wetland CEF W-1 located within 150 feet of the southern portion of the subject site



PHOTO 4

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 5

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 6

Wetland CEF W-2 located within 150 feet of the southern portion of the subject site



PHOTO 7

General view of the northern portion of the subject site



PHOTO 8

General view of the northern portion of the subject site



PHOTO 9
General view of the northern portion of the subject site



PHOTO 10
General view of the northern portion of the subject site



PHOTO 11
General view of the central portion of the subject site



PHOTO 12
General view of the central portion of the subject site



PHOTO 13
General view of the central portion of the subject site



PHOTO 14
General view of the central portion of the subject site



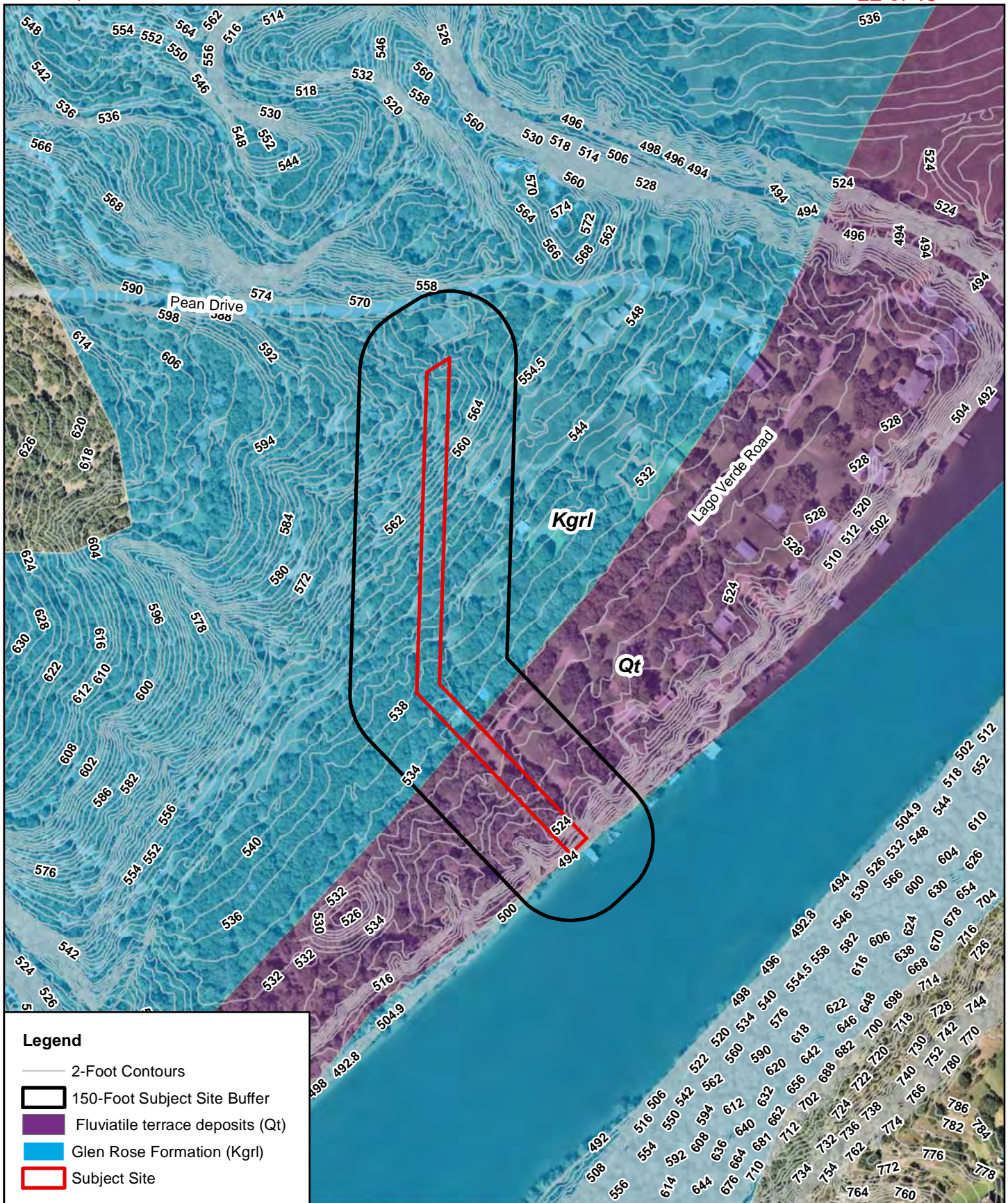
PHOTO 15
General view of the central portion of the subject site



PHOTO 16
General view of the central portion of the subject site

**ERI WORKSHEET SECTION 9:
SITE MAPS**

- Figure 1. Site-Specific Geologic Map
- Figure 2. Historical Aerial Photograph
- Figure 3. Site Soil Map
- Figure 4. Critical Environmental Features and Well Locations Map
- Figure 5. Water Quality Zone Map
- Figure 6. City of Austin Fully Developed Floodplains Map



Horizon
Environmental Services, Inc.

Date: 12/16/2020
 Drawn: TED
 HJN NO: 200293.001 ERI
 Source: COA, 2015;
 Nearmap, 2020;
 UT-BEG, 1995

Figure 1
 Site-Specific Geologic Map
 101 Lago Verde
 101 Lago Verde Road
 Austin, Travis County, Texas



0 150 300
 Feet



Legend

- 150-Foot Subject Site Buffer
- Subject Site

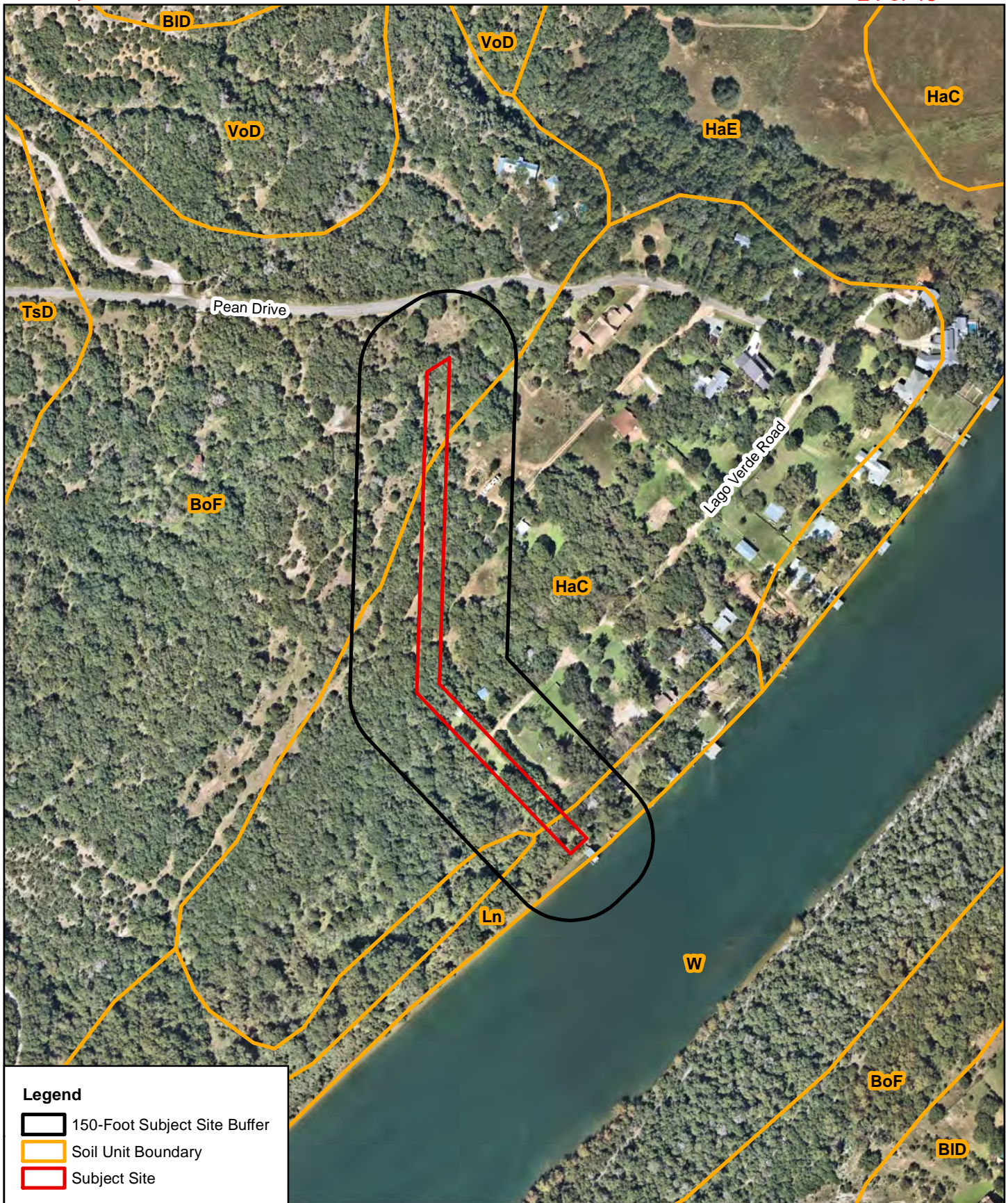
Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	USGS, 1995

Figure 2
1995 Historical Aerial Photograph
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



Legend

- 150-Foot Subject Site Buffer
- Soil Unit Boundary
- Subject Site

Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	Nearmap, 2020; NRCS, 2020

Figure 3
Site Soil Map
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



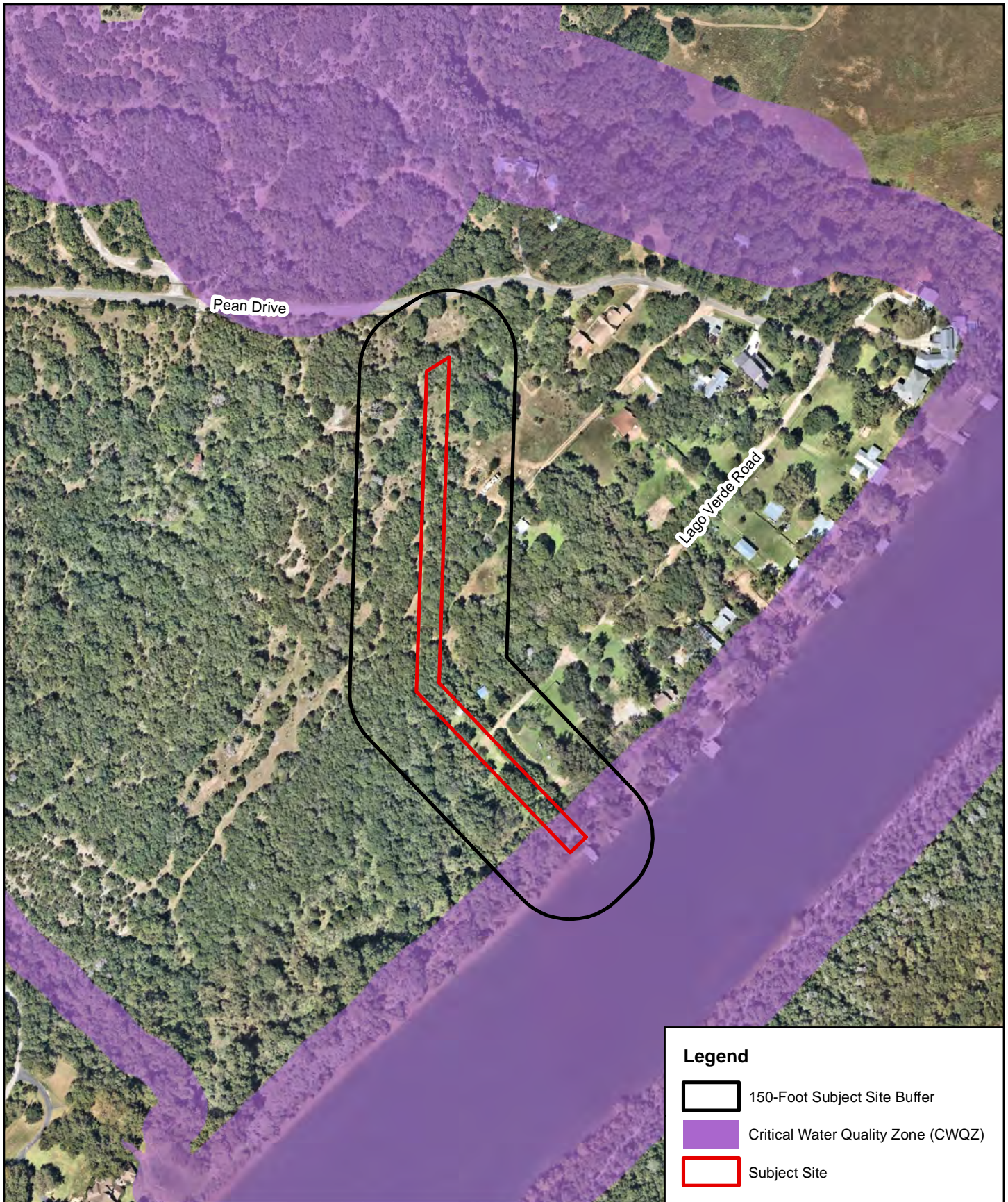
Horizon
Environmental Services, Inc.

Date: 12/21/2020
 Drawn: TED
 HJN NO: 200293.001 ERI
 Source: Nearmap, 2020




Figure 4
 Critical Environmental Features
 and Well Locations
 101 Lago Verde
 101 Lago Verde Road
 Austin, Travis County, Texas



0 100 200
 Feet



Legend

-  150-Foot Subject Site Buffer
-  Critical Water Quality Zone (CWQZ)
-  Subject Site

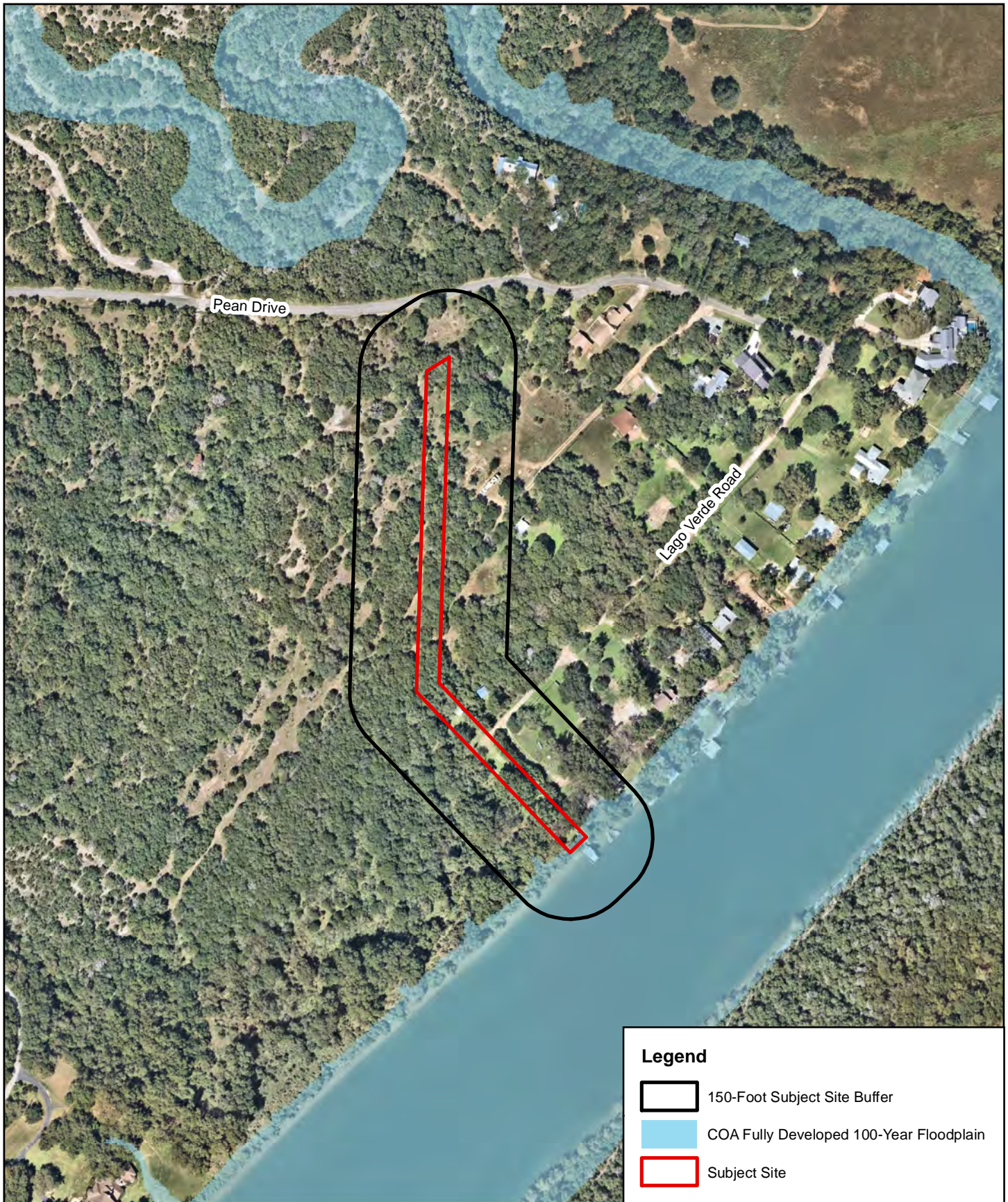
Horizon
Environmental Services, Inc.

Date:	12/16/2020
Drawn:	TED
HJN NO:	200293.001 ERI
Source:	COA, 2020; Nearmap, 2020




Figure 5
Water Quality Zone Map
101 Lago Verde
101 Lago Verde Road
Austin, Travis County, Texas



0 150 300
Feet



Legend

-  150-Foot Subject Site Buffer
-  COA Fully Developed 100-Year Floodplain
-  Subject Site

Horizon
Environmental Services, Inc.

Date: 12/16/2020
 Drawn: TED
 HJN NO: 200293.001 ERI
 Source: COA, 2020;
 Nearmap, 2020

Figure 6
 City of Austin Fully Developed Floodplains Map
 101 Lago Verde
 101 Lago Verde Road
 Austin, Travis County, Texas



0 150 300
 Feet

**ERI WORKSHEET SECTION 10:
HYDROGEOLOGIC REPORT ADDITIONAL DATA**

SECTION 10 ADDITIONAL DATA

Surface geologic units, continued from ERI worksheet, Section 10:

Geologic Units Exposed at Surface		
Group	Formation	Member
--	Glen Rose Formation (Kgrl)	--

Brief description of site geology, continued from ERI worksheet, Section 10:

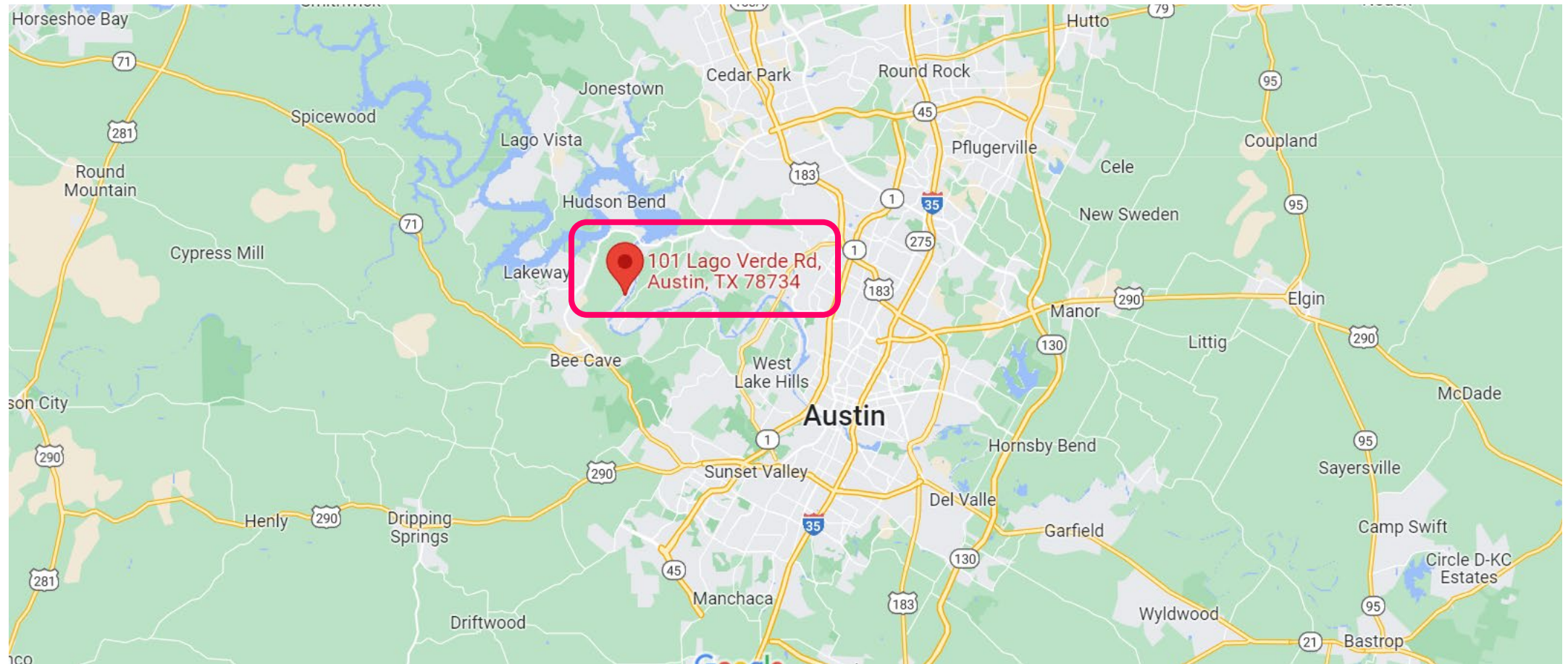
Glen Rose Formation (Kgrl) -- Limestone, dolomite, and marl subdivided into 2 units by *Corbula* bed C; alternating resistant and recessive beds forming stairstep topography; limestone aphanitic to fine grained, hard to soft and marly, light gray to yellowish gray; dolomite, fine grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids; upper part, relatively thinner bedded, more dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more massive and about 160 feet thick, includes at top *Corbula* bed, C, with abundant steinkerns of *Corbula harveyi* (Hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380± feet (Ut-BEG, 1995).

Mike McDougal
Environmental Policy
Program Manager,
Development Services
Department

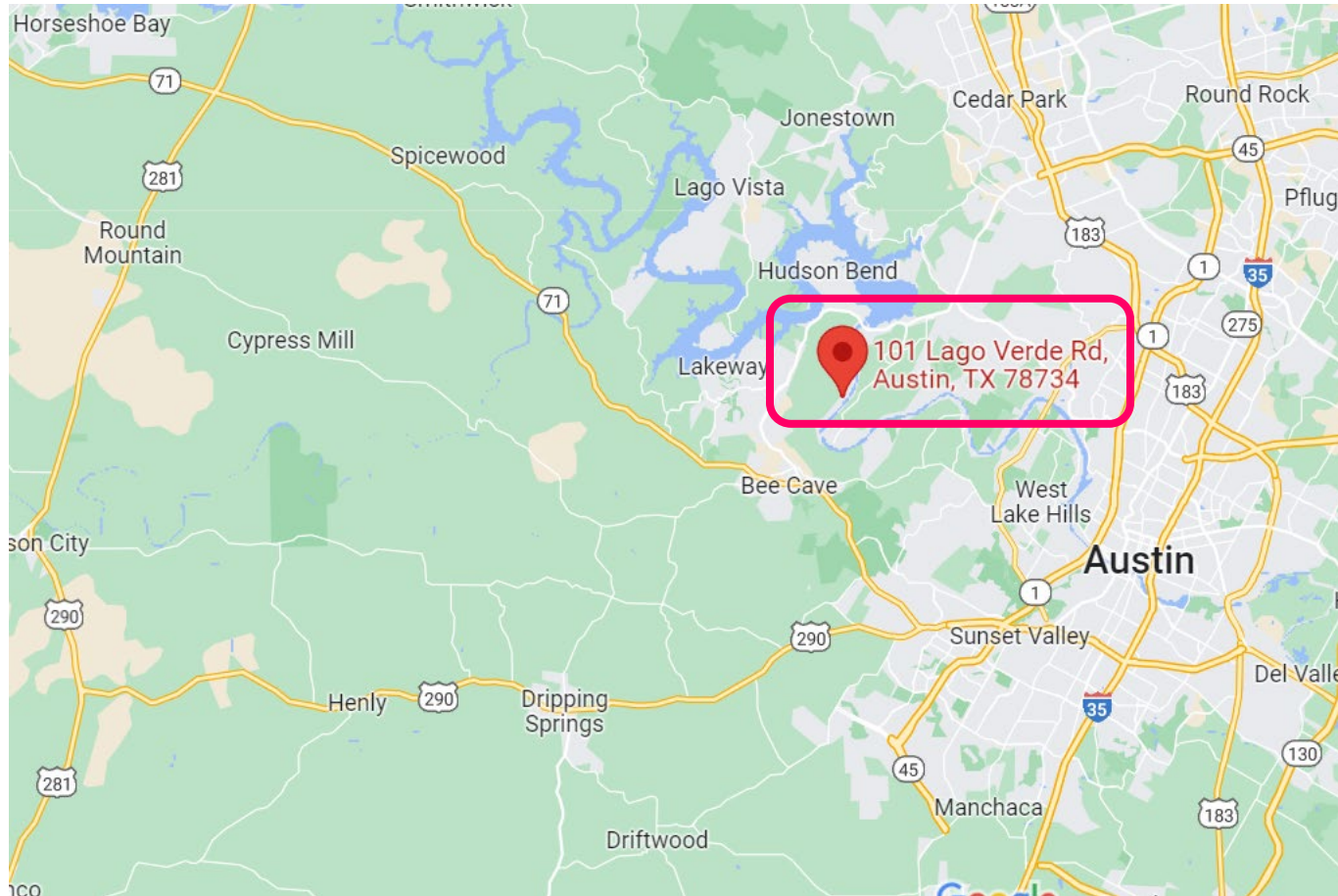
LOT 1 BLOCK A SRIVATHANAKUL SUBDIVISION PROJECT ASSESSMENT

101 LAGO VERDE DRIVE
C8J-2021-0206.0APA

PROJECT LOCATION

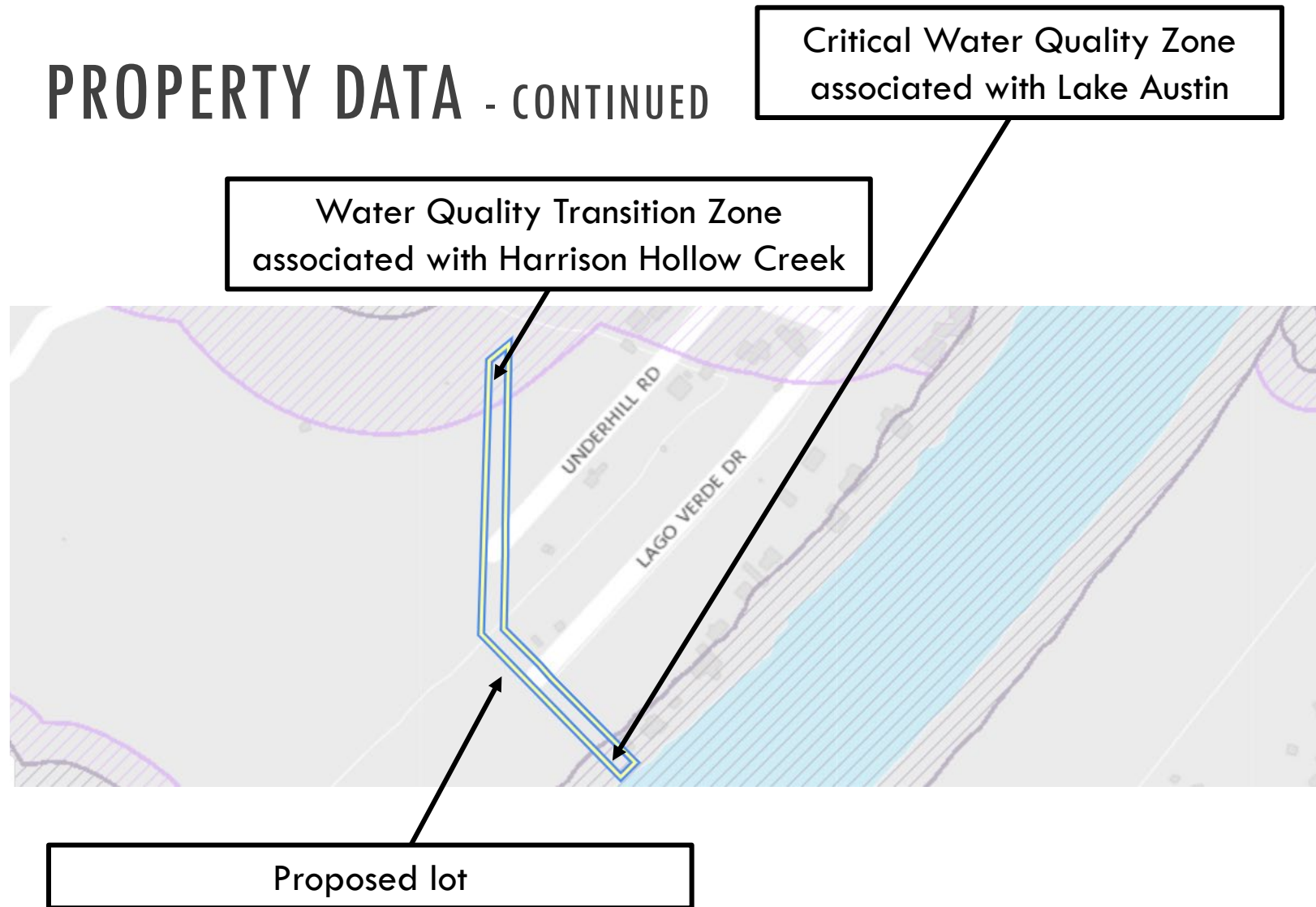


PROPERTY DATA



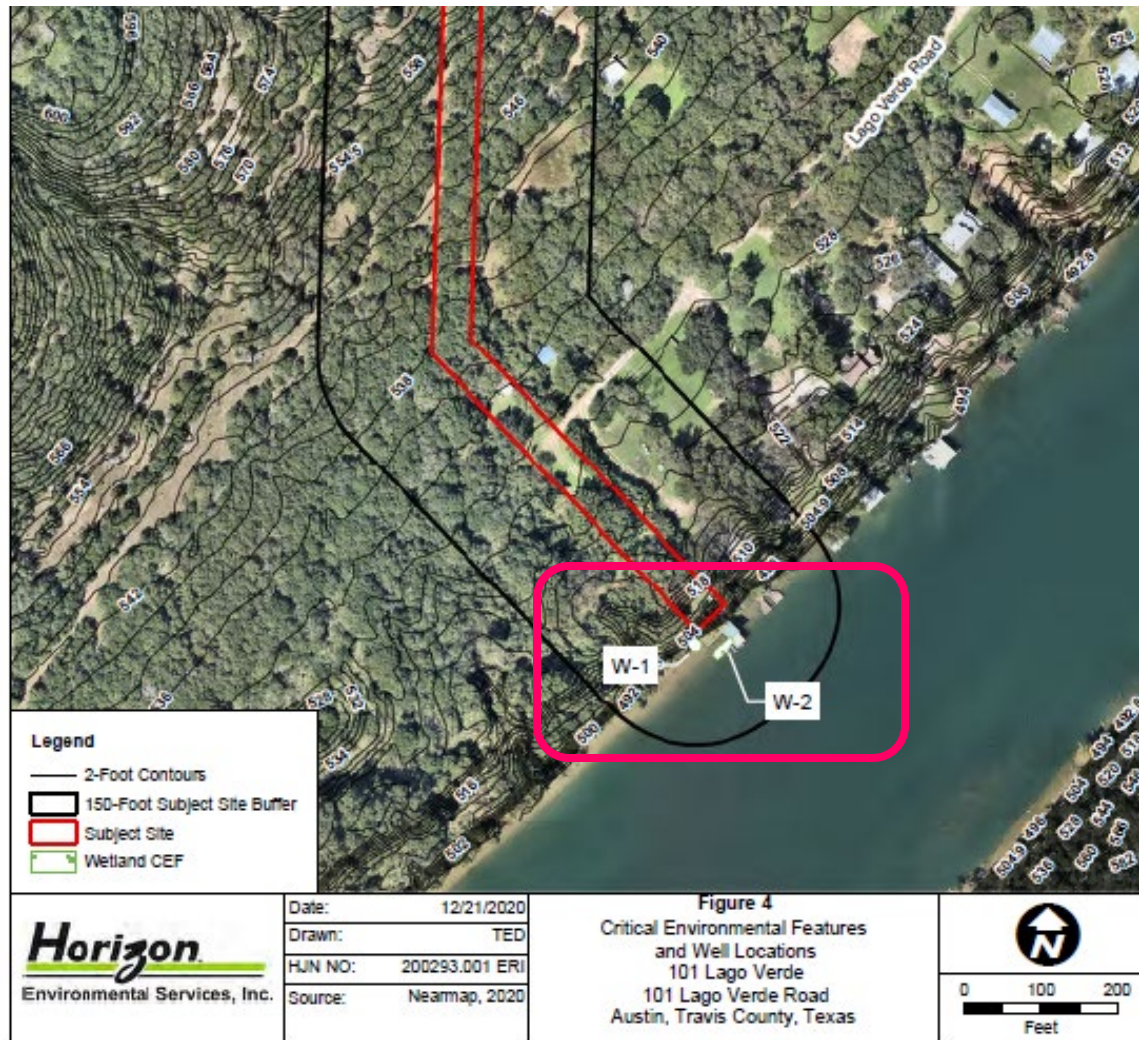
- Lake Austin Watershed and Harrison Hollow Watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Partially City of Austin Limited Purpose Jurisdiction and partially City of Austin ETJ
- Not located over the Edwards Aquifer Recharge Zone
- Council District 10

PROPERTY DATA - CONTINUED



- One Critical Water Quality Zone
- One Water Quality Transition Zone

PROPERTY DATA - CONTINUED



- Two Wetland Critical Environmental Features located adjacent to Lake Austin

BACKGROUND

There is an existing house on the property.
The applicant seeks to renovate and expand this existing house.



BACKGROUND - CONTINUED

City of Austin permits are necessary for the proposed construction. The City requires the property to be platted before permits can be issued.



BACKGROUND - CONTINUED

The average development density must be 2 acres for each unit (house).



BACKGROUND - CONTINUED

2 acres for each unit means:

1 house requires 2 acres

2 houses require 4 acres....et cetera.



BACKGROUND - CONTINUED

The applicant proposes just one unit but there are only approximately 1.4 acres. This does not comply with the requirement to have 2 acres for each unit.



BACKGROUND - CONTINUED

The lot is partially within the Lake Austin Critical Water Quality Zone.

Code requires that the lot have 2 acres NOT in the Critical Water Quality Zone. The whole lot is less than 2 acres in size.



BACKGROUND - CONTINUED


To recap, there are two compliance concerns with the proposed plat:

- 1 unit is proposed for less than 2 acres
- The lot does not have 2 acres outside the Critical Water Quality Zone.




TWO VARIANCE REQUESTS

1. A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]
2. A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C)]



Code requires at least 2 acres for every unit on average. One unit is proposed, there are less than 2 acres.

Fundamentally, the lot must be at least 2 acres in size. It is less than 2 acres.



The lot is partially in a Critical Water Quality Zone. A lot that is partially within the Critical Water Quality Zone must have at least 2 acres NOT in the Critical Water Quality Zone.

The entire lot is less than 2 acres.

VARIANCE 1 BACKGROUND

The applicant proposes to create a one lot subdivision.

There are two methods for complying with the requirement to have 2 acres of land for every unit proposed.

First, reduce the quantity of units proposed. Or, second, plat a larger area of land.



VARIANCE 1 BACKGROUND

- CONTINUED

This is a one lot subdivision. It is not realistic to reduce the quantity of lots proposed (i.e., a zero lot subdivision is unrealistic).

Second, there is not additional land. The surrounding property is not available.

The Code does not offer a path for compliance in this situation. A Land Use Commission variance is necessary.



VARIANCE 2 BACKGROUND

In this watershed classification, lots that are partially within the Critical Water Quality Zone must have at least **2 acres** NOT in the Critical Water Quality Zone.

Part of the lot is in the Lake Austin Critical Water Quality Zone. However, the entire lot is less than 2 acres.

The Code does not offer a method of compliance for this situation. A Land Use Commission variance is necessary.



STAFF RECOMMENDATION

Staff Determination: Staff recommends the variances having determined the findings of fact to have been met with the following conditions:

1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed new construction will be in accordance with the buildability exhibit provided by the applicant to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin. Specifically, the proposed addition to the existing house will be located to the northwest of the existing house to minimize disturbance to the Critical Water Quality Zone.
5. An upgraded septic system will be provided and will be located further away from lake than the existing septic system.

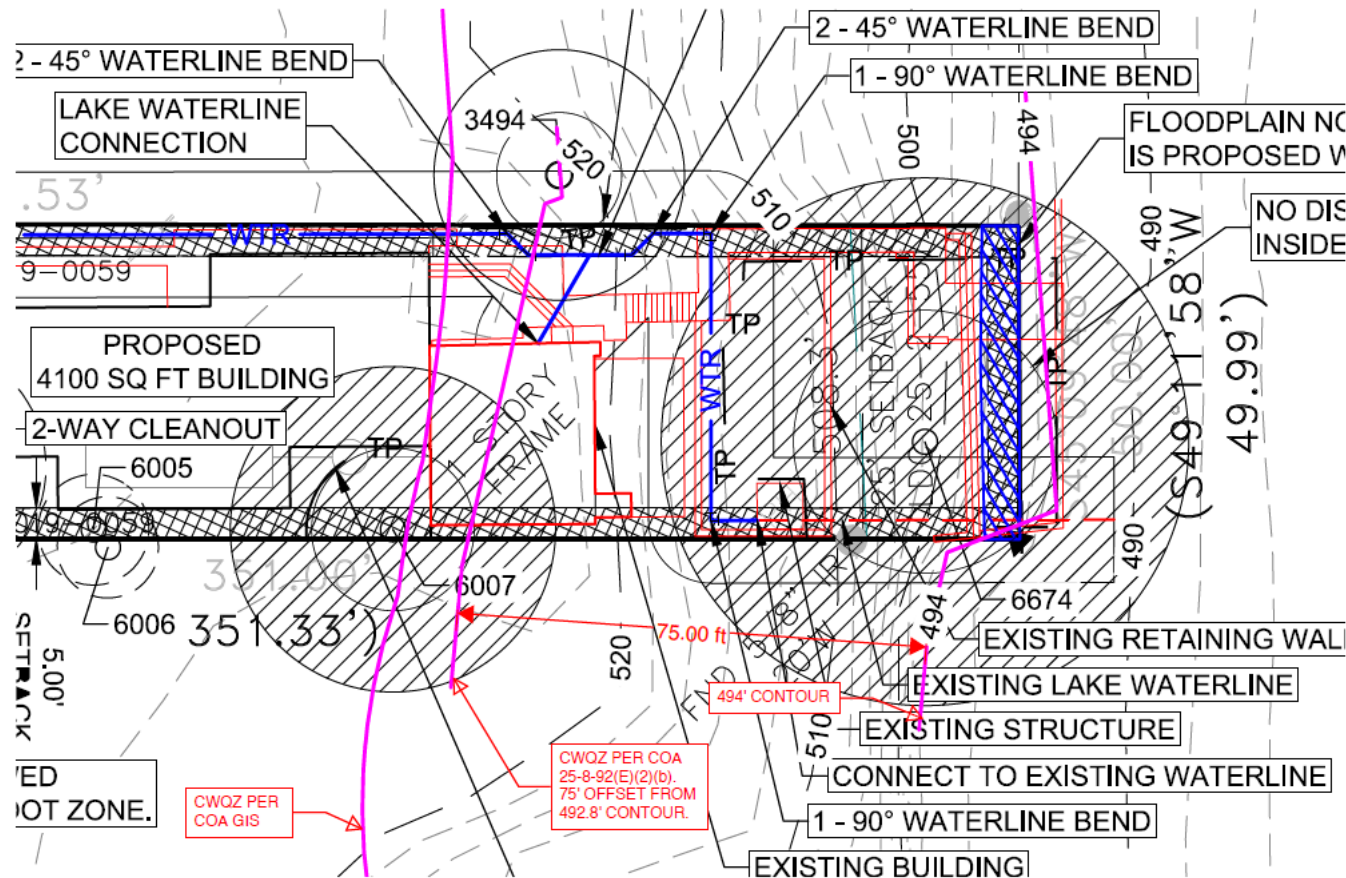
THANK YOU

QUESTIONS and APPLICANT PRESENTATION



BUILDABILITY EXHIBIT

DRAFT



The proposed addition will be located to the northwest of the existing structure to minimize disturbance to the Critical Water Quality Zone.



North
NTS