C15-2026-0036

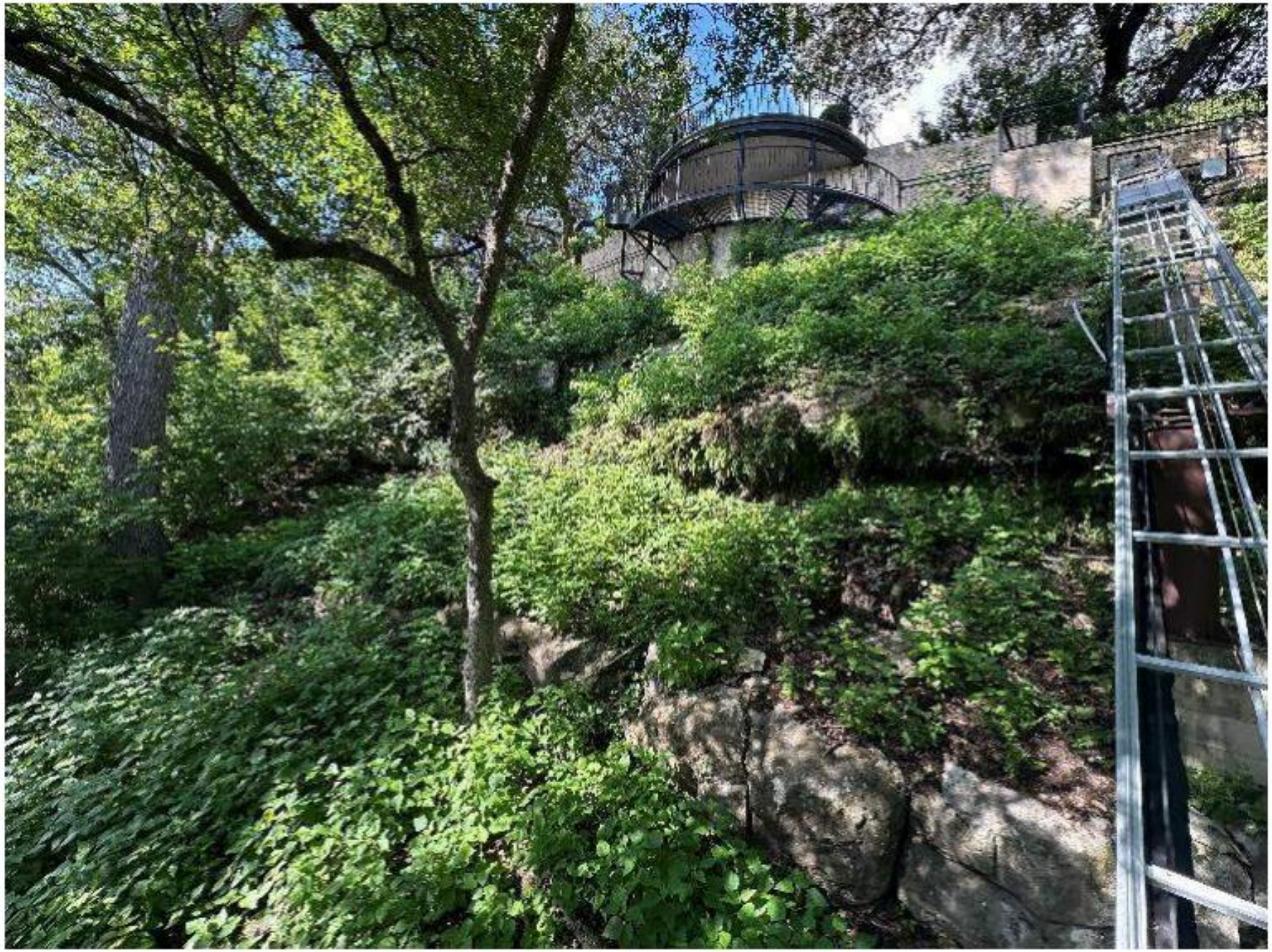
4107 Lakeplace Lane


Single Family Residence
4215 HIDDEN CANYON CV
4201 HIDDEN CANYON CV
Single Family Residence
4111 LAKEPLACE LN
Lake Austin
Single Family Residence
4109 LAKEPLACE LN
Addresses: 4107 LAKEPLACE LN
Single Family Residence
4105 LAKEPLACE LN
3903 WESTLAKE DR
Single Family Residence
4102 LAKEPLACE LN
4100 LAKEPLACE LN

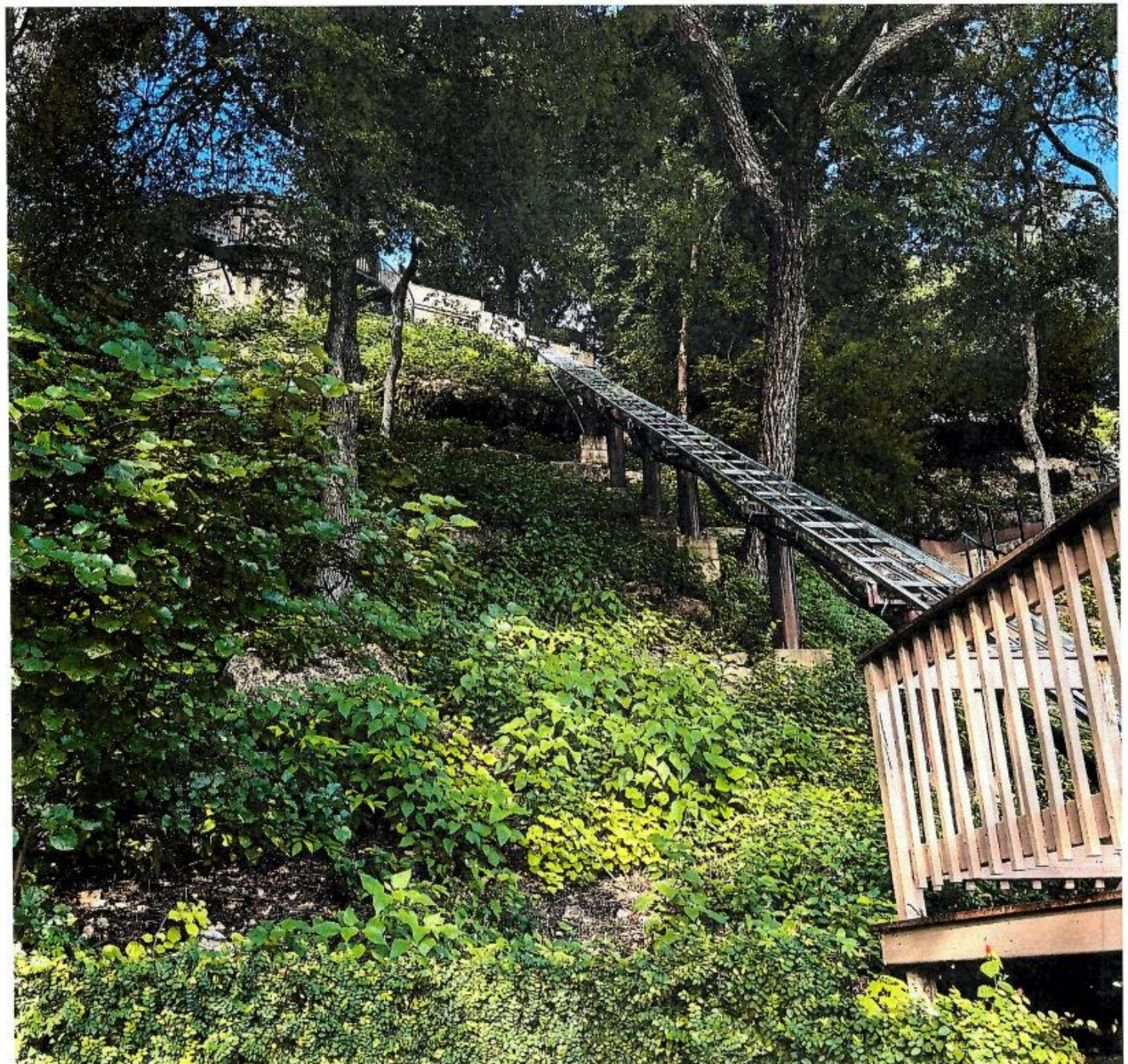
Existing tram was constructed in approximately 2001 by a previous owner.

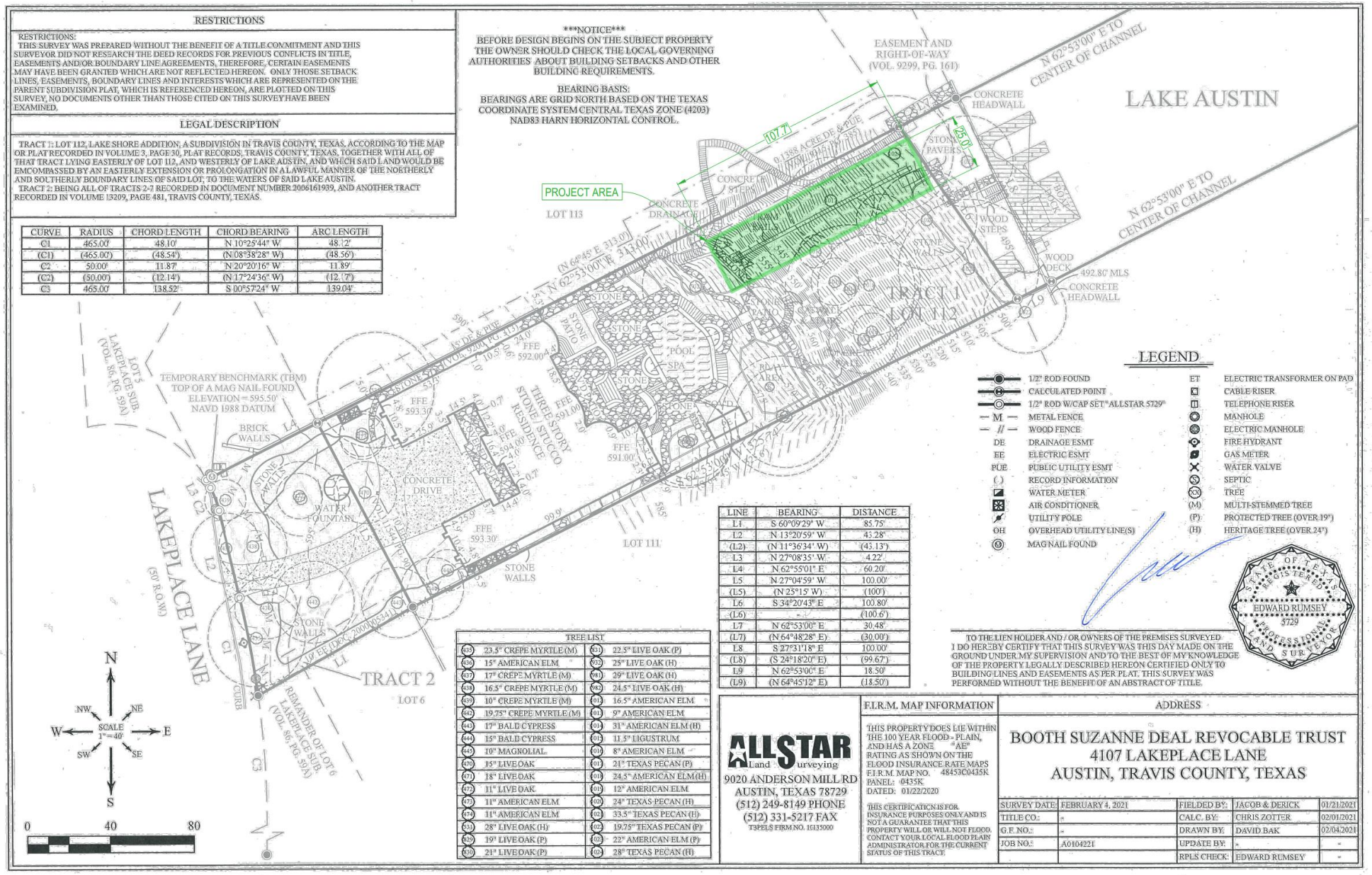


Existing tram was constructed in approximately 2001 by a previous owner.



Existing tram was constructed in approximately 2001 by a previous owner.




RESTRICTIONS
RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.
LEGAL DESCRIPTION
TRACT 1: LOT 112, LAKE SHORE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 30, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF THAT TRACT LYING EASTERLY OF LOT 112, AND WESTERLY OF LAKE AUSTIN, AND WHICH SAID LAND WOULD BE EMCOMPASSED BY AN EASTERLY EXTENSION OR PROLONGATION IN A LAWFUL MANNER OF THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT, TO THE WATERS OF SAID LAKE AUSTIN.
TRACT 2: BEING ALL OF TRACTS 2-7 RECORDED IN DOCUMENT NUMBER 2006161939, AND ANOTHER TRACT RECORDED IN VOLUME 13209, PAGE 481, TRAVIS COUNTY, TEXAS.
NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.
BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.
LAKE AUSTIN
EASEMENT AND RIGHT-OF-WAY (VOL. 9299, PG. 161)
N 62°53'00" E TO CENTER OF CHANNEL
CONCRETE HEADWALL
STONE PAVERS
WOOD STEPS
WOOD DECK
492.80' MLS
PROJECT AREA
LOT 113
CONCRETE DRAINAGE
0.1388 ACRE DE & PUE
107.7'
25.0'
TRACT 1
LOT 112
STONE PATIO
POOL
SPA
STONE WALLS
FFE 592.00
FFE 593.30
FFE 591.00
FFE 594.00
THREE STORY STONE/STUCCO RESIDENCE
CONCRETE DRIVE
WATER FOUNTAIN
BRICK WALLS
TEMPORARY BENCHMARK (TBM)
TOP OF A MAG NAIL FOUND
ELEVATION = 595.50'
NAVD 1988 DATUM
LOT 5 LAKEPLACE SUB. (VOL. 86, PG. 59A)
LAKEPLACE LANE
(50' R.O.W.)
LOT 111
LOT 6
TRACT 2
REMAINDER OF LOT 6 LAKEPLACE SUB. (VOL. 86, PG. 59A)
UP EE DOC. 2000105241
CURB
N
NW
NE
W
E
SW
SE
S
SCALE 1"=40'
0
40
80
CURVE | RADIUS | CHORD LENGTH | CHORD BEARING | ARC LENGTH
C1 | 465.00' | 48.10' | N 10°25'44" W | 48.12'
(C1) | (465.00') | (48.54') | (N 08°38'28" W) | (48.56')
C2 | 50.00' | 11.87' | N 20°20'16" W | 11.89'
(C2) | (50.00') | (12.14') | (N 17°24'36" W) | (12.17')
C3 | 465.00' | 138.52' | S 00°57'24" W | 139.04'
LINE | BEARING | DISTANCE
L1 | S 60°09'29" W | 85.75'
L2 | N 13°20'59" W | 43.28'
(L2) | (N 11°36'34" W) | (43.13')
L3 | N 27°08'35" W | 4.22'
L4 | N 62°55'01" E | 60.20'
L5 | N 27°04'59" W | 100.00'
(L5) | (N 25°15' W) | (100')
L6 | S 34°20'43" E | 100.80'
(L6) | - | (100.6')
L7 | N 62°53'00" E | 30.48'
(L7) | (N 64°48'28" E) | (30.00')
L8 | S 27°31'18" E | 100.00'
(L8) | (S 24°18'20" E) | (99.67')
L9 | N 62°53'00" E | 18.50'
(L9) | (N 64°45'12" E) | (18.50')
TREE LIST
635 23.5" CREPE MYRTLE (M)
636 15" AMERICAN ELM
637 17" CREPE MYRTLE (M)
638 16.5" CREPE MYRTLE (M)
639 10" CREPE MYRTLE (M)
642 19.75" CREPE MYRTLE (M)
643 17" BALD CYPRESS
644 15" BALD CYPRESS
645 10" MAGNOLIA
670 15" LIVE OAK
671 18" LIVE OAK
672 11" LIVE OAK
673 11" AMERICAN ELM
674 11" AMERICAN ELM
531 28" LIVE OAK (H)
629 19" LIVE OAK (P)
630 21" LIVE OAK (P)
631 22.5" LIVE OAK (P)
632 25" LIVE OAK (H)
681 29" LIVE OAK (H)
682 24.5" LIVE OAK (H)
683 16.5" AMERICAN ELM
684 9" AMERICAN ELM
685 31" AMERICAN ELM (H)
686 11.5" LIGUSTRUM
687 8" AMERICAN ELM
688 21" TEXAS PECAN (P)
689 24.5" AMERICAN ELM (H)
690 12" AMERICAN ELM
692 24" TEXAS PECAN (H)
693 33.5" TEXAS PECAN (H)
694 19.75" TEXAS PECAN (P)
695 22" AMERICAN ELM (P)
696 28" TEXAS PECAN (H)
LEGEND
1/2" ROD FOUND
CALCULATED POINT
1/2" ROD W/CAP SET "ALLSTAR 5729"
METAL FENCE
WOOD FENCE
DE DRAINAGE ESMT
EE ELECTRIC ESMT
PUE PUBLIC UTILITY ESMT
( ) RECORD INFORMATION
WATER METER
AIR CONDITIONER
UTILITY POLE
OH OVERHEAD UTILITY LINE(S)
MAG NAIL FOUND
ET ELECTRIC TRANSFORMER ON PAD
CABLE RISER
TELEPHONE RISER
MANHOLE
ELECTRIC MANHOLE
FIRE HYDRANT
GAS METER
WATER VALVE
SEPTIC
TREE
(M) MULTI-STEMMED TREE
(P) PROTECTED TREE (OVER 19")
(H) HERITAGE TREE (OVER 24")
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
STATE OF TEXAS REGISTERED EDWARD RUMSEY 5729 PROFESSIONAL LAND SURVEYOR
ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
T3PELS FIRM NO. 10135000
F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0435K PANEL: 0435K DATED: 01/22/2020
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.
ADDRESS
BOOTH SUZANNE DEAL REVOCABLE TRUST
4107 LAKEPLACE LANE
AUSTIN, TRAVIS COUNTY, TEXAS
SURVEY DATE: FEBRUARY 4, 2021 | FIELDED BY: JACOB & DERICK | 01/21/2021
TITLE CO.: - | CALC. BY: CHRIS ZOTTER | 02/01/2021
G.F. NO.: - | DRAWN BY: DAVID BAK | 02/04/2021
JOB NO.: A0104221 | UPDATE BY: - | -
RPLS CHECK: EDWARD RUMSEY | -

Variances Requested:

1. Variance from Section 25-2-551(B)(3)(a) (Lake Austin District Regulations) to permit mechanical pedestrian access in a Lake Austin ("LA") zoning district.

2. Variance from Section 25-2-551(E)(2) (Lake Austin District Regulations) to permit development on a slope with a gradient of more than 35 percent.

Variances Findings:

Reasonable Use:

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

The shoreline setback area restrictions and additional development standards based on slope gradient regulations are only applicable to properties zoned Lake Austin residence district ("LA") and do not apply to other zoning districts along Lake Austin. Without the variances the property owner would not be able to access all areas of the property.

Variances Findings:

Hardship:

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

The topography of the property between the residence and Lake Austin is steeply sloped and varies from 35% to over 1,500% with a vertical drop in excess of 60 feet which makes it extremely difficult to access the entire property without a tram.

Variances Findings:

Hardship:

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

The property sits on a sheer vertical cliff verses rolling slopes that are more common along Lake Austin. There is also an abundance of large, mature tress that are heavily concentrated along the lake side.

Variances Findings:

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:

These variances would not alter the character of adjacent properties nor impair their use of their own property because the tram is located within a heavily vegetated area and cannot be seen by the adjacent neighbors. LA zoning allows for roads and driveways to be located within the shoreline setback area with a gradient of more than 35%, but due to the extreme topography on the subject property, these types of improvements are not feasible. A tram is required to access all of the property.