EVERGREEN CHANNEL MODIFICATION 1800 EVERGREEN AVE., AUSTIN, TX

THOMPSON LAND ENGINEERING, LLC



EXHIBIT 05 - PHOTO OF ADJACENT DEVELOPMENT IN CWQZ

SHEET 6 OF 19

DRWN BY JEH

EVERGREEN CHANNEL MODIFICATION 1800 EVERGREEN AVE., AUSTIN, TX

THOMPSON LAND ENGINEERING, LLC Land Planning, Site Design, Subdivision Engineering 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)

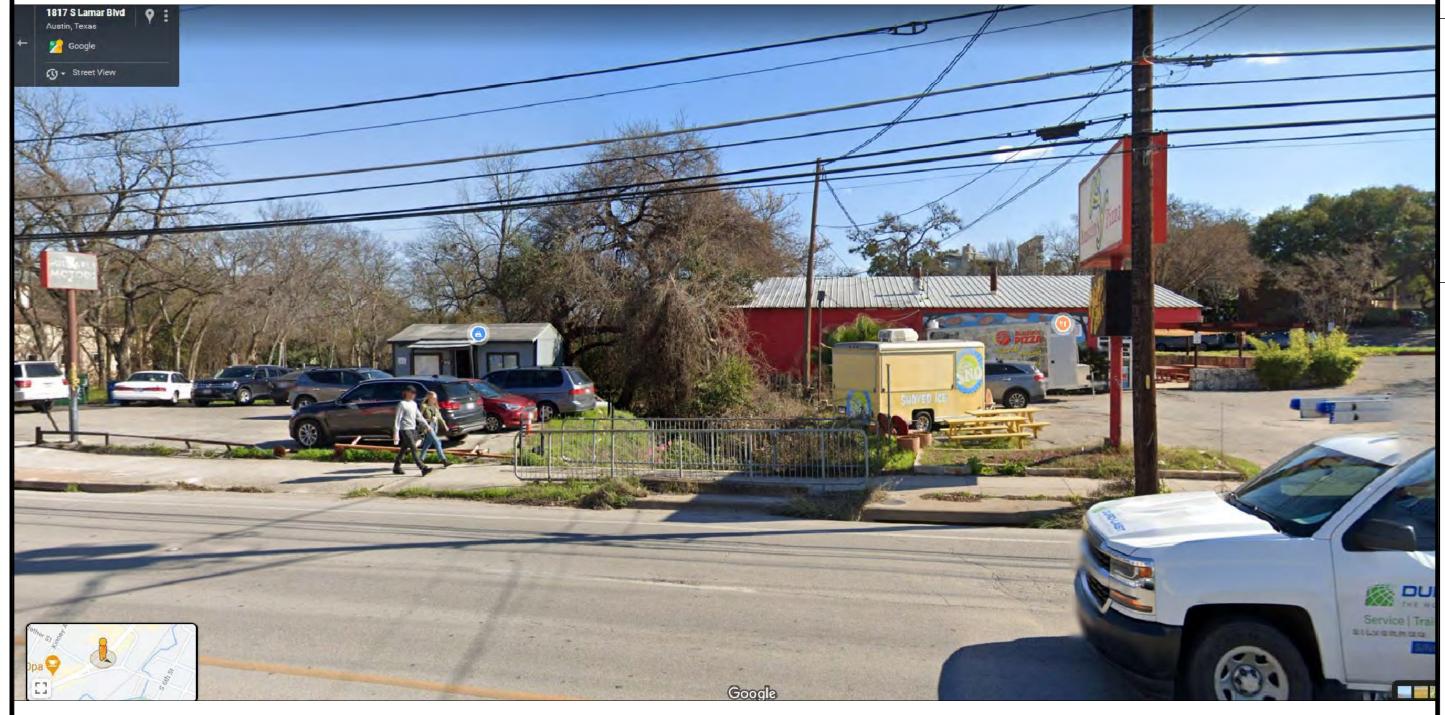


EXHIBIT 05b - PHOTO OF ADJ DVLPMNT IN CWQZ - FROM LAMAR

SHEET 7 OF 19

THOMPSON LAND ENGINEERING, LLC

EXHIBIT 06 - EVERGREEN HEIGHTS SUBDIVISION PLAT

SHEET 8 OF 19

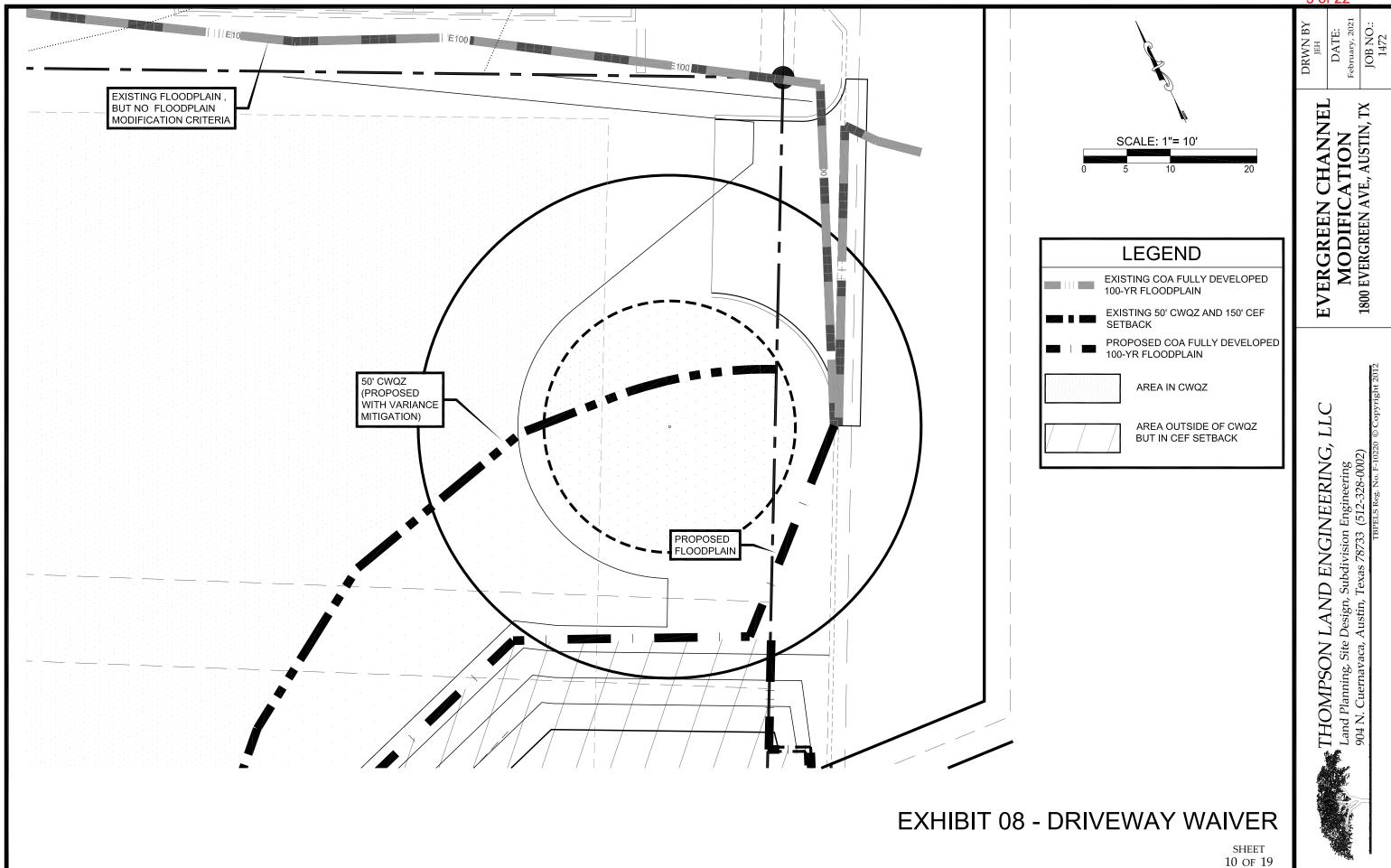
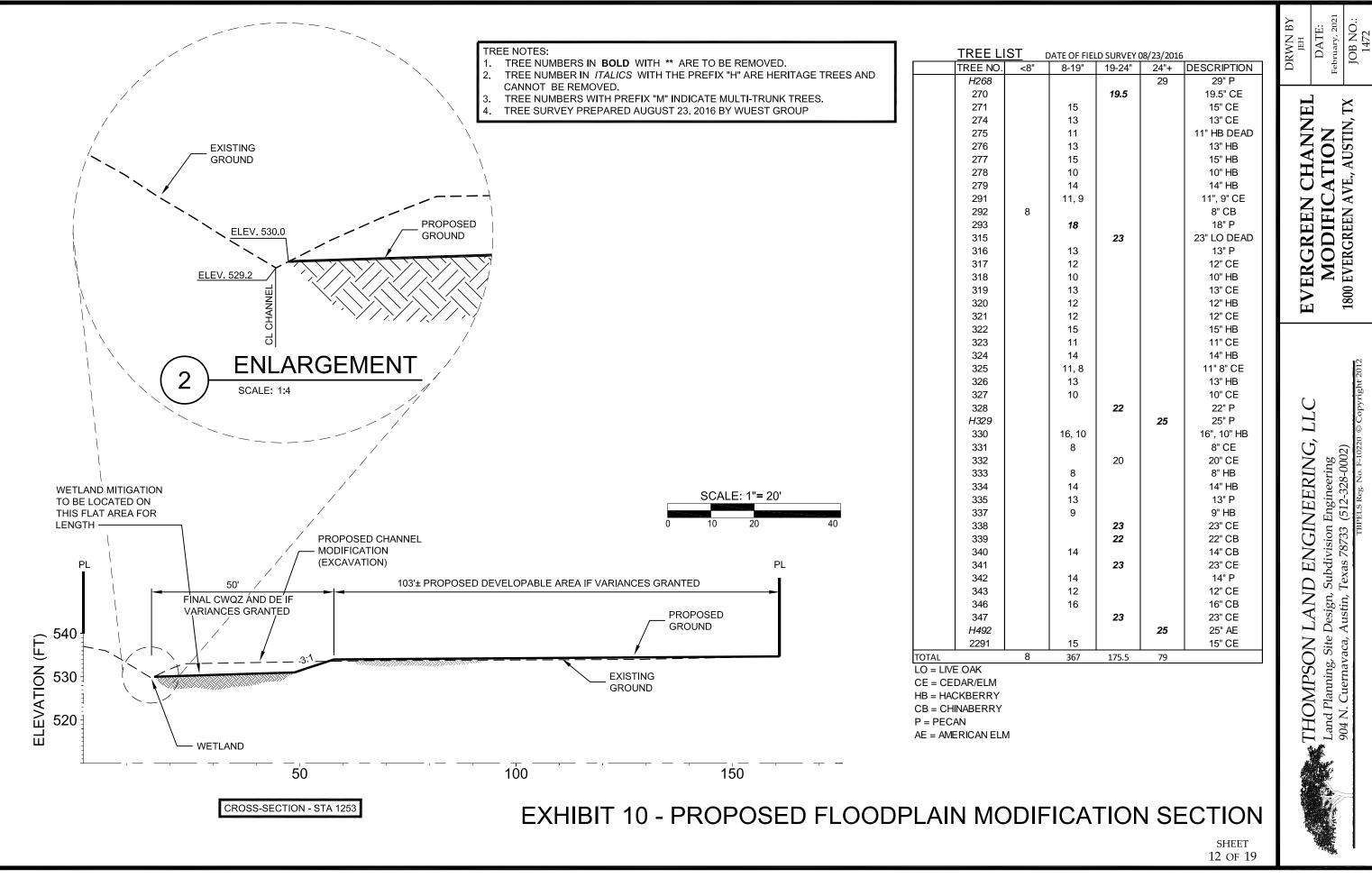


EXHIBIT 09 - PROPOSED FLOODPLAIN MODIFICATION PLAN VIEW

SHEET 11 OF 19





AND



AUSTIN, AVE.,

Design, Austin,

Land Planning, 904 N. Cuernava



GARADI SUBDIVISION, A RESUBDIVISION OF A PORTION OF LOT 14 OF EVERGREEN HEIGHTS

> STATE OF TEXAS COUNTY OF TRAVIS

FORTION OF LEFT IS ESTA A. MILLER DOCUMENT NO. 250m(HODIO OPTOBAL TAKES (DESTINATE OF TRAVES COUNTY, TOMAS)

LOT 14A

TRA ESINT (VOL. THEI, PC. 310)

APPROXIMATE LIBERTIES OF SETT OF AUSTIN PULLY

0.780 ACRE POSTION OF LCT: LACKARDS CAPITAL, LF DECLEMENT NO SOME.MAILO FYSIAL FUELCE EPECARDS OF TRAVES COUNTY TRAVES

CRITICAL WATER GUALITY SO TO

201300 ZO S

LEGEND

0

Ø

P.U.E.

ACREAGE: 0.33 NUMBER OF LOTS: :

CURVE TABLE 1 C=N 47\*27'10"E 78.86 A=78.87 R=2905.04 (C=N 47"22"30"E 78.82"

(A=78.82')

VICINITY MAP

ALL POINTS SURVEYING

AUSTIN TX. 78704 TELE. (512) 440 007: - FAX: (512) 440 0199

IRON ROD FNO.

SPINDLE SET

PIPE FND.

DRAINACE EASEMENT

PUBLIC UTILITY EASENENT

EXISTING SIDEWALK

X FOUND X SET BUILDING LINE

1/2" (RON ROD W/ PLASTIC CAP STAMPS "ALL POINTS" SET

100

LAMAR ROUTER VARD

4/30/13

KNOW ALL MEN BY THESE PRESENTS:

That f. VISWAS S. GARADI, President of CARADI CORPORATION, owner of a 0.190 acre and a 0.143 acre portion of Lat 14. Evergreen Heights, a subdivision in Travis County, Texas, according to the map of plat thereof recorded in Vatume 2, Page 814 of the Deed Records of Travis County, Texas, conveyed to the corporation in Document No. 2008088480 and 2010186587 of the Official Public Records of Travis County, Texas, adid subdivision having been approved for resubdivision pursuant to the public natification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Partien of Lot 14 as shown herean, and do adopt this plat as to be known as "GARADI SUBDIVISION, A RESUBDIVISION, A RESUBDIVISION OF LOT 14 OF EVERGREEN HEIGHT, and do dedicate to the public use of all streets and elements shown hereon, and that all restrictive coverants and restrictions from the provious subdivision apply to the amended plot.

VISWAS S. GARADI VISWAS S. GARADI 3223 S. LAMAR Austin, Texos 78704 8/23/2013 Austin, Texas 78704
Before me, the undersigned authority on this day personally oppeared Window Consultation 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 purpose and consideration herein expressed and in the apposites therein stated.

Given under my hand and sed of office, this the day of white authority of the State of Texas Notary in and for the State of Texas Notary in the Full Purpose Units Diction of the City of Austin on this the

GREG CUERNSEY, DIRECTOR PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR REGORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THE THE DAY OF SETZIAN 2013 STATE OF TEXAS:

DANA DEBEAUYOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 2013 AD AT 237 O'CLOCK M. AND DULY RECORDED ON THE 2014 AD AT 237 O'CLOCK M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. 2013 COUN

DANA-GEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY; TEXAS M. E. E. E. Service

SURVEYED BY: ROGER 1, WAY ALL POINTS SURVEYING 1714 FORTVIEW ROAD SUITE 200 AUSTIN, TEXAS 78704

ROGEN L. WAY, RPLS # 10



I, ROGER .. WAY, 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 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND ORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY WAD: ON THE GROUND UNDER MY DIRECT SUPERVISION.

(512)440-0071

8/23/13

11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REDUIREMENTS. 12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRANS COUNTY. 13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS,

14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

15. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER DESTRUCTIONS TO THE EXPENT NECESSARY TO KEEP THE EASEMENTS CLEAR, AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

1. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIMISION. ANY SUBDIMISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIMISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE CWINERS OF THE LOTS. FAILLIRE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT RESMITS INCLUDING BUILDING DEBUIRS GITTED BUILDING SUPERIOR SERVED AND AND CONCERNING TO CONTROLLING BUILDING DEPOSITION OF THE DATE AND CONCERNING TO CONTROLLING BUILDING DEPOSITION OF THE DATE AND CONCERNING TO CONTROLLING BUILDING DEPOSITION.

2. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ALSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDCES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

3. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), EVERGREEN

4. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITIES

S. THE WATER AND WASTEWATER UNLITY SYSTEM SERVING THIS SUBDIMISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION. PY: THE LANDOWNER MUST PAY THE TAY THE TAY AND IMPACT FEE ONCE THE LANDOWNER MAKES AN APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER

6. PRIGR TO CONSTRUCTION ON LOTS IN THE SUBDIMISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED.

8. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.

9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND THE LAND DEVELOPMENT CODE.

10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

HEICHTS, SHALL APPLY TO THIS AMENDED / RESUBDIVISION PLAT.

16. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LCT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONOGING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACELIFES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF DOMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CCDE.

17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

19. Public sidewolks, built to City of Austin standards, are required along S. Lamar Blvd. and as shown by a datted line on the face of the plat. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company."

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS SUBDIVISION LIES WITHIN A F.E.M.A. 1007 FLOODPLAIN AND IS DESIGNATED "ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAP #48455C0445H, DATED SEPTEMBER 26, 2008. A PORTION OF THE LOT DOES LIE WITHIN THE 300 YEAR CITY OF AUSTIN FLOODPLAIN.

ENGINEERED BY: GENESIS 1 ENGINEERING 2605 JONES RD SUITE E

GEORGE GONZALEZ, P.E. #78329

SHEET 1 OF L

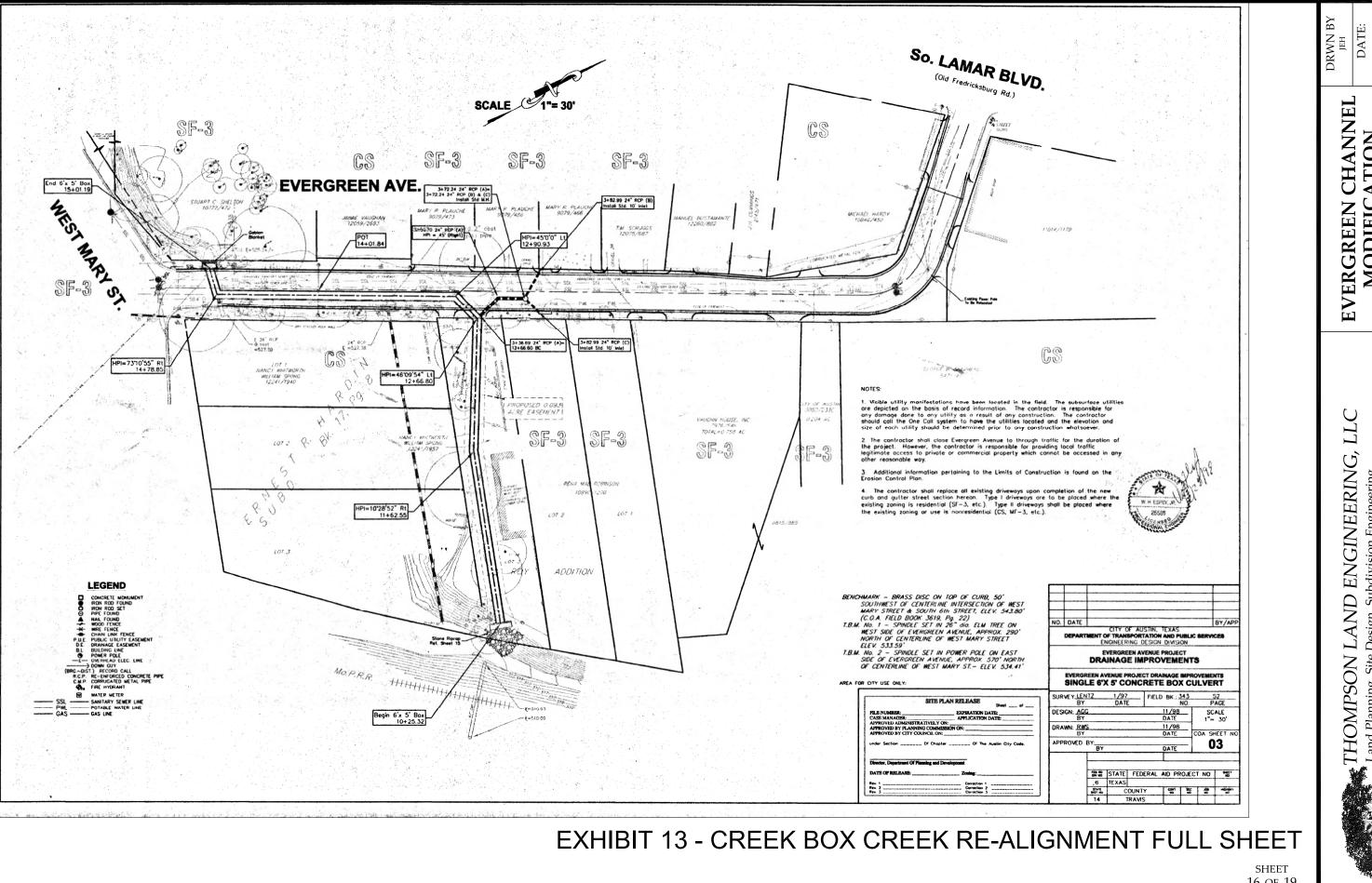
EXHIBIT 11 - ADJ SUBD PLAT - GARADI SUBDIV. PLAT C8-2012-0117.0A

SHEET 14 OF 19

February, 202.

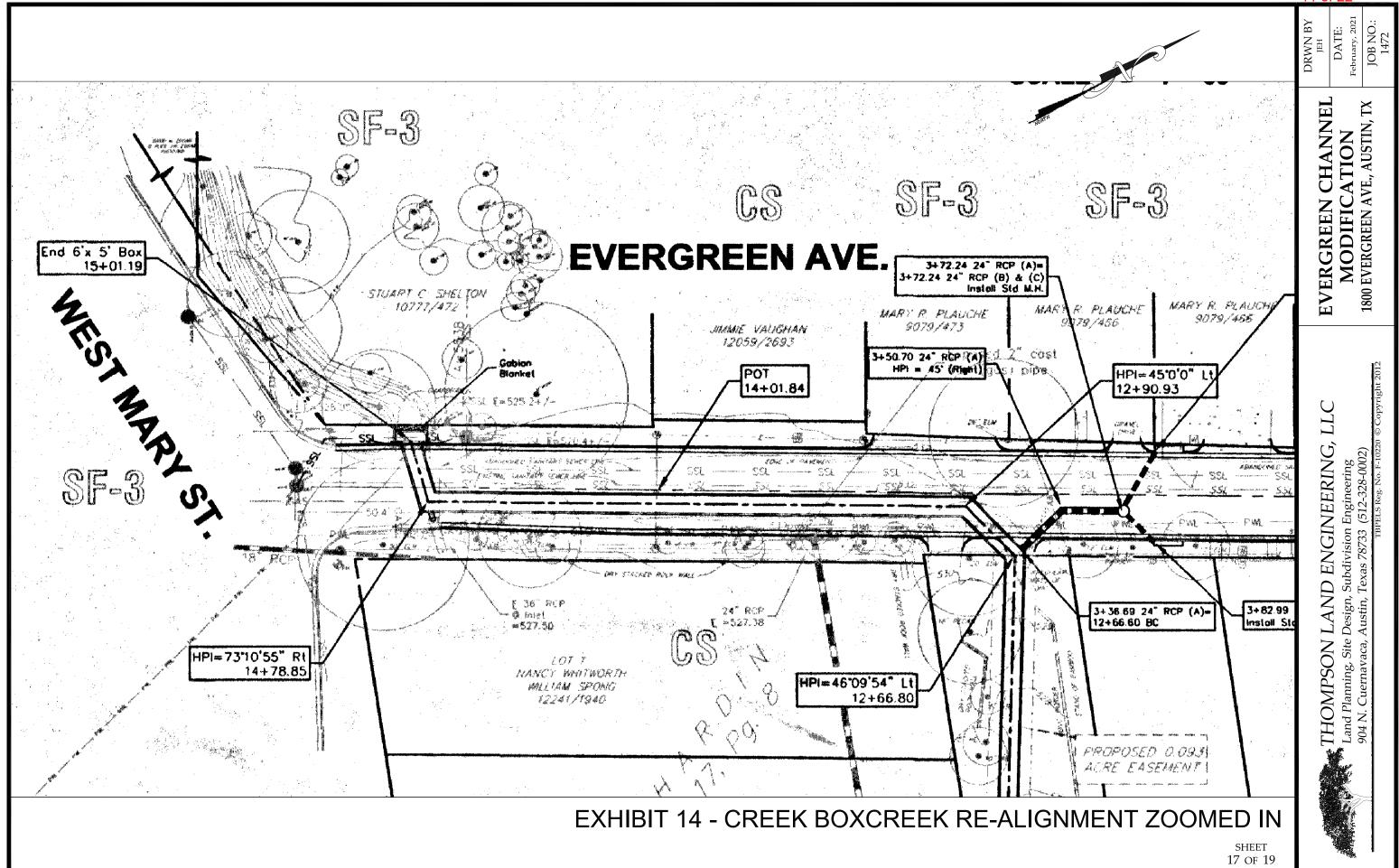
JOB NO.:
1472

MODIFICATION 1800 EVERGREEN AVE., AUSTIN, TX



 $\Gamma\Gamma$ Land Planning, Site Design, Subdivision Engineering 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002) LAND **THOMPSON** 

16 OF 19



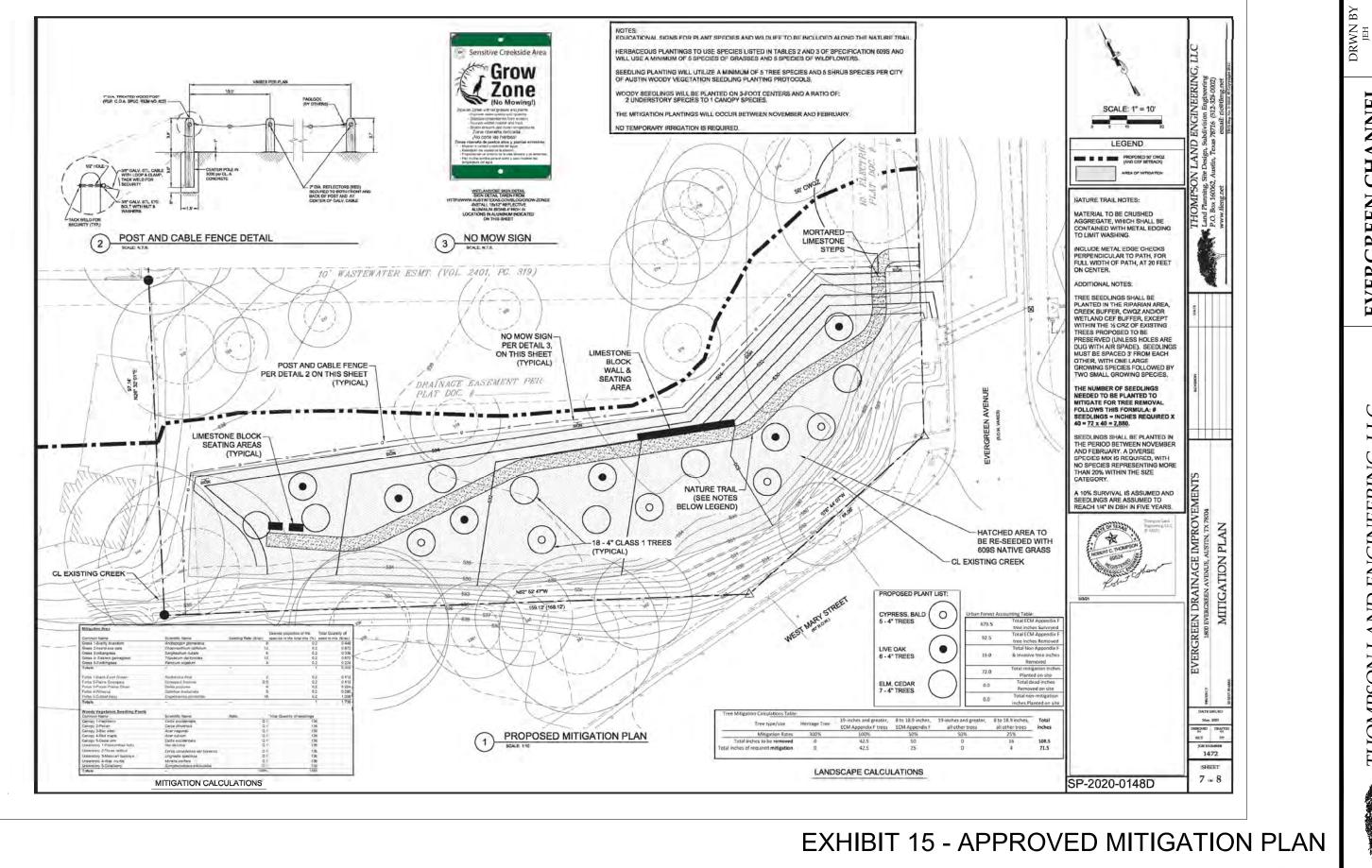
DATE:

CHANNEL

EVERGREEN

MODIFICATION 1800 EVERGREEN AVE., AUSTIN, TX

February, 202 JOB NO.: 1472



 $\Gamma\Gamma$ ENGINEERING, Land Planning, Site Design, Subdivision Engineering 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002) LAND THOMPSON

SHEET 18 OF 19 City of Austin

DEPARTMENT OF PUBLIC WORKS, Real Estate Service Division One Texas Center, 505 Barton Springs Road, Suite 1350, Austin, Texas 78704 Telephone: (512) 974-7090 Fax: (512) 974-7088 Toll Free: 1-800-847-8849 July 9, 2003

Laurcon Capital LP 4301 Burnet Rd. Ste. A Austin, TX 78756-3317

Re: NOTICE OF INTENT TO ACQUIRE

Project: West Bouldin Retrofit Site

Project No.: 3846.01

Dear Mr. Easter:

The City of Austin, Watershed Protection Department plans to construct Water Quality Drainage Pond improvement in your neighborhood.

In order to accommodate the proposed improvements, the property owned by you located at 1800 Evergreen Ave. .75 acres of lot 14 evergreen Heights. This area is more fully described in the attached **EXHIBIT "A"**. Please accept this letter as written notice from the City of Austin of its' intent to acquire the referenced areas.

To keep the costs of this project to a minimum, we request that you donate the needed areas to the City of Austin. Donations will also expedite the granting of construction contracts and lead to an earlier completion of the project. If you would like to take advantage of this option, please let me know by July 21, 2003.

If you are unable or unwilling to make this donation, we will retain a qualified independent appraisal firm to determine the fair market value of the proposed acquisitions. Based on this appraisal, a determination of just compensation is made and that amount will be offered to you as compensation for the required easements. The appraiser will contact you to arrange an inspection of your property. Your cooperation with the Appraiser and any City representative is appreciated.

The scope of this project is estimated for construction beginning approximately Summer 2005. Any assistance that you can provide to insure a timely response is greatly appreciated. Should you require additional information, I am available at (512) 974-7076 to address any questions or concerns that you may have.

You are hereby advised that the property being sought by the City of Austin is under the imminence of condemnation, as that term is used in the United States Internal Revenue Code. This statement is being included to retain certain tax benefits that you should discuss with your attorney or accountant.

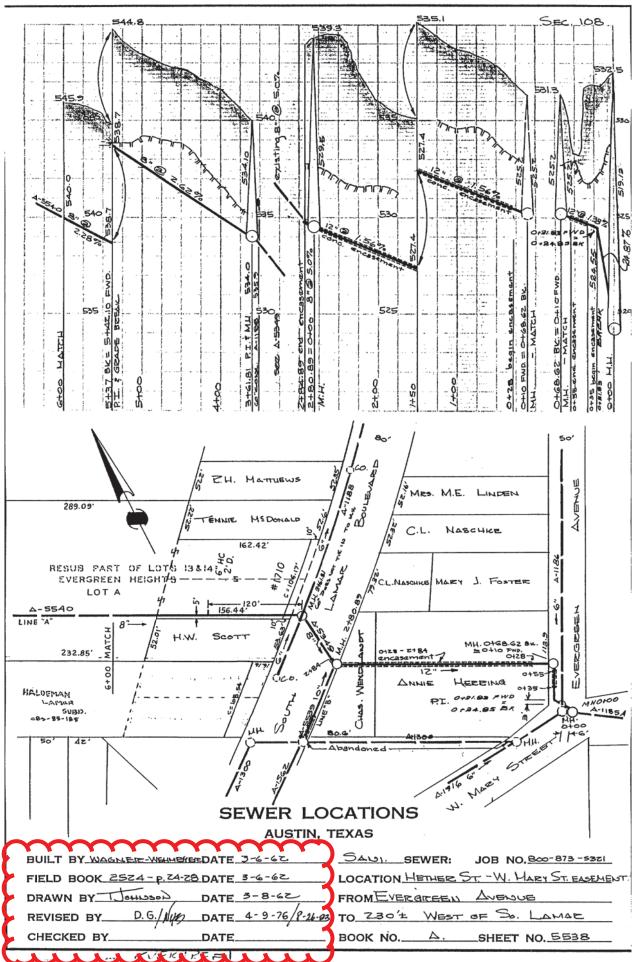
Sincerely.

Vincent Sandoval, Property Agent Real Estate Services Division

DEPARTMENT OF PUBLIC WORKS



FORM ED-25



### Engineers Summary Letter

for the

## **EVERGREEN AVENUE**

## DRAINAGE IMPROVEMENTS

# SINGLE BARREL 6' x 5' BOX CULVERT AND STORM SEWER

C.I.P. Project No. 8240-607-1914 (S970365)

Prepared for:

City of Austin
Drainage Utility Department
Two Commodore Plaza
206 E. 9<sup>th</sup> Street
Austin, Texas 78701

Prepared by:

Espey, Padden Consultants, Inc. 3809 South Second St. Suite B-300 Austin, Texas 78704

April 17, 1998



#### **Project Description**

The attached location map shows the Evergreen Avenue project location. Evergreen Avenue is located in South Central Austin, Travis County, and is primarily a residential street. The Evergreen project is located within the West Bouldin Creek Watershed, which is classified as an urban watershed. The objective of the proposed Evergreen Avenue Drainage Improvements is the protection of the historic house, Millbrook, located on the corner of Evergreen Avenue and West Mary Street as well as drainage improvements for Evergreen Avenue itself. Some limitations of the project included keeping the existing 36" culvert under Evergreen Avenue per the request of the Millbrook owners and the limit of space due to the utilities under Evergreen Avenue. Evergreen Avenue has a contributing drainage area of 94.93 acres. Approximately 90 acres is contributed by a storm sewer above South Lamar. No significant adverse impacts on downstream flooding is anticipated with this project.

#### Type of Development

The proposed limits of construction encompass 0.75 acres, including the area for outfall construction on the west side of the Missouri Pacific Railroad. Construction will include 2-10 foot inlets, storm sewer, 6' x 5' box culvert, curb and gutter, relocation of utilities (waster water line and a telephone pole), and rehabilitation of the existing roadway. The land within the construction limits is presently within a combination of existing COA drainage easements and public utility easements. The project area land includes tracts owned by the City of Austin, which are zoned as CS and SF-3.

#### Stormwater Runoff

There is no base flow from the drainage area above South Lamar. A channel is clearly defined from South Lamar to Evergreen Avenue. Curb inlets, a storm sewer and a 6' x 5' box culvert, will handle Stormwater runoff. An existing 67" culvert, under the Missouri Pacific Railroad, directs the discharge from the proposed 6' x 5' box culvert to West Bouldin Creek.

Stormwater control during construction must address several critical concerns including water quality and excavation de-watering. The proposed erosion and sedimentation control plan addresses the concern with water quality. The specified structural controls consist of stabilized construction entrances, rock berms and silt fencing. Regular inspections and maintenance of these controls will minimize contamination of stormwater routed through the project site. Proper execution of the excavation operations will limit the amount of stockpiled soils on site and maintain these loose soils within the designated stockpile area.

According to the project geotechnical report by Jack Holt & Associates, a portion of the 6' x 5' box culvert is underlain by a fault. It should also be noted that groundwater was encountered in one boring location. Groundwater levels will fluctuate considerably with seasonal rainfall conditions and may be found closer to the surface after heavy rains. The potential groundwater flow rates were not determined for this project. During excavation, the Contractor must evaluate the potential for groundwater inflows and size the dewatering system (including pumps and controls) accordingly.



#### HOLT PLANNERS

1715 Capital of Texas Hwy. South - Suite 207 Austin, Texas 78746

Phone (512) 327-4660 Fax (512) 327-9360

September 15, 2003

Mr. Justin Steinhauer, Appraiser City of Austin Department of PublicWorks & Transportation Real Estate Services Division 505 Barton Springs Road Austin, TX. 78704

REF: Project Name: West Bouldin Retrofit Site

Assignment Number: 24-006

File Number: 3846.01

Dear Mr. Steinhauer

At your request, Holt Planners has prepared a development analysis on the West Bouldin Retrofit site. Travis County Appraisal District (TCAD) identifies the subject property as tax parcel number 01-0005-04-16. The current property owner is listed as Laurcon Capital, LP. According to TCAD records, the undeveloped property contains 0.75 acres and is located at the intersection of Evergreen Avenue and West Mary Street in the full purpose jurisdiction of the City of Austin.

The purpose of this report is to provide facts and findings, which will enable the consulting appraiser, Mr. Scott McNabb, MAI to set a value on the 0.75-acre property. It is our understanding that it is the intent of the City of Austin, Real Estate Services Division, to acquire the subject site for use by the City of Austin Watershed Protection Department for use as a "wet" pond facility.

Holt Planners report will analyze the development potential of the property. We will establish the "highest and best" use for the property, as that which has been set by the current owner, as a mixed-use development project known as "1800 Evergreen Live-Work Lofts". Holt Planners will evaluate the intended development yield on the property based on current City of Austin, Land Development Code (LDC) ordinance impacts/restrictions, versus the initial site plan that was submitted to the City of Austin, by the property owner, in 2001.

Holt Planners is available to meet with you and the appraiser to answer any questions or provide any additional assistance on our development analysis of the 0.75-acre property. Thank you for providing Holt Planners the opportunity to assist the City of Austin, Real Estate Division on evaluating the development potential of the West Bouldin Retrofit site.

Sincerely,

HOLT PLANNERS

David B. Holt, Jr.

Encl.

Development Analysis West Bouldin Retrofit Site 1800 Evergreen Avenue Austin, Texas 78704

> File # 3846.01 Assignment # 24-006

> > Prepared For:

City of Austin
Department of Public Works & Transportation
Real Estate Services Division
505 Barton Springs Road
Austin, Texas 78704

Prepared By:

Holt Planners 1715 Capital of Texas Highway South Suite 207 Austin, Texas 78746 327-4660

September 15, 2003

## PROPERTY PROFILE West Bouldin Retrofit Site

Property Owner:

Laurcon Capital, LP.

TCAD Tax Parcel ID #:

01-0005-04-16-0000

Address:

1800 Evergreen Avenue, Austin, TX 78704

Jurisdiction:

City of Austin/ "Desired Development Zone"

Size:

0.754 Acres / 32,848 Square Feet

Status:

Undeveloped

Zoning:

CS-MU-CO

Legal Description:

0.754 acres out of the southeast corner of Lot 14,

Evergreen Hights, a Subdivision in Travis County Texas, according to the map or plat recoded in Vol. Z, Pg. 614

Shape:

Rectangular in form, w/ 6 sides

Frontage:

Evergreen Ave. 110.99 Feet West Mary Street 68.0 Feet

Traffic Count:

Evergreen Avenue West Mary Street

400 avg. vehicles per day 7,550 avg. vehicles per day

Topography:

Relatively flat

Floodplain:

FEMA Panel 48453C 0210F indicates no FEMA

floodplain on the tract. However, there is over 64 acres of developed floodplain from up-stream ex. developments conveying stormwater flows through an existing natural

drainage channel on the site.

Watershed/Classification:

West Bouldin/ Urban Watershed

Water Service:

City of Austin – Ex. 24 inch main in W. Mary St.

Ex. 6 inch main in Evergreen Ave

Wastewater Service:

City of Austin - Ex. 12 inch gravity main onsite & in

Evergreen Ave.

Ex. 15-inch gravity in W. Mary St

**Electric Service:** 

City of Austin – Ex. line along Evergreen

Critical Water Quality Zone Area: 14,069 sf / 0.322 ac

Ex. 10' Wastewater Easement Area: 2,213 sf / 0.050 ac.

Proposed 15' Wastewater Easement: 3,826 sf / 0.088 ac.

Ex. 10' Wastewater Esm't Portion: 150 sf / 0.003 ac.

Total Prop. WW Easement Area: 3,976 sf / 0.091 ac.