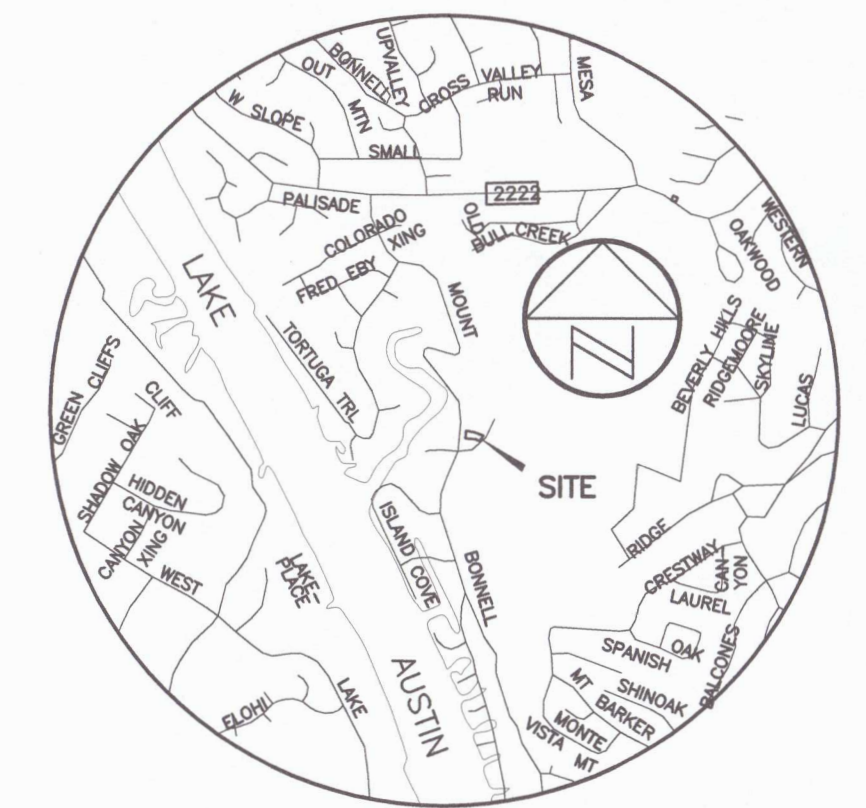
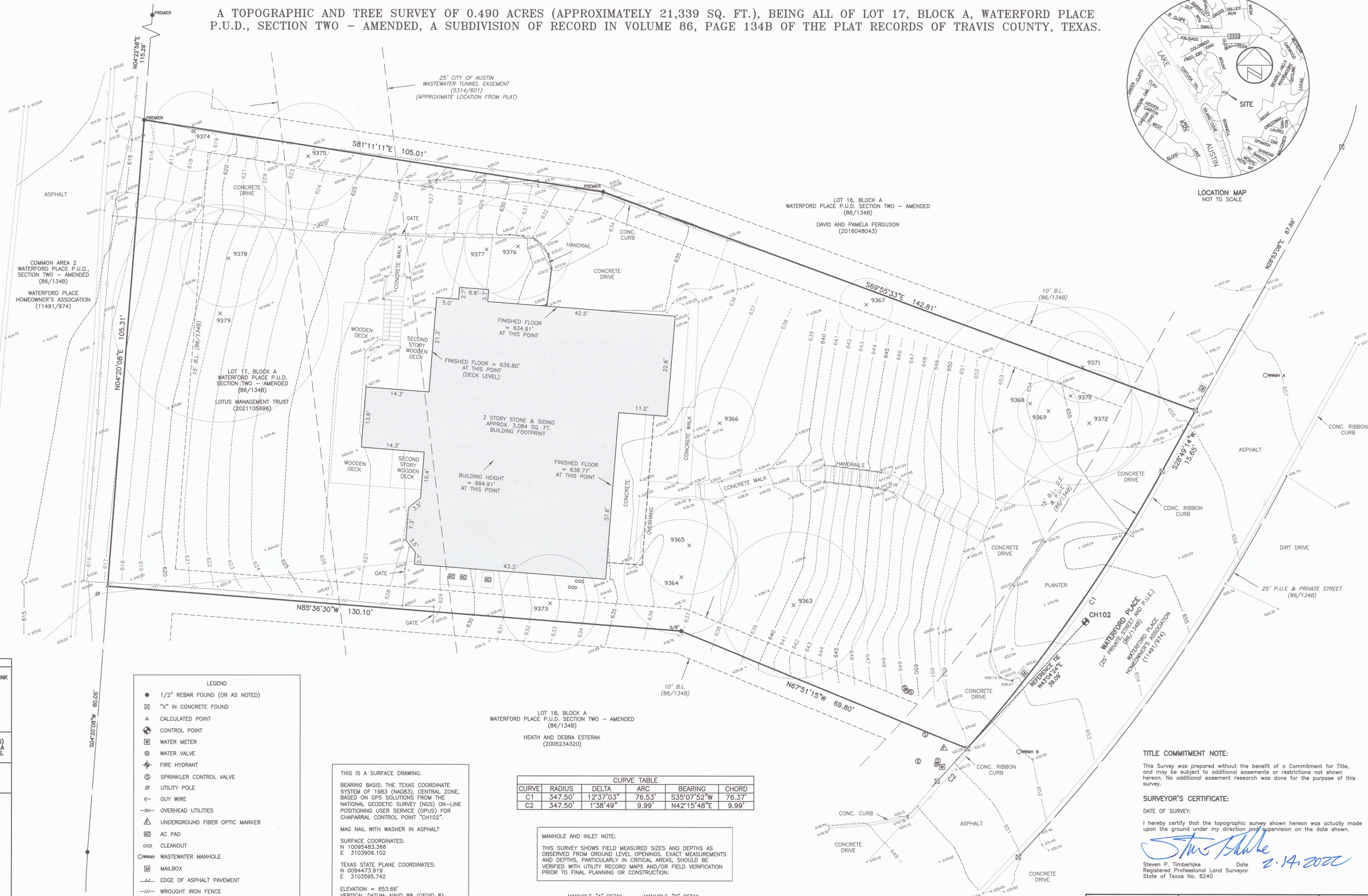


A TOPOGRAPHIC AND TREE SURVEY OF 0.490 ACRES (APPROXIMATELY 21,339 SQ. FT.), BEING ALL OF LOT 17, BLOCK A, WATERFORD PLACE P.U.D., SECTION TWO - AMENDED, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 134B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 10'
GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



TREE INDEX			
TAG NO.	TYPE	INDICATES MULTI TRUNK	INDIVIDUAL TRUNK DIA. (IN INCHES)
514	LO	17 14 11	

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

ASH = ASH
CHTW = CHINESE TALLOW
LO = LIVE OAK
SO = SPANISH OAK

9363	SO	12	9
9364	LO	13	
9365	LO	11	
9366	LO	8	
9367	CHTW	6	
9368	SO	13	11 9
9369	SO	7	
9370	SO	11	10 8
9371	SO	8	
9372	SO	12	
9373	SO	11	
9374	ASH	9	6
9375	LO	9	
9376	LO	12	
9377	LO	10	
9378	LO	11	
9379	SO	13	12 11

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
✕	"X" IN CONCRETE FOUND
△	CALCULATED POINT
⊕	CONTROL POINT
⊞	WATER METER
⊞	WATER VALVE
⊞	FIRE HYDRANT
⊞	SPRINKLER CONTROL VALVE
⊞	UTILITY POLE
—	GUY WIRE
—	OVERHEAD UTILITIES
△	UNDERGROUND FIBER OPTIC MARKER
⊞	AC PAD
⊞	CLEANOUT
⊞	WASTEWATER MANHOLE
⊞	MAILBOX
—	EDGE OF ASPHALT PAVEMENT
—	WOOD FENCE
—	B.L. BUILDING SETBACK LINE
—	P.U.E. PUBLIC UTILITY EASEMENT
—	D.E. DRAINAGE EASEMENT
()	RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH102".

MAG NAIL WITH WASHER IN ASPHALT

SURFACE COORDINATES:
N 10095483.366
E 3103906.102

TEXAS STATE PLANE COORDINATES:
N 0994473.919
E 3103595.742

ELEVATION = 653.66'
VERTICAL DATUM: NAVD 88 (GEOID 8)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°19'04"

LOT 18, BLOCK A
WATERFORD PLACE P.U.D. SECTION TWO - AMENDED
(86/134B)
HEATH AND DEBRA ESTERAK
(2005234320)

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	347.50'	12°37'03"	76.53'	53°07'52"W 76.37'
C2	347.50'	1°38'49"	9.99'	N42°15'48"E 9.99'

MANHOLE AND INLET NOTE:

THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

MANHOLE "A" DETAIL		MANHOLE "B" DETAIL	
8" PVC FL=651.43'	8" PVC FL=651.43'	8" PVC FL=651.91'	8" PVC FL=651.91'
8" PVC FL=651.41'	8" PVC FL=651.41'	8" PVC FL=651.91'	8" PVC FL=651.91'

TITLE COMMITMENT NOTE:

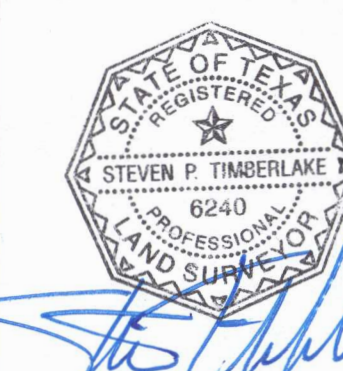
This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done for the purpose of this survey.

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY:

I hereby certify that the topographic survey shown hereon was actually made upon the ground under my direction and supervision on the date shown.

Steven P. Timberlake Date 2.14.2022
Registered Professional Land Surveyor
State of Texas No. 6240



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:
1889-001
WORK ORDER:
21045
DRAWING NO.:
1889-001-BASE
PLOT DATE:
02/14/2022
PLOT SCALE:
1"=10'
DRAWN BY:
JLB

SHEET
01 OF 01

4912 MOUNT
BONNELL RD

4908 MOUNT
BONNELL RD

4906 1/2
MOUNT
BONNELL RD

4915 MOUNT
BONNELL RD

4907 MOUNT
BONNELL RD

4804
WATERFORD PL

4306
WATERFORD PL

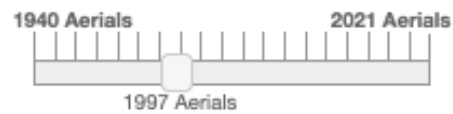
4307
WATERFORD PL

4400
WATERFORD PL

4401
WATERFORD PL

4402
WATERFORD PL

4403
WATERFORD PL



ITEM03/3-PRESENTATION



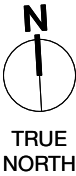




Sold: (5 beds, 5 baths, 4,642 Square Feet)

MCFAYDEN
RESIDENCE

4400 WATERFORD PLACE
AUSTIN, TX 78731



PROJECT SEAL

ISSUE DATE

11/08/23 EXHIBIT

CONSTRUCTION
DOCUMENT

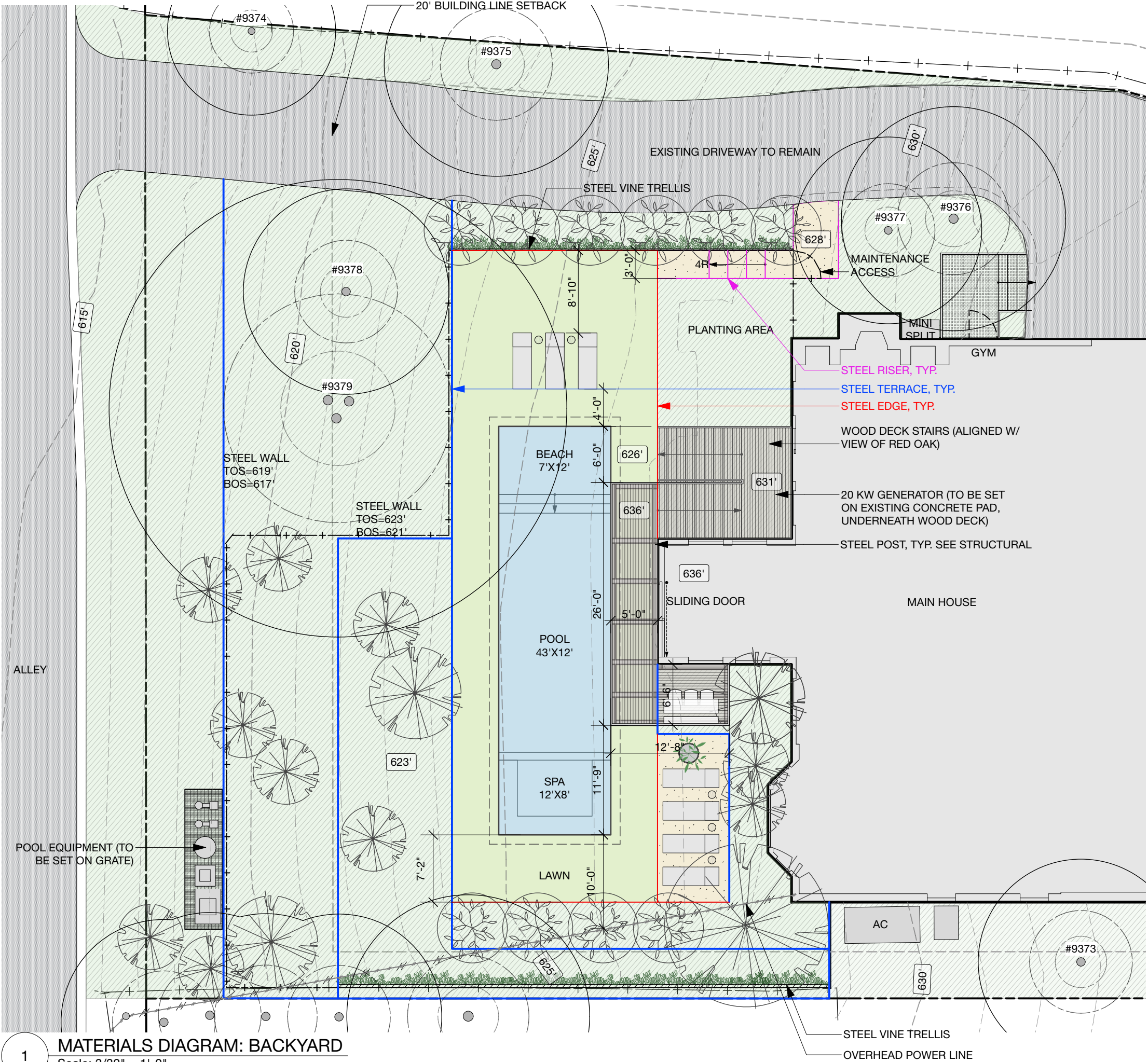
NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED
AT 12 X 18

PHASE 1 MATERIALS
DIAGRAM: BACKYARD

LS 2.27

SCHEDULE			
STEEL			
#	NAME	QTY.	NOTES
	STEEL EDGE	101 LF	1/4" THICK
	STEEL RISER	67 LF	1/4" THICK, 6" WIDE STEEL BAND
	STEEL PLANTER	378 LF	1/4" THICK, 6" WIDE STEEL BAND
	TOTAL	546 LF	



**MCFAYDEN
RESIDENCE**

4400 WATERFORD PLACE
AUSTIN, TX 78731

PROJECT SEAL

ISSUE DATE

10/16/23 WOOD DECK EXHIBIT

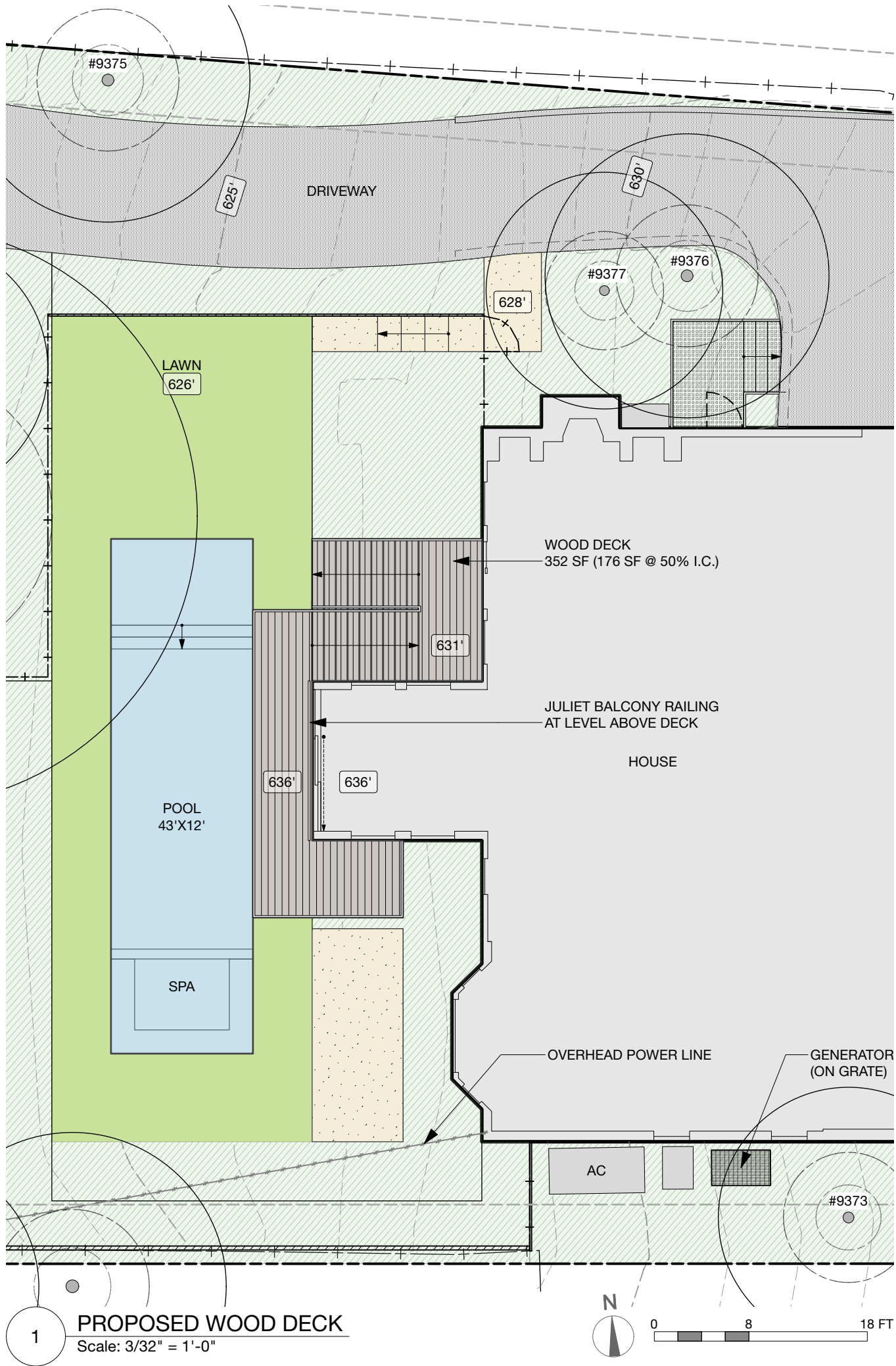
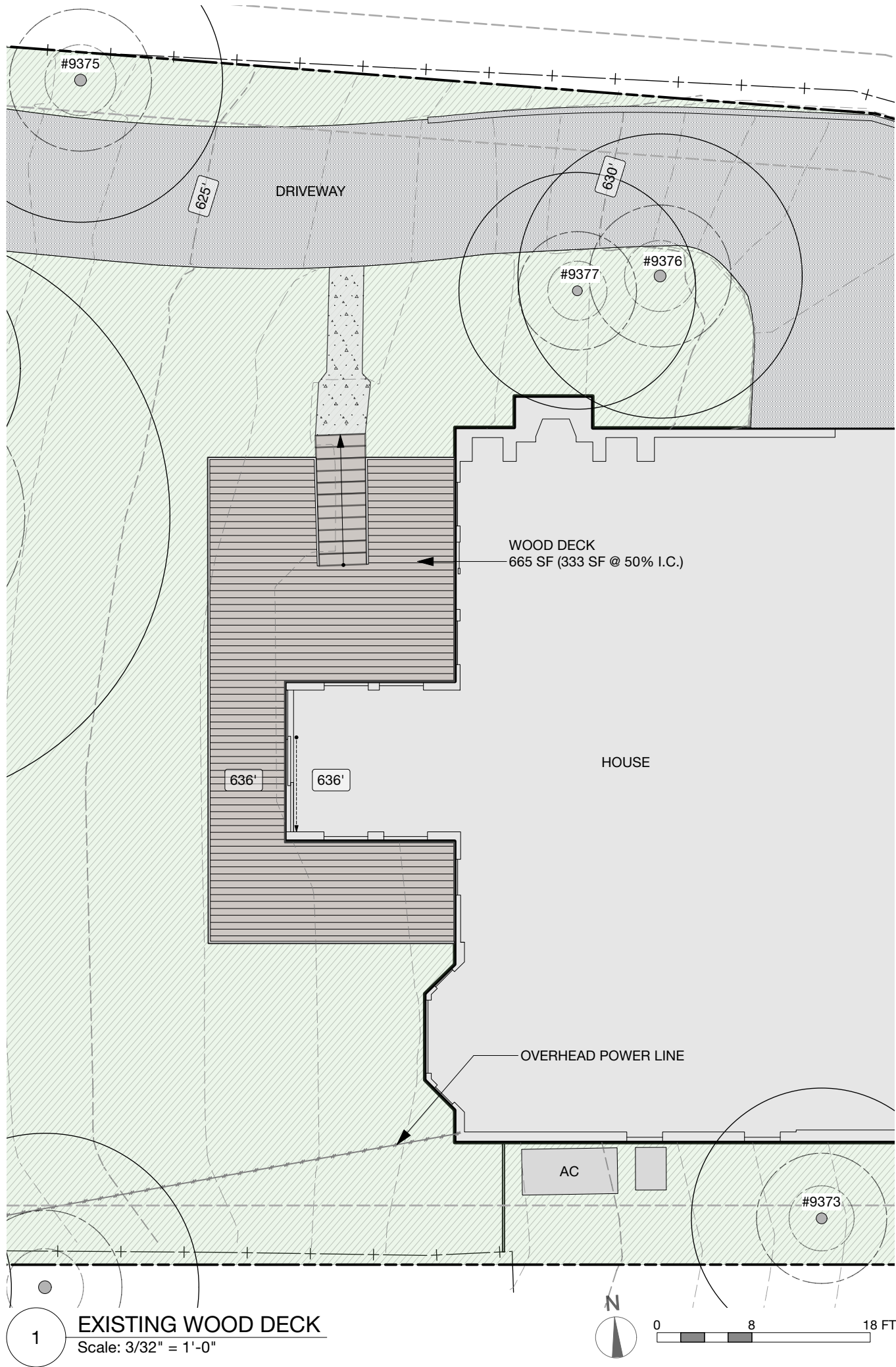
DECK PERMIT

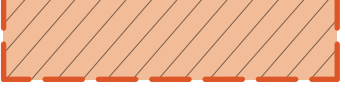
NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED
AT 12 X 18

WOOD DECK PLAN

L 0.50



LAKE AUSTIN ZONING AND OVERLAY IMPERVIOUS COVER CHART							
HATCH SYMBOL	SLOPE GRADIENT CATEGORY %	SLOPED AREA (SF)	MULTIPLIER I.C (%)	I.C ALLOWED PER LA ZONING (SF)	PROPOSED AREA CATEGORY (SF)	REQUESTED I.C (%)	EXISTING I.C.
	0% TO 15%						7,207.50 SF
	15% TO 25%	17,445	20.0%	3,510.80	6,678.4	38.28%	41.32%
	25% TO 35%						135 SF
	> 35%	3,888	10.0%	388.8	135	10.0%	3.40%

NOTES:

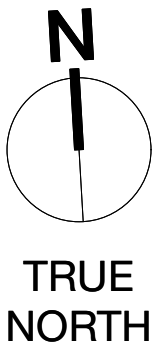
- (A) 18 SF IMPERVIOUS COVER IMPACT ADDED FROM POOL.
(B) 11.4 SF 1/4" STEEL EDGING ADDED @ PLANTER BEDS (TO TERRACE SLOPE AND SLOW RUNOFF FOR WATER QUALITY PURPOSES.
(C) 529.1 SF EXISTING IMPERVIOUS COVER REMOVED.

WORD
+CARR
DESIGN GROUP

WORD + CARR DESIGN GROUP
2201 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78705
TEL (512) 440-0013
WORDANDCARR.COM

MCFAYDEN
RESIDENCE

4400 WATERFORD PLACE
AUSTIN, TX 78731



PROJECT SEAL

ISSUE DATE
12/08/23 EXHIBIT

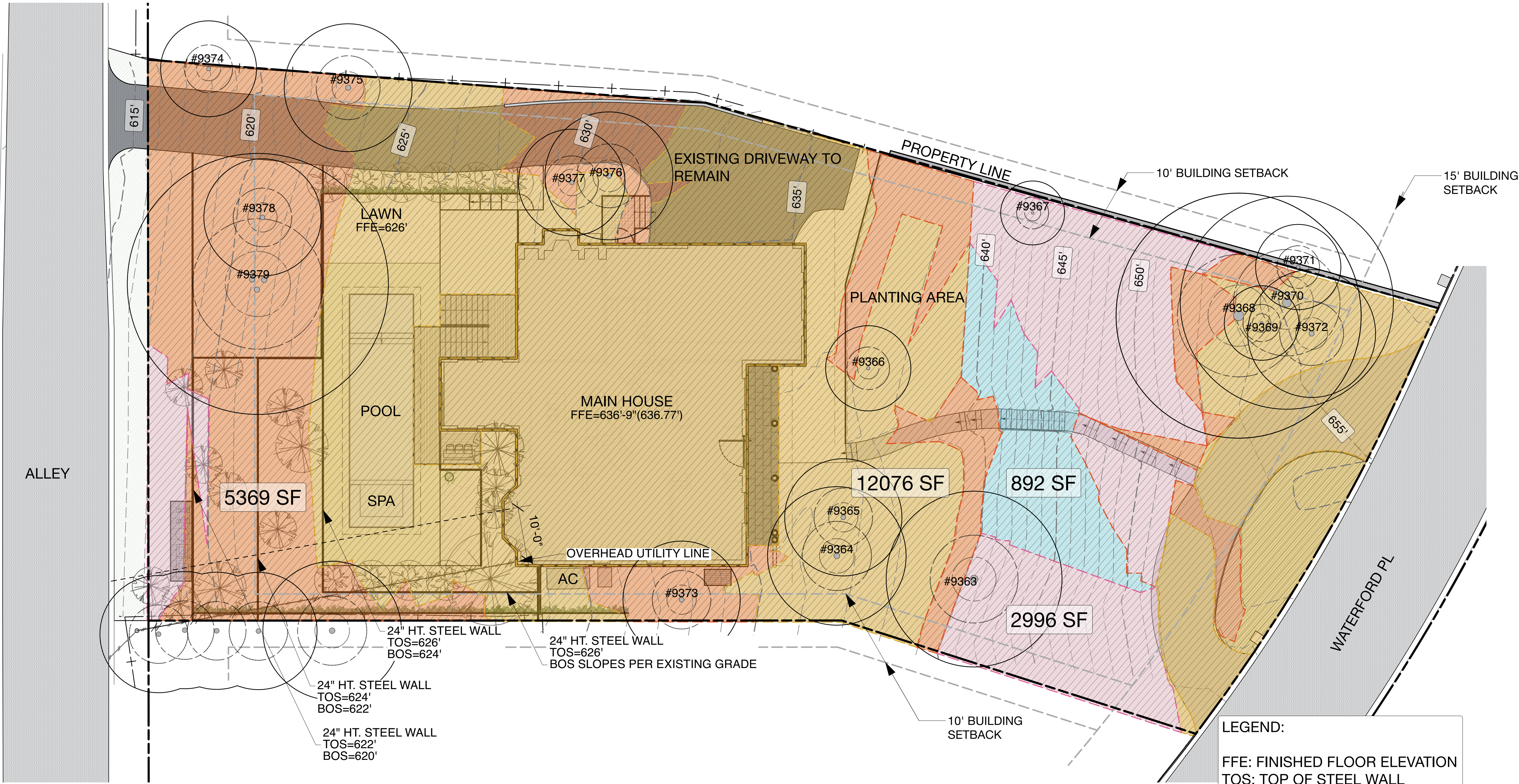
CONSTRUCTION
DOCUMENT

NOT FOR CONSTRUCTION

FULL SCALE WHEN PRINTED
AT 12 X 18

SITE PLAN SLOPE MAP

LS 0.41



LEGEND:
FFE: FINISHED FLOOR ELEVATION
TOS: TOP OF STEEL WALL
BOS: BOTTOM OF STEEL WALL

NOTE:
NO PROPOSED RETAINING WALL HEIGHT
EXCEEDS 4'.