

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0048

BOA DATE: December 11th, 2023

ADDRESS: 1446 Rockcliff Rd

COUNCIL DISTRICT: 8

OWNER: Willow Beach LLC

AGENT: Jon Fichter – Aqua Permits

ZONING: LA

LEGAL DESCRIPTION: ABS 72 SUR 1 BROWN W ACR 8.8930

VARIANCE REQUEST: increase the footprint of a boat dock from 1,200 square feet to 2,235 square feet

SUMMARY: erect a second Boat Dock

ISSUES: existing boat dock inaccessible due to its location at the end of a narrow channel that is impassible by boat.

	ZONING	LAND USES
<i>Site</i>	LA	Single-Family
<i>North</i>	LA	Lake Austin
<i>South</i>	PUD	Single-Family
<i>East</i>	LA	Lake Austin
<i>West</i>	PUD/LA	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Austin Neighborhoods Council

City of Rollingwood

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Save Our Spring Alliance

TNR BCP – Travis County Natural Resources



November 29, 2023

Stephen Hawkins
6504 Betty Cook Dr
Austin, TX 78723

Property Description: ABS 72 SUR 1 BROWN W ACR 8.8930

Re: C15-2023-0048

Dear Stephen,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance request from LDC Section 25-2-1176(A)(5)(a) to increase the footprint of a boat dock at 1446 Rockcliff Rd.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner III

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881
Cody.Shook@austinenergy.com



CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

ITEM04/3

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # **C15-2023-0048** ROW # **13225563** Tax # **0131110267**

Section 1: Applicant Statement

Street Address: 1446 Rockcliff Rd, Austin TX 78746

Subdivision Legal Description:

ABS 72 SUR 1 BROWN W ACR 8.8930

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: **LA** Council District: **8**

I/We Stephen Hawkins on behalf of myself/ourselves as
authorized agent for Willow Beach LLC affirm that on
Month September, Day 15, Year 2023, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Boat Dock

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

b) The hardship is not general to the area in which the property is located because:

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed boat dock is located on the shoreline of Lake Austin and will adhere to all Land Development code(s) pertaining to new boat docks.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

n/a

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 09/15/2023

Applicant Name (typed or printed): Stephen Hawkins

Applicant Mailing Address: 6504 Betty Cook Dr

City: Austin State: TX Zip: 78723

Phone (will be public information): 

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 09/15/2023

Owner Name (typed or printed): Willow Beach LLC

Owner Mailing Address: 1446 Rockcliff Rd.

City: Austin State: TX Zip: 78746

Phone (will be public information): 

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

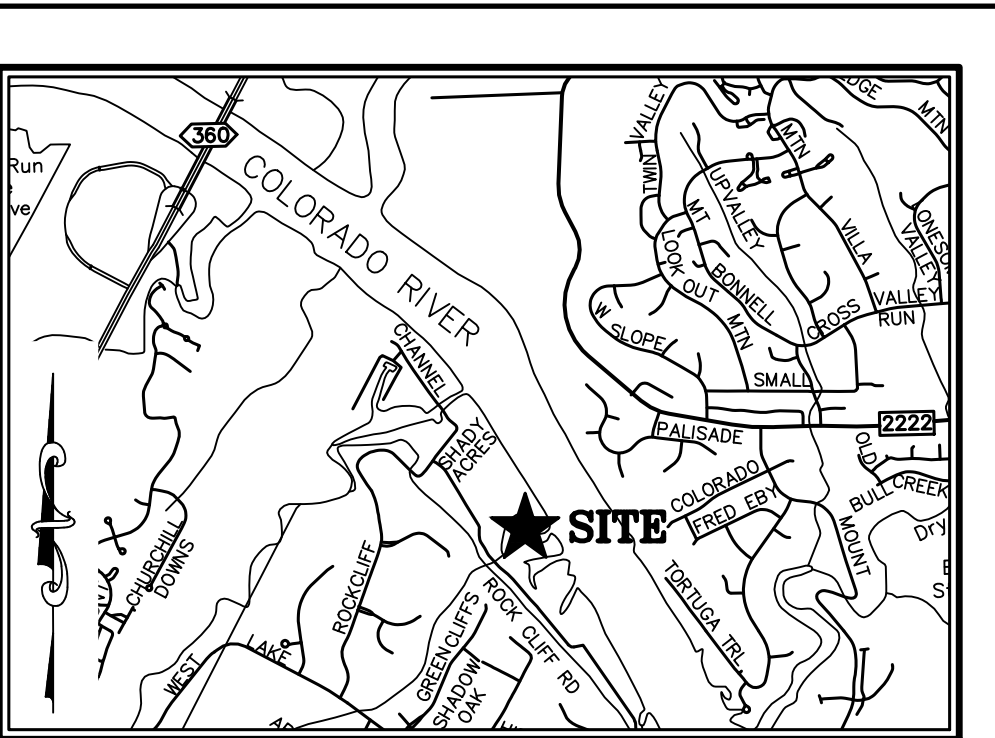
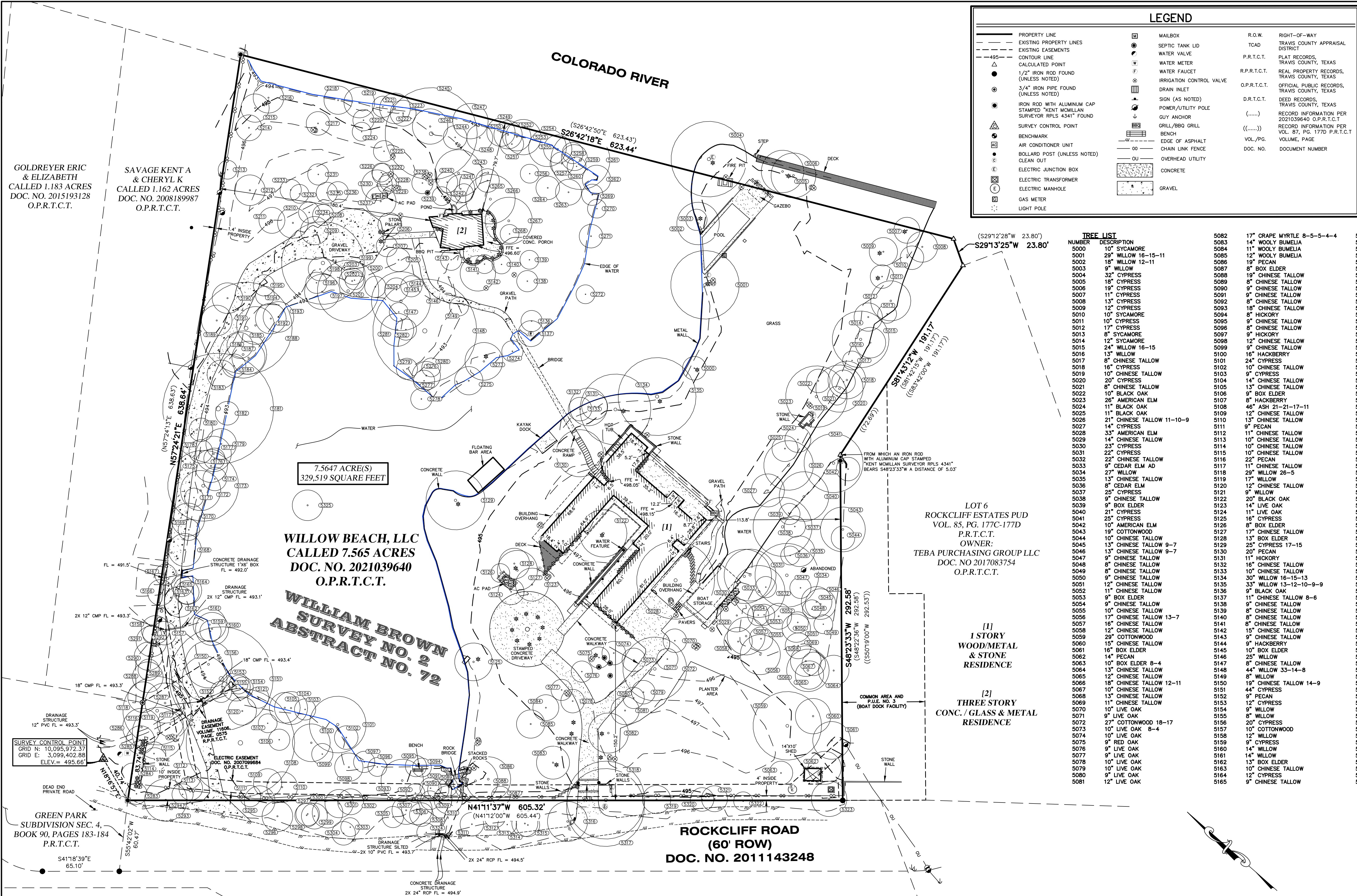
City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



VICINITY MAP

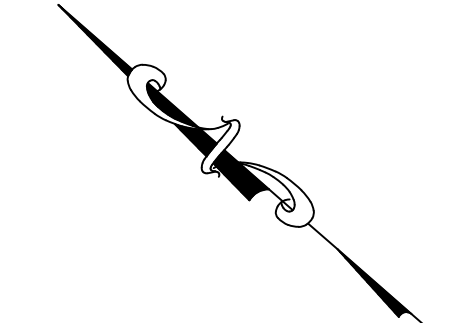
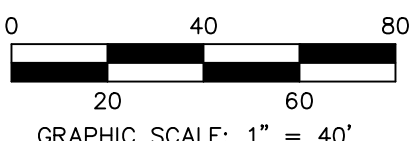
SCALE: 1" = 2000'

LEGEND

PROPERTY LINE	MAILBOX	R.O.W.	RIGHT-OF-WAY
EXISTING PROPERTY LINES	SEPTIC TANK LID	TRAFFIC COUNTY APPRAISAL	DISTRICT
EXISTING EASEMENTS	WATER VALVE	P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
CONTOUR LINE	WATER METER	R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
495	WATER FAUCET	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
1/2" IRON ROD FOUND (UNLESS NOTED)	IRRIGATION CONTROL VALVE	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
3/4" IRON PIPE FOUND (UNLESS NOTED)	DRAIN INLET	(.....)	RECORD INFORMATION PER 2021039640 O.P.R.T.C.T.
IRON ROD WITH ALUMINUM CAP STAMPED "MONT MOLLAN SURVEYOR RPLS 4341" FOUND	SIGN (AS NOTED)	(.....)	RECORD INFORMATION PER VOL. 87, PG. 177D P.R.T.C.T.
BENCHMARK	POWER/UTILITY POLE	VOL./PG.	VOLUME, PAGE
SURVEY CONTROL POINT	GUY ANCHOR	DOC. NO.	DOCUMENT NUMBER
AIR CONDITIONER UNIT	GRILL/BBQ GRILL		
BOLLARD POST (UNLESS NOTED)	BENCH		
CLEAN OUT	EDGE OF ASPHALT		
ELECTRIC JUNCTION BOX	CHAIN LINK FENCE		
ELECTRIC TRANSFORMER	OVERHEAD UTILITY		
ELECTRIC MANHOLE	CONCRETE		
GAS METER	GRAVEL		
LIGHT POLE			

TREE LIST

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION	NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5000	10' SYCAMORE	5082	17' GRAPE WYRTLE 8-5-5-4-4	5166	11" BOX ELDER	5250	12" CYPRESS
5001	29" WILLOW 16-15-11	5083	14" WOOLY BUMELIA	5167	9" HACKBERRY	5251	10" CHINESE TALLOW
5002	18" WILLOW 12-11	5084	11" WOOLY BUMELIA	5168	14" BOX ELDER	5252	12" WILLOW
5003	9" WILLOW	5085	12" WOOLY BUMELIA	5169	9" BOX ELDER	5253	15" WILLOW
5004	32" CYPRESS	5086	19" CHINESE TALLOW	5170	14" CHINESE TALLOW	5254	16" WILLOW 8-8-8
5005	18" CYPRESS	5087	8" BOX ELDER	5171	17" CYPRESS	5255	10" CHINESE TALLOW
5006	10" CYPRESS	5088	8" CHINESE TALLOW	5172	30" WILLOW 17-14-11	5256	8" CHINESE TALLOW
5007	11" CYPRESS	5089	10" CYPRESS	5173	10" CYPRESS	5257	10" CHINESE TALLOW
5008	13" CYPRESS	5090	8" CHINESE TALLOW	5174	10" CYPRESS	5258	9" CYPRESS
5009	12" CYPRESS	5091	8" CHINESE TALLOW	5175	14" WILLOW 10-8	5259	11" CYPRESS
5010	12" SYCAMORE	5092	8" CHINESE TALLOW	5176	8" COTTONWOOD	5260	8" CHINESE TALLOW
5011	10" CYPRESS	5093	18" CHINESE TALLOW	5177	15" WILLOW	5261	25" CYPRESS 12-10-9-8
5012	17" CYPRESS	5094	8" HICKORY	5178	10" BOX ELDER	5262	12" CYPRESS
5013	8" SYCAMORE	5095	9" CHINESE TALLOW	5179	13" CYPRESS	5263	11" CYPRESS
5014	12" SYCAMORE	5096	8" CHINESE TALLOW	5180	10" PECAN	5264	10" CHINESE TALLOW
5015	24" WILLOW 16-15	5097	9" HICKORY	5181	47" WILLOW 31-22-10	5265	10" WILLOW
5016	13" WILLOW	5098	12" CHINESE TALLOW	5182	10" WILLOW	5266	21" WILLOW
5017	8" CHINESE TALLOW	5099	9" CHINESE TALLOW	5183	21" BOX ELDER	5267	20" CHINESE TALLOW 11-10-8
5018	16" CYPRESS	5100	10" CHINESE TALLOW	5184	10" CHINESE TALLOW	5268	8" CHINESE TALLOW
5019	10" CHINESE TALLOW	5101	24" CYPRESS	5185	20" CYPRESS	5269	9" CYPRESS
5020	20" CYPRESS	5102	9" BOX ELDER	5186	14" WILLOW	5270	8" CHINESE TALLOW
5021	8" CHINESE TALLOW	5103	9" CYPRESS	5187	11" WILLOW	5271	10" CHINESE TALLOW
5022	10" BLACK OAK	5104	14" CHINESE TALLOW	5188	39" WILLOW 19-16-14-10	5272	8" CYPRESS
5023	26" AMERICAN ELM	5105	13" CHINESE TALLOW	5189	13" PECAN	5273	16" CYPRESS
5024	11" BLACK OAK	5106	9" BOX ELDER	5190	16" CHINESE TALLOW	5274	9" CHINESE TALLOW
5025	11" BLACK OAK	5107	8" HACKBERRY	5191	12" BOX ELDER 8-8	5275	12" CHINESE TALLOW
5026	21" CHINESE TALLOW 11-10-9	5108	46" ASH 21-21-17-11	5192	13" CYPRESS	5276	12" CHINESE TALLOW
5027	14" CYPRESS	5109	13" WILLOW	5193	13" WILLOW	5277	9" CHINESE TALLOW
5028	13" CYPRESS	5110	13" CHINESE TALLOW	5194	9" BOX ELDER	5278	9" CYPRESS
5029	14" CHINESE TALLOW	5111	9" PECAN	5195	9" BOX ELDER	5279	9" CYPRESS
5030	23" CYPRESS	5112	11" CHINESE TALLOW	5196	9" CHINESE TALLOW	5280	8" BOX ELDER
5031	22" CYPRESS	5113	10" CHINESE TALLOW	5197	15" CYPRESS	5281	14" CHINESE TALLOW
5032	22" CHINESE TALLOW	5114	10" CHINESE TALLOW	5198	10" CHINESE TALLOW	5282	8" HICKORY
5033	8" CEDAR ELM AD	5115	10" CHINESE TALLOW	5199	35" WILLOW	5283	9" PECAN
5034	27" WILLOW	5116	22" PECAN	5200	26" CYPRESS	5284	9" PECAN
5035	13" CHINESE TALLOW	5117	11" CHINESE TALLOW	5201	11" CHINESE TALLOW	5285	12" CHINESE TALLOW
5036	8" CEDAR ELM	5118	11" CHINESE TALLOW	5202	16" HACKBERRY 11-10	5286	13" HACKBERRY
5037	25" CYPRESS	5119	17" WILLOW	5203	10" CHINESE TALLOW	5287	13" HACKBERRY
5038	9" CHINESE TALLOW	5120	12" CHINESE TALLOW	5204	9" HACKBERRY	5288	13" HACKBERRY
5039	9" BOX ELDER	5121	9" WILLOW	5205	9" HACKBERRY	5289	9" HACKBERRY
5040	21" CYPRESS	5122	20" BLACK OAK	5206	10" CHINESE TALLOW	5290	12" HACKBERRY 8-7
5041	25" CYPRESS	5123	14" LIVE OAK	5207	10" BLACK OAK	5291	13" HACKBERRY
5042	10" AMERICAN ELM	5124	11" LIVE OAK	5208	9" HACKBERRY	5292	8" HACKBERRY
5043	19" COTTONWOOD	5125	16" CYPRESS	5209	12" PECAN	5293	18" HACKBERRY 15-6
5044	10" CHINESE TALLOW	5126	8" BOX ELDER	5210	13" HACKBERRY 9-8	5294	8" HICKORY
5045	13" CHINESE TALLOW 9-7	5127	17" CHINESE TALLOW	5211	11" HACKBERRY	5295	13" PECAN
5046	13" CHINESE TALLOW 9-7	5128	13" BOX ELDER	5212	13" WILLOW	5296	13" CHINESE TALLOW
5047	9" CHINESE TALLOW	5129	25" CYPRESS 17-15	5213	10" BOX ELDER	5297	10" BOX ELDER
5048	8" CHINESE TALLOW	5130	20" PECAN	5214	11" WILLOW	5298	10" BOX ELDER
5049	8" CHINESE TALLOW	5131	11" HICKORY	5215	12" BOX ELDER	5299	11" CHINESE TALLOW
5050	9" CHINESE TALLOW	5132	16" CHINESE TALLOW	5216	13" BOX ELDER	5300	13" BOX ELDER
5051	12" CHINESE TALLOW	5133	10" CHINESE TALLOW	5217	10" BOX ELDER 8-4	5301	10" CHINESE TALLOW
5052	11" CHINESE TALLOW	5134	30" WILLOW 16-15-13	5218	12" CYPRESS	5302	11" CHINESE TALLOW
5053	9" BOX ELDER	5135	33" WILLOW 13-12-10-9-9	5219	13" CYPRESS	5303	8" CHINESE TALLOW
5054	9" CHINESE TALLOW	5136	9" CHINESE TALLOW 8-6	5220	9" BOX ELDER	5304	10" CHINESE TALLOW
5055	10" CHINESE TALLOW	5137	11" CHINESE TALLOW 8-6	5221	9" PECAN AD	5305	9" CHINESE TALLOW
5056	17" CHINESE TALLOW 13-7	5138	9" CHINESE TALLOW	5222	13" CYPRESS	5306	12" CHINESE TALLOW
5057	16" CHINESE TALLOW	5139	8" CHINESE TALLOW	5223	11" CYPRESS	5307	13" CHINESE TALLOW
5058	12" CHINESE TALLOW	5140	8" CHINESE TALLOW	5224	8" CHINESE TALLOW STUMP	5308	10" CHINESE TALLOW
5059	29" COTTONWOOD	5141	10" CHINESE TALLOW	5225	9" WILLOW	5309	8" CHINESE TALLOW
5060	15" CHINESE TALLOW	5142	15" CHINESE TALLOW	5226	8" WILLOW	5310	12" CHINESE TALLOW
5061	16" BOX ELDER	5143	9" CHINESE TALLOW	5227	9" WILLOW	5311	10" CHINESE TALLOW
5062	14" PECAN	5144	9" HACKBERRY	5228	8" BURR OAK	5312	9" BOX ELDER
5063	10" BOX ELDER 8-4	5145	8" CHINA BERRY	5229	8" LIVE OAK	5313	8" LIVE OAK
5064	13" CHINESE TALLOW	5146	25" WILLOW	5230	13" CHINESE TALLOW	5314	11" PECAN
5065	12" CHINESE TALLOW	5147	8" CHINESE TALLOW	5231	9" WILLOW	5315	10" HACKBERRY
5066	18" CHINESE TALLOW 12-11	5148	44" WILLOW 33-14-8	5232	9" WILLOW	5316	17" PECAN
5067	10" CHINESE TALLOW	5149	8" WILLOW	5233	9" WILLOW	5317	13" PECAN
5068	13" CHINESE TALLOW	5150	19" CHINESE TALLOW 14-9	5234	9" HACKBERRY	5318	33" PECAN
5069	11" CHINESE TALLOW	5151	44" CYPRESS	5235	9" HACKBERRY	5319	12" HACKBERRY
5070	10" LIVE OAK	5152	9" PECAN	5236	9" HACKBERRY	5320	10" HACKBERRY
5071	9" LIVE OAK	5153	12" CYPRESS	5237	11" WILLOW	5321	11" CEDAR ELM
5072	27" COTTONWOOD 18-17	5154	9" WILLOW	5238	8" ASH	5322	8" HACKBERRY
5073	10" LIVE OAK 8-4	5155	8" WILLOW	5239	8" ASH	5323	15" HACKBERRY
5074	10" LIVE OAK	5156	20" CYPRESS	5240	9" CHINESE TALLOW	5324	8" BOX ELDER
5075	9" RED OAK	5157	10" COTTONWOOD	5241	12" CHINESE TALLOW 9-5	5325	13" CYPRESS
5076	9" LIVE OAK	5158	12" WILLOW	5242	8" WILLOW		
5077	9" LIVE OAK	5159	9" CYPRESS	5243	20" CHINESE TALLOW 11-10-8		
5078	10" LIVE OAK	5160	14" WILLOW	5244	10" BOX ELDER		
5079	10" LIVE OAK	5161	14" WILLOW	5245	10" WILLOW 26-18-8		
5080	9" LIVE OAK	5162	13" BOX ELDER	5246	15" HACKBERRY		
5081	12" LIVE OAK	5163	10" CHINESE TALLOW	5247	15" CYPRESS		
		5164	12" CYPRESS	5248	11" CYPRESS		
		5165	9" CHINESE TALLOW	5249	12" CYPRESS		



BOUNDARY, TREE, AND TOPOGRAPHIC SURVEY OF A 7.565 ACRE TRACT OUT OF THE WILLIAM BROWN SURVEY NO. 2, ABSTRACT NO. 72
City Of Austin, Travis County, Texas

GENERAL NOTES:
1. PROPERTY ADDRESS: 1446 ROCKCLIFF RD, AUSTIN, TX 78746
2. THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
3. ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

FLOODPLAIN NOTE- SEE SHEET 2
THIS PROPERTY IS LOCATED WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "X", (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48453C0435K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:
BEING A 7.565 ACRE TRACT OUT OF THE WILLIAM BROWN SURVEY NO. 2, ABSTRACT NO. 72 RECORDED UNDER DOC. NO. 2021039640, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000075503133.
SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED OCTOBER 31, 2022.
UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.
PAUL N. GUERRERO, R.P.L.S.
TEXAS REGISTRATION NO. 5992
PGUERRERO@4WARDLS.COM

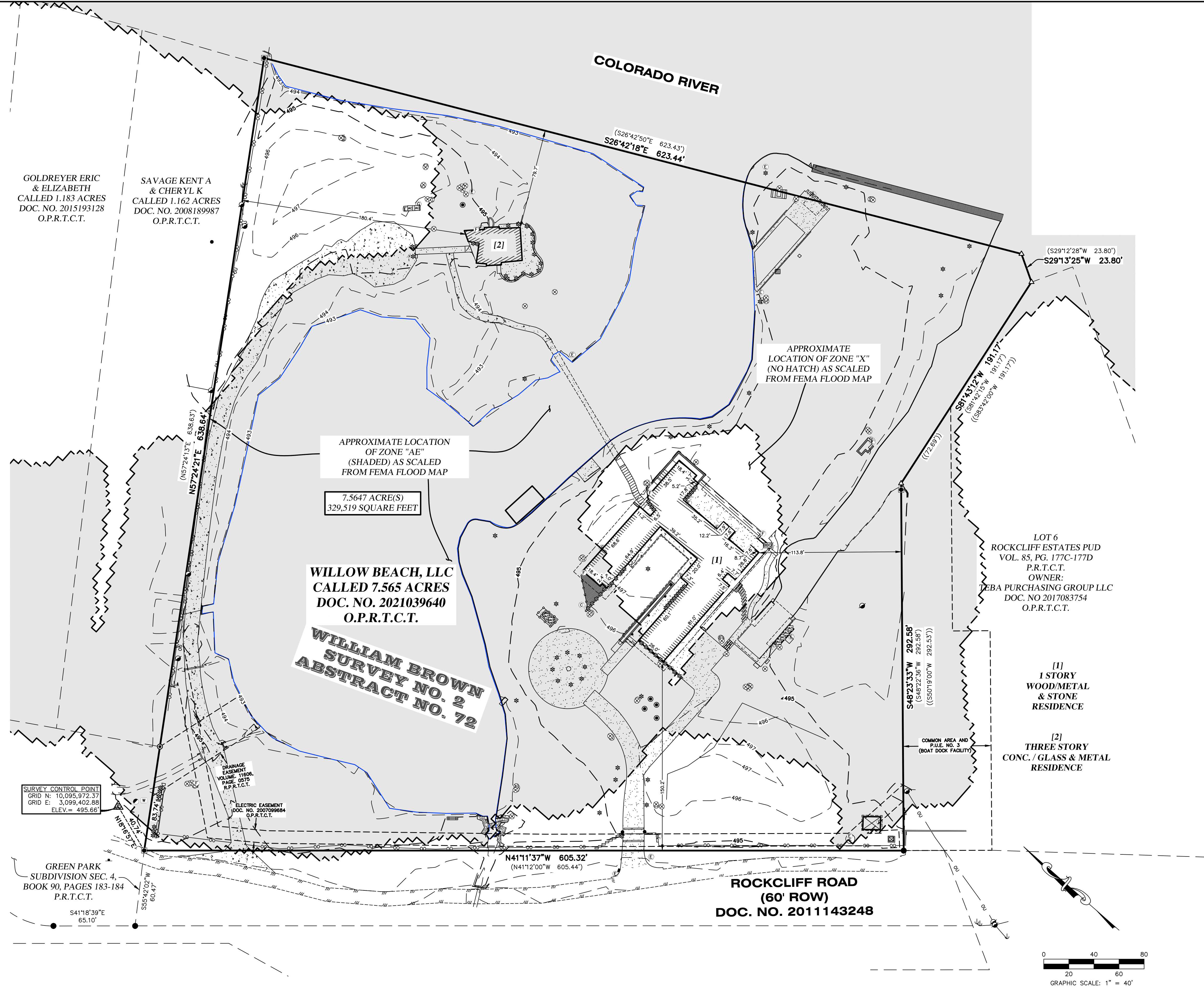
12/6/2022
DATE



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #0174300

Date: 12/6/2022
Project: 01556
Scale: 1" = 40'
Reviewer: PG
Tech: SZG
Field Crew: MW
Survey Date: NOV. 2022
Sheet: 1 OF 2
P:\01556\dwg\01556.dwg

SCALE: 1" = 2000



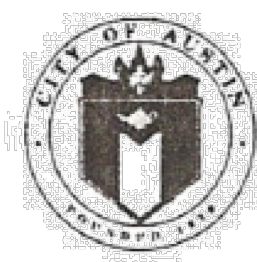
THIS PROPERTY IS LOCATED WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "X", (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48453C0435K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/6/2022
Project:	01556
Scale:	1" = 40'
Reviewer:	PG
Tech:	SZG
Field Crew:	MW
Survey Date:	NOV. 2022
Sheet:	2 OF 2



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
LEGAL TRACT PLATTING EXCEPTION

12/26/2002

File Number: C8I-02-0382

Address: 1446 ROCKCLIFF RD

Tax Parcel I.D.: 0131110267

Map Date: 08/21/2002

The Watershed Protections & Development Review has determined that this property as described in the attached description and map:

Is a **LEGAL TRACT** consisting of being 7.56 acres of land out of the William Brown Survey, created prior to (Grandfather Date) as evidenced by the indirect configuration south boundary line in deed recorded in Volume 2143, Page 278 of the Travis County Deed Records on 02/09/1960, and the west & north boundary lines in deed recorded in Volume 905, Page 419 of Travis County Deed Records on 03/23/1948, being the same property as currently described in deed recorded in Document #2001074554 of the Travis County Deed Records on 05/09/2001, and is eligible to receive utility service.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 

HECTOR AVILA

Director (or representative)

Watershed Protections & Development Review

AQUA PERMITS
LLC

AUSTIN TEXAS
DESIGN, PERMITTING,
CONSULTING, & MORE
ON THE SHORE OF LAKE
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STATE OF TEXAS, UNITED
STATES OF AMERICA.



ROCKCLIFF DOCK
1446 ROCKCLIFF RD
AUSTIN, TEXAS 78746

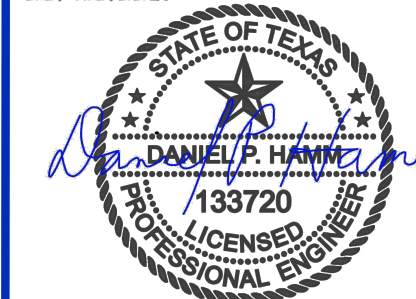
DATE

12/19/2022

SCALE

see bar scale

ENGINEER



DRAFTER

AQUA PERMITS

FILE

SP-2023-0147D

SHEET

PLAT
2 OF 6