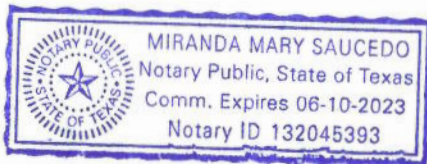


ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Chuong Thien Thai - Lazaro, known to me to be the person whose name is subscribed to the foregoing instrument as Property owner of Southwestern Bell Telephone Company and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said entity.

Given under my hand and seal of office this the 04th day of April, 2023



Miranda Mary Saucedo
Notary Public in and for the State of Texas
My Commission Expires 06/10/2023

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Southwestern Bell Telephone Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for and as the act of and deed of Southwestern Bell Telephone Company, thereof, and for purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

Corporate Acknowledgement

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, 20____, before me, the subscriber, personally appeared _____ to be known, who, being by me duly sworn, did depose and say that he is the _____ of _____, the corporation described in, and which executed

the foregoing instrument, and that he signed his name thereto by order of the Board of Directors.

Notary Public

Partnership Acknowledgement

STATE OF _____)
COUNTY OF _____) SS:

On this ____ day of _____, 20__, before me personally came _____, to be known and known to me to be a partner of _____, the partnership described in, and acknowledged that he executed the foregoing instrument for and on behalf of said partnership.

Notary Public



Oncor Electric Delivery
Company LLC
3620 Franklin Ave
Waco, TX 76710
Tel: [REDACTED]

Josh Barber, SR/WA
Senior Right of Way Agent
PT 2023-1564

ENCROACHMENT ON EASEMENT

Use of this letter to obtain building or construction permits indicates the acceptance of the terms stated herein.

March 18, 2023

Chuong T. Thai-Lazaro and Christian David Lazaro
828 Falkland Trace
Pflugerville, TX 78660

Re: PT 2023-1564 Encroachment into a ten foot platted utility easement located on **north side / backyard of property** in BALLANTYNE SUBDIVISION SECTION 2, according to the plat recorded in 201900101, PLAT Records, Travis County, Texas.

To Whom It May Concern:

Chuong T. Thai-Lazaro, et vir, (referred to herein collectively with your assigns) as owner of the property ("Owner") has requested permission to encroach within the area or boundaries of the 10 foot platted utility easement as recorded in 201900101, PLAT Records, Travis County, Texas.

Oncor is agreeable to the "house extension encroachment" hereinafter referred to as the ("Improvements"), if the Improvements are located and described as shown on the attached drawing, marked Exhibit "A" and incorporated herein.

1. Subject to the terms hereof, Oncor consents to the encroachment of the Improvements on the Easement as described above and as shown on the attached Exhibit "A".

2. Owner acknowledges that Oncor's consent will automatically terminate if and when: (a) the encroachment of the Improvements on the Easement shall fail to conform with all applicable safety standards and electric codes, laws, ordinances and regulations from time to time in effect, or (b) in the sole judgment of Oncor, the encroachment of the Improvements on the Easement shall impair, endanger or interfere with the construction, efficiency or convenient operation and maintenance of Oncor's present or future facilities located within the Easement.

3. Oncor's consent shall not extend, directly or by implication, to any building, fence, tree, shrub or other structure, improvement or other growth of any kind or character, whether permanent or temporary (collectively, "Other Improvements") other than the Improvements and Owner expressly agrees not to place any Other Improvements on the Easement.

4. Owner agrees that upon termination of Oncor's consent, Owner shall, within sixty (60) days of Oncor's giving of written notice thereof, either, at Oncor's option, (a) remove the Improvements from the Easement (at Owner's sole expense) or (b) reimburse Oncor for all reasonable costs of removal and relocation of its electric facilities located on the Easement.

5. Oncor shall continue to have the unrestricted access to, on and across the Easement.

6. Owner acknowledges and understands that if Oncor has electric facilities within the easement, Owner agrees to exercise extreme caution with respect to such electric facilities.

7. Owner agrees to and shall indemnify, hold harmless and defend Oncor, its officers, agents and employees, from and against any and all claims, demands, losses, costs, damages, causes of action, suits and liability of any kind, including all reasonable expenses of litigation, court costs and attorneys' fees, for injury to or death of any person, or for damages to Owner's property or to any other property, arising out of or in any way resulting, directly or indirectly, from or incident to any activity, circumstance or condition connected with, Owner's use of the Improvements on the Easement, losses to Owner on the improvements as a result of the operation or existence of Oncor's facilities on the Easement or their proximity to the Improvements or Oncor's failure to cause Owner to remove the Improvements, including, but not limited to, such claims, demands, causes of action, suits and liability resulting from the sole or concurrent negligence, strict liability or other fault of Oncor.

8. Oncor will not be responsible for any costs of construction, operation and maintenance of Owner's Improvements. It is further agreed that Oncor shall not be liable for any damage to the encroaching facility herein agreed to as a result of Oncor's use pursuant to its easement. Any Oncor property damaged or destroyed by Owner or its agents shall be repaired or replaced by Oncor at Owner's expense and payment is due upon Owner's receipt of an invoice from Oncor.

Sincerely,

A handwritten signature in black ink that reads "Josh Barber". The signature is written in a cursive, flowing style.

Josh Barber, SR/WA
Senior Right of Way Agent
Oncor Electric Delivery Company LLC

ITEM05/29

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 16, 2023 03:52 PM Fee: \$50.00

2023067140

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

File No: 2023-055825 LM

PARTIAL RELEASE OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

Description of Easement and Recording Data: A ten foot (10') wide electric and telecommunications easement, dedicated by plat, recorded in Document No. 201900101, Official Public Records of Travis County, Texas ("Easement").

Description of portion of Easement to be Released: Approximately three-hundred ninety-six (396') square feet of land being a portion of a ten foot (10') wide electric and telecommunications easement as described in the attached and incorporated **Exhibit A** ("Released Property").

Original Easement Grantee and Address: City of Austin, Texas, P.O. Box 1088, Austin, Travis County, Texas 78767-1088 ("City").

Description of Property and Local Address: Lot 1, Block D, Ballantyne Section 2, a subdivision in Travis County, Texas according to the plat recorded in Document No. 201900101 of the Official Public Records of Travis County, locally known as 828 Falkland Trace, Pflugerville, Travis County, Texas.

Current Owner of Property and Address: Chuong T. Thai-Lazaro and Christian David Lazaro, 828 Falkland Trace, Pflugerville, Travis County, Texas, 78660

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

City has determined that the Released Property is not now needed and will not be required in the future since the Released Property portion of the Easement is surplus.

City, for the consideration herein recited, acting by and through its duly authorized City Manager or designee releases the Released Property from the Easement.

EXECUTED this the 14 day of June, 2023.

City of Austin, Texas

By: _____

José G. Roig, CBO, CCEA

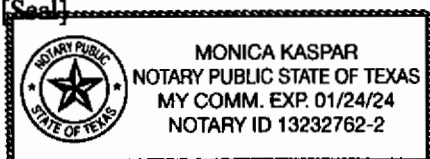
Interim Director, Development Services Department

STATE OF TEXAS
COUNTY OF TRAVIS

§
§

This instrument was acknowledged before me on June 14, 2023, by José G Roig, CBO, CCEA, Interim Director, Development Services Department, City of Austin, a Texas municipal corporation, on behalf of said corporation.

[Seal]



Monica Kaspar
Notary Public, State of Texas



Geonet of Texas, LLC

File# 2023-055825 LM

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

FOR

A 0.009 ACRE, OR 396 SQUARE FOOT, TRACT OF LAND SITUATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK D, BALLANTYNE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201900101, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO CHUONG T. THAI-LAZARO & CHRISTIAN DAVID LAZARO, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020247564, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING A PORTION OF THAT CERTAIN 10-FOOT WIDE ELECTRIC & TELECOMMUNICATION EASEMENT, DEDICATED IN SAID BALLANTYNE SUBDIVISION, SAID 0.009 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00:

BEGINNING at a cotton spindle found on a point in the north terminus line of Horborne Lane, a 50-foot wide public right-of-way out of said Ballantyne Subdivision, said point being the southwest corner of Lot 1B, Resubdivision of Lot 1, Block H, Spring Hill Village, a subdivision according to the plat recorded in Volume 67, Page 28, of the Plat Records of Travis County, Texas, same being the north line of said 10-foot wide Electric & Telecommunication Easement, also being the northwest corner of said Lot 1, Block D, Ballantyne Subdivision, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE S 62°33'01" E, departing the east right-of-way line of said Horborne Lane, along the south boundary line of said Lot 1B, same being the north line of said 10-foot wide Electric & Telecommunication Easement, also being the north boundary line of said Lot 1, Block D, for the northerly line hereof, a distance of **61.20 feet**, to an iron rod with cap marked "BASELINE INC" found in the south boundary line of said Lot 1B, same being the common northerly corner of said Lot 1, Block D and Lot 2, Block D, in said Ballantyne Subdivision, for the northeast corner hereof;

THENCE S 27°32'32" W, departing the south boundary line of said Lot 1B, along the common boundary line of said Lots 1 and 2, Block D, through the interior of said 10-foot wide Electric & Telecommunication Easement, for a portion of the easterly lines hereof, a distance of **1.60 feet**, to a calculated angle point hereof;

Exhibit "A"

0.009 acre tract
Job No. 10056-23
June 8, 2023
Page 2 of 2

THENCE, departing the common boundary line of said Lot 1 and Lot 2, Block D, through the interior of said 10-foot wide Electric & Telecommunication Easement and through the interior of said Lot 1, Block D, for a portion of the easterly line hereof, the following four (4) courses and distances;

1. **N 62°59'37"W**, a distance of **46.35 feet**, to a calculated angle point hereof,
2. **S 27°33'45"W**, a distance of **3.90 feet**, to a calculated angle point hereof,
3. **S 62°26'15"E**, a distance of **40.11 feet**, to a calculated angle point hereof, and
4. **S 27°13'05"W**, a distance of **4.06 feet**, to a calculated angle point in the south line of said 10-foot wide Electric & Telecommunication Easement, for the southeast corner hereof;

THENCE N 62°33'01" W, along the south line of said 10-foot wide Electric & Telecommunication Easement, continuing through the interior of said Lot 1, Block D, for the southerly line hereof, a distance of **54.99 feet**, to a calculated angle point in the east right-of-way line of said Horborne Lane, same being the west boundary line of said Lot 1, Block D, for the southwest corner hereof;

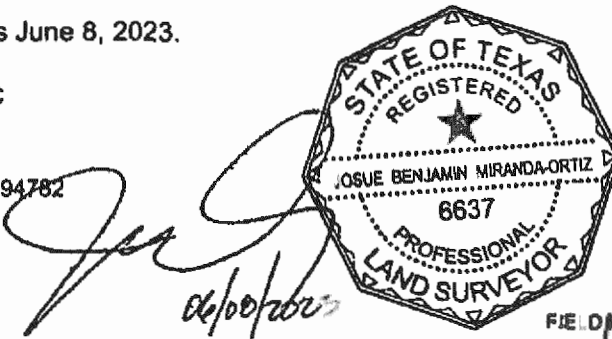
THENCE N 27°34'31"E, along the east right-of-way line of said Horborne Lane, same being the west boundary line of said Lot 1, Block D, over and across said 10-foot wide Electric & Telecommunication Easement, for the westerly line hereof, a distance of **10.00 feet**, to the **POINT OF BEGINNING**, and containing 0.009 acres in Travis County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Geonet of Texas, LLC, under the supervision of Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10056-23, on June 8, 2023.

Witness my hand this to the City of Austin:

I, Josue B. Miranda-Ortiz, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for, including but not limited to building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this June 8, 2023.

Prepared by: Geonet of Texas, LLC
Date: April 28, 2023.
Job No.: 10056-23
TBPELS Firm Registration No. 10194782
TCAD PARCEL NO. 0270281602
AUSTIN GRID: N37



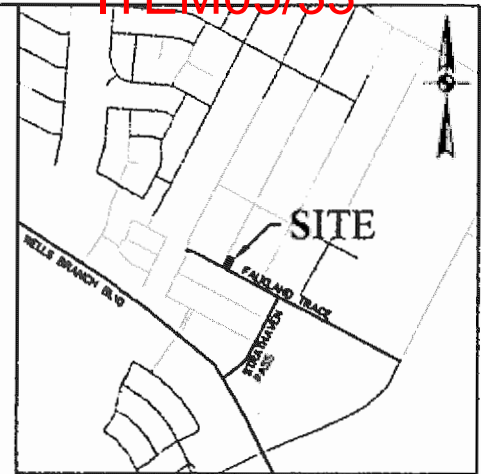
FIELD NOTES REVIEWED
BY: [Signature] DATE: 06/12/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

GEONET OF TEXAS, LLC

TBPELS FIRM REGISTRATION NO. 10194782

EXHIBIT OF



A 0.009 ACRE, OR 396 SQUARE FOOT, TRACT OF LAND SITUATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK D, BALLANTYNE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201900101, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO CHUONG T. THAI-LAZARO & CHRISTIAN DAVID LAZARO, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020247584, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING A PORTION OF THAT CERTAIN 10-FOOT WIDE ELECTRIC & TELECOMMUNICATION EASEMENT, DEDICATED IN SAID BALLANTYNE SUBDIVISION.













VICINITY MAP

SCALE 1" = 2,000'

ABBREVIATIONS:

CONC.	CONCRETE
ELEC.	ELECTRIC
FD.	FOUND
I.R.	IRON ROD
(GOT)	GEONET OF TEXAS CAP
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
E.T.E.	ELECTRIC & TELECOMMUNICATION TRAVIS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
	MONUMENT FOUND (AS NOTED)
	1/2" I.R. WITH CAP MARKED "GEONET OF TEXAS" SET

LEGEND

	GATE (SIZE AS NOTED)
	2.5' GI 2.5-FOOT SQ. GRATE INLET
	STMH STORM DRAIN MANHOLE
	UPT UTILITY POLE & TRANSFORMER
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD ELEC.
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION. SEE ATTACHED METES & BOUNDS DESCRIPTION; MB-10056-23_0.009AC-ETC_ESMT_PART_REL-R2
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.
4. TCAD PARCEL NO. 0270281602
5. AUSTIN GRID: N37

WITNESS MY HAND THIS TO THE CITY OF AUSTIN:

I, JOSUE B. MIRANDA-ORTIZ, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING METES AND BOUNDS LEGAL DESCRIPTION AND SKETCH WERE BASED ON AN ON THE GROUND SURVEY, THAT ALL VISIBLE AND APPARENT PROTRUSIONS AND ENCROACHMENTS INTO THE EASEMENT AREA ARE ACCOUNTED FOR, INCLUDING BUT NOT LIMITED TO BUILDING FOOTPRINT, EAVES AND ROOF OVERHANGS AND ALL VISIBLE IMPROVEMENTS WHATSOEVER.

WITNESS MY HAND AND SEAL THIS JUNE 8, 2023.

DATE JUNE 8, 2023
JOB NO 10056-23 (R-2)

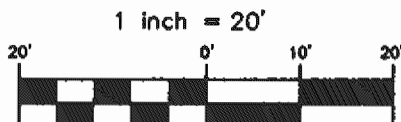


GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION
NO. 10194782
1308 NOKOTA BEND
GEORGETOWN, TX 78626



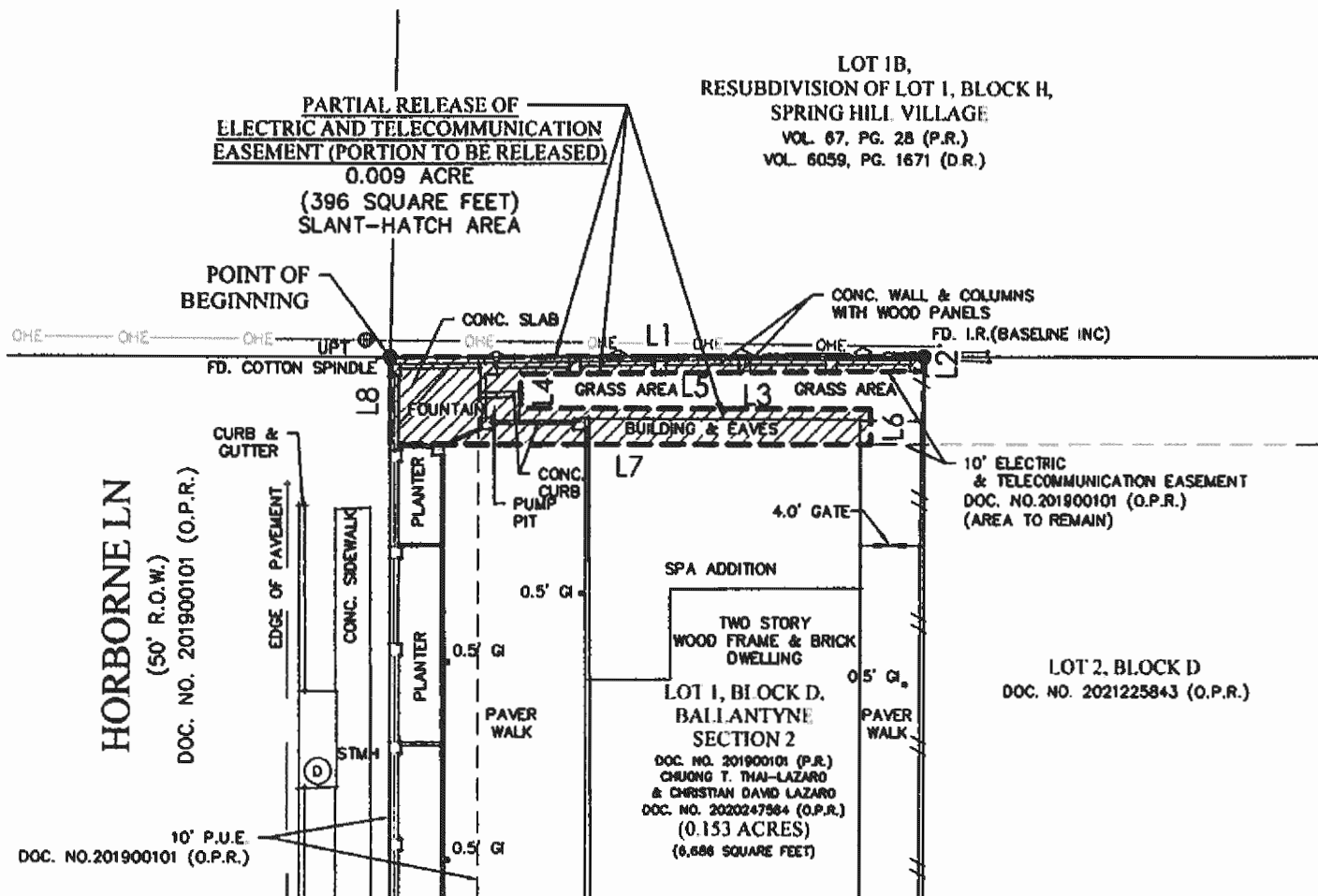
JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782

Client
CHUONG T. THAI-LAZARO
828 FALKLAND TRACE
PFLUGERVILLE TX 78660
Sheet No.
1 OF 2
Title
PARTIAL EASEMENT
RELEASE EXHIBIT



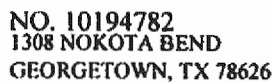
A 0.009 ACRE, OR 398 SQUARE FOOT, TRACT OF LAND SITUATED IN THE L.C. CUNNINGHAM SURVEY, ABSTRACT NO. 163, IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK D, BALLANTYNE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201900101, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO CHUONG T. THAI-LAZARO & CHRISTIAN DAVID LAZARO, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020247564, OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING A PORTION OF THAT CERTAIN 10-FOOT WIDE ELECTRIC & TELECOMMUNICATION EASEMENT, DEDICATED IN SAID BALLANTYNE SUBDIVISION.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S62°33'01"E	81.20'
L2	S27°32'32"W	1.60'
L3	N62°59'37"W	46.35'
L4	S27°33'45"W	3.90'
L5	S62°26'13"E	40.11'
L6	S27°13'05"W	4.06'
L7	N62°33'03"W	54.99'
L8	N27°34'31"E	10.00'



I, JOSUE B. MIRANDA-ORTIZ, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING METES AND BOUNDS LEGAL DESCRIPTION AND SKETCH WERE BASED ON AN ON THE GROUND SURVEY, THAT ALL VISIBLE AND APPARENT PROTRUSIONS AND ENCRoACHMENTS INTO THE EASEMENT AREA ARE ACCOUNTED FOR, INCLUDING BUT NOT LIMITED TO BUILDING FOOTPRINT, EAVES AND ROOF OVERHANGS AND ALL VISIBLE IMPROVEMENTS WHATSOEVER.

DATE JUNE 8, 2023
JOB NO. 10056-23 (R-2)



JOSE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782

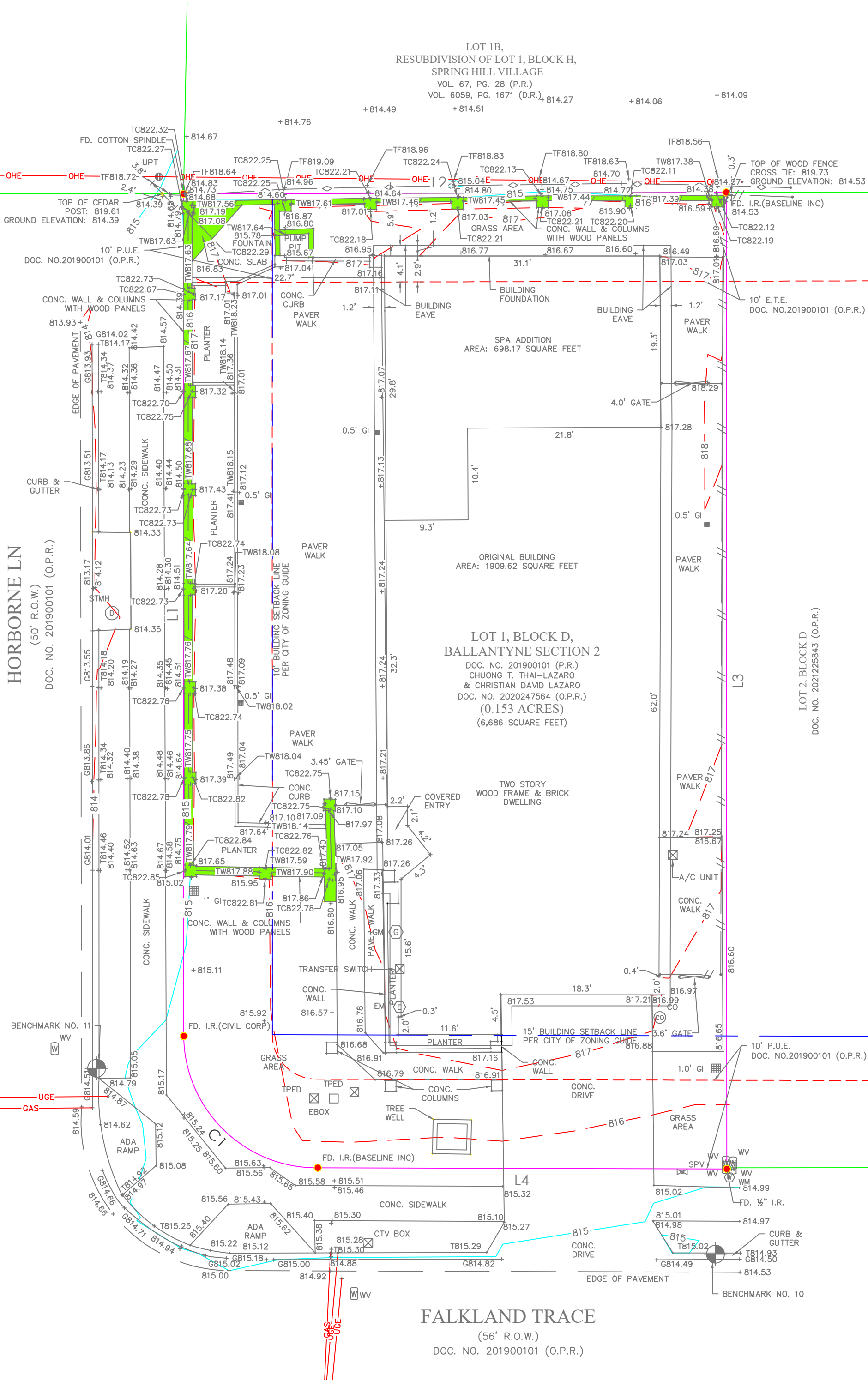
Client
CHUONG T. THAI-LAZARO
828 FALKLAND TRACE
PFLUGERVILLE TX 78660
Sheet No.
2 OF 2
Title
PARTIAL EASEMENT
RELEASE EXHIBIT

After recording, return to:

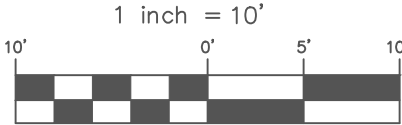
City of Austin-PDC
Land Management
Transportation and Public Works Department
P.O. Box 1088
Austin, TX. 78767

File No 2023-055825 LM

HORBORNE LN
(50' R.O.W.)
DOC. NO. 201900101 (O.P.R.)



FALKLAND TRACE
(56' R.O.W.)
DOC. NO. 201900101 (O.P.R.)



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	089°52'40"	N17°56'33"W	21.19'
				23.53'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N27°34'31"E	95.02'
L2	S62°33'01"E	61.20'
L3	S27°32'32"W	110.13'
L4	N62°16'11"W	46.14'

LEGEND

	GATE (SIZE AS NOTED)
	TPED TELEPHONE PEDESTAL
	GM GAS METER
	CO SANITARY SEWER CLEANOUT
	2.5' GI 2.5-FOOT SQ. GRATE INLET
	SPV SPRINKLER VALVE
	STMH STORM DRAIN MANHOLE
	EBOX ELECTRIC BOX
	EM ELECTRIC METER
	UPT UTILITY POLE & TRANSFORMER
	WM WATER METER
	WV WATER VALVE
	CHAIN LINK FENCE
	WOOD FENCE
	GAS LINE
	OVERHEAD ELEC.
	UNDERGROUND ELEC.
	BOUNDARY LINE
	ADJOINER LINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	1' CONTOUR LINE
	5' CONTOUR LINE

ABBREVIATIONS:

CONC.	CONCRETE
CTV	CABLE TV
ELEC.	ELECTRIC
FD.	FOUND
A/C	AIR CONDITIONING
I.R.	IRON ROD
(GOT)	GEONET OF TEXAS CAP
T800.00	TOP OF CURB
G800.00	GUTTER
TC800.00	TOP OF COLUMN
TW800.00	TOP OF WALL
TF800.00	TOP OF FENCE
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
E.T.E.	ELECTRIC & TELECOMMUNICATION EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
ADA	AMERICANS WITH DISABILITIES ACT
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
	MONUMENT FOUND (AS NOTED)
	1/2" I.R. WITH CAP MARKED
	"GEONET OF TEXAS" SET



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION:

LOT 1, BLOCK D, BALLANTYNE SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 201900101, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK INFORMATION:

BENCHMARK NO. 10; MAG NAIL WITH WASHER MARKED "GEONET OF TEXAS" SET ON THE NORTH TOP OF CURB ON FALKLAND TRACE, NEAR THE SOUTHEAST CORNER OF LOT 1, BLOCK D.
GRID NORTHING: 10133216.8483'
GRID EASTING: 3140843.9986'
ELEVATION: 814.86'
NAVD88 (GEOID18)

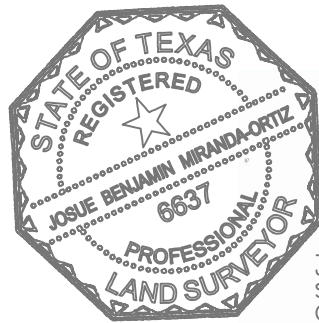
BENCHMARK NO. 11; MAG NAIL WITH WASHER MARKED "GEONET OF TEXAS" SET ON THE EAST TOP OF CURB ON HORBORNE LN NEAR THE SOUTHWEST CORNER OF LOT 1, BLOCK D.
GRID NORTHING: 10133267.7532'
GRID EASTING: 3140791.8388'
ELEVATION: 814.81'
NAVD88 (GEOID18)

NOTES:

- THE PROFESSIONAL SERVICES PROVIDED HERewith DOES NOT INCLUDE THE PREPARATION OF A METES & BOUNDS DESCRIPTION.
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "GEONET OF TEXAS" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00. DISTANCES SCALED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00010 (0.9999000099990001) APPLIED AT AN ORIGIN OF NORTHING=0, EASTING=0. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (GEOID18), AND ESTABLISHED BY RTK OBSERVATION.
- ADJOINERS SHOWN FOR INFORMATION PURPOSE ONLY.
- THE SURVEYED PROPERTY IS WITHIN ZONE X, DEFINED AS: "AREAS OF MINIMAL FLOOD HAZARD", AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0260J, DATED AUGUST 18, 2014, FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS MADE ON MARCH 29 AND MAY 25, 2023 ON THE GROUND OF LOT 1, BLOCK D, BALLANTYNE SECTION 2, (0.153 ACRE TRACT) AS SHOWN HEREON AND THAT: (I) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY CHUONG T. THAI-LAZARO & CHRISTIAN DAVID LAZARO; THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT (II) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY SHOWN HEREON; (III) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (IV) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON; (V) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS, SHOWN HEREON ARE TRUE AND CORRECT; (VI) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION II, TSPS STANDARD LAND SURVEY; AND FOR A CATEGORY 6, CONDITION II, TSPS TOPOGRAPHIC SURVEY. DATE OF MAP: JUNE 1, 2023.



JOSUE B. MIRANDA ORTIZ, R.P.L.S. NO. 6637
STATE OF TEXAS
GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782
jmiranda@geonetoftexas.com

06/01/2023
DATE



GEONET OF TEXAS, LLC
TBPELS FIRM REGISTRATION NO. 10194782
1308 NOKOTA BEND
GEORGETOWN, TX, 78626

JOB NO. 10056-23
REQUESTED BY: CHUONG T. THAI-LAZARO

Client/Project	Revision	By	Appd.	Issued
CHUONG T. THAI-LAZARO & CHRISTIAN DAVID LAZARO 828 FALKLAND TRACE PFLUGERVILLE TX 78660				

Client/Project

CHUONG T. THAI-LAZARO
& CHRISTIAN DAVID LAZARO
828 FALKLAND TRACE
PFLUGERVILLE TX 78660

Title
TOPOGRAPHIC SURVEY

Permit-Seal

Project Number: 10056-23
File Name: T-10056-23.dwg

JMO	JMO	JMO	23.06.01
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. 10056-23

Revision Sheet

The Crossing at Wells Branch

c/o * ,

Austin TX 78660

Date: 04/05/2022 11:32 PM

Project Id: 62086a81856f283de7ddbea4

Chuong T. Thai Lazaro

Address 828 FALKLAND TRACE (LOT 1)

Dear **Chuong T. Thai Lazaro** ,

I am pleased to inform you that the The Crossing at Wells Branch Architectural Review Committee has approved your request for the listed project item(s) with the following stipulations:

Project Request: **Retaining Wall**Stipulations: **Ensure Contractor meets any required codes**

The approval is contingent upon compliance with the specifications set forth in the approved request form. If your change or addition requires a country, city or state permit, it must be obtained before construction.

Please retain this letter in your files. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Sunita A. Dharani

**Don't have an account yet?**

Scan the QR Code now or get in touch with your Management Company/Board Members for more information about registering for TownSq and stay on top of what's happening on your community!

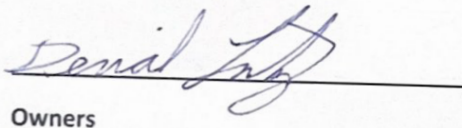
City of Austin
Development Services
Variance for Fence

Mailing Address: 6310 Wilhelmina Delco Dr. Austin, TX 78752
Contact: Elaine Ramirez – Board of Adjustments
Email: elaine.ramirez@austintexas.gov
Office Hours: Monday - Friday, 9am - 4pm

To The Board of Adjustments:

My name is Derial Lutz, Owner of the property at 15103 Horborne Ln, Adjoining the Fence at 828 Falkland Trace on its North Side. I am satisfied with the construction and placement of the Fence that belongs to Chuong Thai-Lazaro and Christian David Lazaro.

Thank you.



A handwritten signature in blue ink, appearing to read "Derial Lutz", is written over a horizontal line.

Owners

Derial Lutz

15103 Horborne LN, Pflugerville TX 78660

Tel: [REDACTED]

The Crossing at Wells Branch
c/o Associa Hill Country
2300 Greenhill Bldg 10 Ste 1010
Round Rock, TX 78664

June 27, 2023

Chuong and Christian Lazaro
828 Falkland Trace
Pflugerville, TX 78660

We are pleased to inform you that the **Crossing at Wells Branch** Architectural Review Committee has confirmed the following variance is approved:

- **Retaining Wall (Architectural Application)**

You are advised that the approval by the Architectural Control Committee does not waive any provision of the restrictive covenants, any building code, and any ordinance, rule of law, or statute that may affect such improvement. Architectural approval is not representation that the improvement is safe or sound. If you desire to modify your improvement in any way you must resubmit your application prior to making any revision to the approved plans. If your change or addition requires a county, city, or state permit, it must be obtained before construction.

Please retain this letter in your files. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

On behalf of The Crossing at Wells Branch
Architectural Control Committee
Associa Hill Country – Agent for HOA


City of Austin
Development Services
Variance for Fence

Mailing Address: 6310 Wilhelmina Delco Dr. Austin, TX 78752
Contact: Elaine Ramirez – Board of Adjustments
Email: elaine.ramirez@austintexas.gov
Office Hours: Monday - Friday, 9am - 4pm

To The Board of Adjustments:

My name is Milena Espinosa, Owner of the property at 824 Falkland Trace, Adjoining the Fence at 828 Falkland Trace on its East Side at the NE corner. I am satisfied with the construction and placement of the Fence that belongs to Chuong Thai-Lazaro and Christian David Lazaro.

Thank you.



Owners

Milena Espinosa

824 Falkland Trace, Pflugerville TX 78660

Tel: [REDACTED]