



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 15, 2026 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 15th day of July 2026 at 6:30 p.m., in the Council Chamber, Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on July 15, 2026.

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the June 17, 2026 Zoning and Planning Commission minutes
 - b. Report of previous cases presented to ZAPCO acted on by BOA/City Council

4. **Public Hearing 704 Laurel Valley:** Consider action to make a recommendation to City Council on a replat for Lot 1R, a replat of 1.212 acres of Block W, Site A of the Stonehedge Estates Subdivision, within the city limits (Section 36.01.004(f) of the West Lake Hills Code).

Applicant: Davin Filpot, Architect

5. **Public Hearing 19 Nob Hill Cir.:** Discuss and make a recommendation to the Board of Adjustment on the following variances:
 1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
 2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
 3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
 4. To allow walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
 5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

6. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building & Development Services

Certificate

I certify that the above Notice of the July, 15 2026 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, July 9, 2026 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING

Wednesday, June 17, 2026 at 6:30 PM

1. **Call to Order: Chair Robert Meisel**

- a. Meeting begins at 6:30pm
- b. Roll Call
 - 1. Chair Robert Meisel: Present
 - 2. Vice-Chair Jim Pledger: Present
 - 3. Commissioner Karen Bartoletti: Present
 - 4. Commissioner Patrick Stewart: Absent
 - 5. Commissioner Laurie Maccini: Present
 - 6. Commissioner: Vacant Seat

2. **Citizen Communications:**

- a. No comments

3. **Consent Agenda:** The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- a. Approval of the May 20, 2026 Zoning and Planning Commission meeting minutes
- b. Report of previous cases ZAPCO acted on by BOA/City Council.

Action: Commissioner Pledger moves for approval of the Consent Agenda

- i. Commissioner Maccini Seconds
- ii. Motion carries unanimously (3–0)

4. **Public Hearing 300 Block of Laurel Valley.** Discuss and make a recommendation to the Board of Adjustment on proposed variances

- 1. For the construction of a driveway 12 feet, 6 inches above natural grade where 6 feet is the maximum allowed by code (Section 22.03.175(e)(1)).
- 2. To use the 30-foot zoning front setback along Yaupon Valley Road instead of the 50-foot platted front setback (Section 22.03.271)

3. For grading of up to 5 feet. 6 inches on a grade greater than 35% where no grading is allowed by code (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Matt Garcia, Matt Garcia Design

b. Staff Report: Director Bills discusses the previous variance requests at the site

1. Director Bills describes the changes to the proposed site from the previous site taken to ZAPCO and BOA in April
2. Commissioner Bartoletti asks if the 50 foot setback is the code required setback
 1. Director Bills explains that the zoning setback is 30 feet, but the platted setback is 50 feet, and in case of a conflict in the zoning and platted setbacks, the more restrictive setback applies.
3. Chair Meisel indicates the city cannot grant a variance to a platted setback
 1. Assistant City Attorney Natalie Thamm confirms that plat would have to be adjusted

c. Public Comment:

1. **Graham Schmergel** – homeowner
 1. Speaks in support of variance request
2. **Matt Garcia**—Applicant
 1. Speaks in support of the variance request

d. Discussion:

1. Commissioner Pledger shares his concerns about the raised driveway and states the property should stay with the platted 50' setback
2. Commissioner Bartoletti asks why the code restriction on elevated driveways exist
 1. Director Bills explains that raised driveways on steep slopes can get very high, and with driveway setbacks allowing driveways 10 feet from property lines, the restriction prevents driveways that effectively act as tall walls inside the building setbacks.
3. Commissioner Maccini asks if the driveway will need a barrier or wall
 1. Director Bills indicates railing would be required.
4. Chair Meisel asks the applicant if the driveway would large enough to fit emergency vehicles
 1. The applicant indicates it would be.
5. Commissioner Bartoletti: the septic letter expresses preferences for OSSF location, but does not seem to indicate absolute requirement that the septic be located below the house.
 1. The applicant indicates that the house has gone through previous designs but the proposed design was the best solution to build on the lot

6. Assistant City Attorney Natalie Thamm confirms that the BOA does not have the authority to waive the restrictions of the platted setback.
- e. **Action:** Commissioner Pledger moves to recommend that the variances for grading and driveway height be forwarded to the Board of Adjustment with a recommendation of **denial**. The commission makes no recommendation regarding the setback variance due to the information presented by counsel regarding the city's authority to grant variances on platted setbacks.
 1. Commissioner Bartoletti seconds
 2. Motion **carries** 3-0

The recommendation will be forwarded to the July 8th Board of Adjustment meeting

5. Public Hearing: **911 Westlake Drive**. Discuss and consider a recommendation to City Council for the rezoning of Lot 1 Village Green Sec 1 Resub from GUI, Governmental, Utility, and Institutional to B-2, Business 2 District with a Conditional Overlay District

Applicant: Jennifer C. Bills, Interim City Administrator

- a. **Staff Report:** Director Bills shares the staff report for the zoning change and the height restrictions and prohibiting select uses of the conditional overlay district
 1. Director Bills shares there is a request for proposal for a tenant to lease the property, but the City will still own the property
 2. Chair Meisel asks if the property has been offered to utility providers to keep its GUI land use
 1. Chair Meisel asks Director Bills if GUI uses could still be used on the site if the zoning is changed to B-2
 - a. Director Bills the only GUI use allowed is for a facility owned and operated by the federal government, the state or a political subdivision thereof, which would allow the city to continue use of the site
 2. Commissioner Maccini asks if the surrounding neighborhood will be protected from overflow parking
 - a. Director Bills indicates the site would need to meet the same parking standards as any site in the B2 district
 3. Commissioner Maccini asks if hours of operation would be limited
 - a. Director Bills states that there are no changes proposed to regulations related to hours of operation
 4. Commissioner Bartoletti shares concerns with the traffic

- a. Director Bills states that a Traffic Impact Analysis would be needed if the new use triggers the requirements in the code of ordinances
- b. **Public Comment:**
 - 1. Deborah Stewart—Neighbor to the property
 - 1. Spoke in favor of the zoning change
 - 2. James Vaughan—Mayor of West Lake Hills
 - 1. Spoke in favor of the zoning change
- c. **Discussion:**
 - 1. Commissioner Pledger indicates he would not want a higher-impact use if he lived there, and would be more comfortable with office use, and shared concerns over increased traffic.
 - 2. Commissioner Maccini indicates concerns about businesses with later hours of operations.
 - 1. Mayor Vaughan explains the RFP for the project includes a preference for applicants who get letters of support from neighboring property owners.
 - 3. Commissioner Bartoletti expresses contentment with the City remaining the owner and landlord of the lot.
 - 4. Commissioner Pledger asks Mayor Vaughan how big of scope the notification was for the RFP.
 - 1. Mayor Vaughan shares the RFP was shared to all surrounding properties.
- d. **Action:** Commissioner Bartoletti moves to recommend the zoning change with a conditional overlay district request be forwarded to City Council with a recommendation of **approval**.
 - 1. Commissioner Maccini seconds
 - 2. The motion **carries** (3-0)

The recommendation will be forwarded to the July 8th City Council meeting

- 6. Public Hearing: Discuss and consider action to make a recommendation to City Council on amendments to the following Code of Ordinances Sections:
 - a. General Provisions – Section 1.01.003
 - b. Administration and Personnel – Section 2.02.031
 - c. Administration – Section 20.02.055
 - d. Building Regulations – Article 22.03

- e. Subdivision – Sections 36.01.003-004, 36.01.007, 36.01.009, 36.01.012-013
- f. Zoning – Sections 38.03.032-038, 38.04.031-032, 38.04.034-035, 38.05.032-037, 38.05.098
- a. **Staff Report:**
 - a. Director Bills presents a briefing on the proposed code changes and adjustments made since the May ZAPCO meeting.
- b. **Public Comment**
 - a. Mayor James Vaughan
 - i. Speaks in support of the code changes.
- c. **Discussion**
 - a. Commissioner Pledger indicates support for all code changes with exception of the contextual standards
 - i. Mayor Vaughan describes the changes made to the contextual standards throughout the code revision process.
 - ii. Chair Meisel indicates his support of the City of Austin’s contextual standards and believes West Lake Hills can achieve the same effect.
 - b. Commissioner Bartoletti shares concerns with the contextual standards
 - c. Commissioner Bartoletti indicates she is only comfortable with ZAPCO making code recommendations to zoning-related standards.
 - i. Director Bills explains that while many of the changes are located in chapter 22 (Construction Code), state law defines most of the proposed changes as being zoning-related, even though they are not in Chapter 38 (Zoning) within the West Lake Hills Code of Ordinances.
- d. **Action**
 - a. Commissioner Pledger moves forwarding a recommendation of approval of the proposed zoning changes, with appropriate scrivener’s corrections, with the exception of contextual standards for front yard fence setbacks(22.03.173(d)(10)) and street building setbacks (22.03.275(C)(1)).
 - b. Commissioner Bartoletti seconds
 - c. The motion **carries** 3-0

This action will be forwarded to the June 24 City Council Meeting

7. Adjournment

Chair Meisel adjourns the meeting at 8:18pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.



City of West Lake Hills Zoning & Planning Commission

AGENDA REPORT

Meeting Date:	July 15, 2026	Item Number:	3b
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	N/A	Source of Funds:	N/A

Subject

Report of Previous ZAPCO cases acted on by the BOA/City Council.

Discussion

Since the May 20, 2026 ZAPCO meeting, the following cases forwarded by ZAPCO were considered at City Council/BOA.

Board of Adjustment:

1. No items from ZAPCO were heard at the Board of Adjustment at the July 8, 2026 Board of Adjustment hearing.

City Council:

1. Code of Ordinance Amendments:

- a. The Code of Ordinances amendments related to building and development regulations were adopted as proposed at the June 24, 2026 City Council meeting.

2. 911 Westlake Drive Rezoning:

- a. The rezoning of the former City Hall site from GUI: Government, Utility, and Institutional to B-2: Business 2 with a conditional overlay was approved at the July 8, 2026 City Council meeting.



City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	July 15, 2026	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Elizabeth McNamara, Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

704 Laurel Valley: Consider action to make a recommendation to City Council on a replat for lot 1R, a replat of 1.212 acres of Block W, Site A of the Stonehedge Estates Subdivision, within the city limits (Section 36.01.004(f) of the West Lake Hills Code).

Applicant: Davin Fillpot, Architect LLC

Recommendation

Staff recommend approval with the conditions:

1. Provide any restrictive covenants, deed restrictions for the properties on file with the Travis County Clerk's Office. Application materials O, Plat detail 20. (If none are found, include note stating *No deed restrictions were found in the Official Public Records of Travis County, Texas*)
2. Remove plat note 5 & 13 (not relevant).
3. Change "Westlake" to West Lake on page 1 (plat detail 1)
4. Change Water District #10 signature to "Representative of WCID #10"
5. Edit the name of plat to Lot 1R Replat of A portion of Site "A" Block "W", Stonehedge Estates
6. Provide certification blocks for signature by applicant's/owner's professional:
No presence of Oak Wilt Plat Detail 24

OAK WILT CERTIFICATION

I, the undersigned, a certified arborist hereby certify that oak wilt was not found on the property.

Name

Date

7. 5-foot Public Utility and Drainage Easement not required

This item will be forwarded to the July 22, 2026 City Council meeting for review.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Ganesh Muthiah Family Trust

Legal Description: 1.21 acres of Site A, Block W Stonehedge Estates Block W

Lot Size: 1.21 acres

Zoning: R-1 One Family

Wastewater: OSSF

The site is surrounded by properties zoned R-1 – One Family.

Background & Analysis:

The applicant has submitted a request to replat 1.212 acres of Site A, Block W of the Stonehedge Estates Block W. Site A was platted as a 7.518 acre parcel as part of the subdivision in 1957 (Attachment 3). Through subsequent replats around this tract, the subject parcel became a remainder tract (Attachment 4). The parcel takes access off Laurel Valley Road by a private ingress/egress easement established in the Laurel Brook Subdivision in 1984. A single-family house was built on the property in 1965, and a New Construction permit has been applied for to build a new home in approximately the same location.

With this replat, no additional streets or infrastructure are required or proposed. The lot meets the dimensional standards for size and dimensions. The lot is not connected to city wastewater, so on-site sewage is required.

Attachments:

Exhibit A – Proposed Plat

Attachment 1 – Project Description Letter

Attachment 2 – Existing Survey

Attachment 3 – Original Plat

Attachment 4 – Plat History

Attachment 5 – Fire Service Availability

Attachment 6 – Water Service Availability

Attachment 7 – Electric Service Availability

Chapter 36 Subdivision

Section 36.01.004 Replat or resubdivision without vacation:

A replat or plat vacation, as defined by chapter 212.014 (of the Texas Local Government Code), shall meet all of the informational and procedural requirements set forth for a final plat.

Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;
The owners of the property have requested the replat.

(2) is approved by the municipal authority responsible for approving plats; and

Under the West Lake Hills Code of Ordinances, the Zoning & Planning Commission provides a recommendation to the City Council. The City Council is the responsible authority for the approval of plats.

(3) does not attempt to amend or remove any covenants or restrictions.

The plat referenced restrictions filed in Volume 1595, Page 291-293. A condition of approval is adding a reference to Westlake Park and Barton Springs Estates plats.

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

(a) In addition to compliance with Section [212.014](#), a replat without vacation of the preceding plat must conform to the requirements of this section if:

- (1) during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or
- (2) any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

The lot has a zoning classification of R-1 residential which is restricted to single-family.

(f) If a proposed replat described by Subsection (a) does not require a variance or exception, the municipality shall, not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipality or county tax roll. This subsection does not apply to a proposed replat if the municipal planning commission or the governing body of the municipality holds a public hearing and gives notice of the hearing in the manner provided by Subsection (b).

No subdivision variance is necessary for the replat of the lot.

(g) The notice of a replat approval required by Subsection (f) must include:

- (1) the zoning designation of the property after the replat; and
- (2) a telephone number and e-mail address an owner of a lot may use to contact the municipality about the replat.

Notice will be provided according to state law once approved by the City Council.

Compliance with Adopted Building Codes

The property and future construction will have to comply with all applicable City codes.

Subdivision

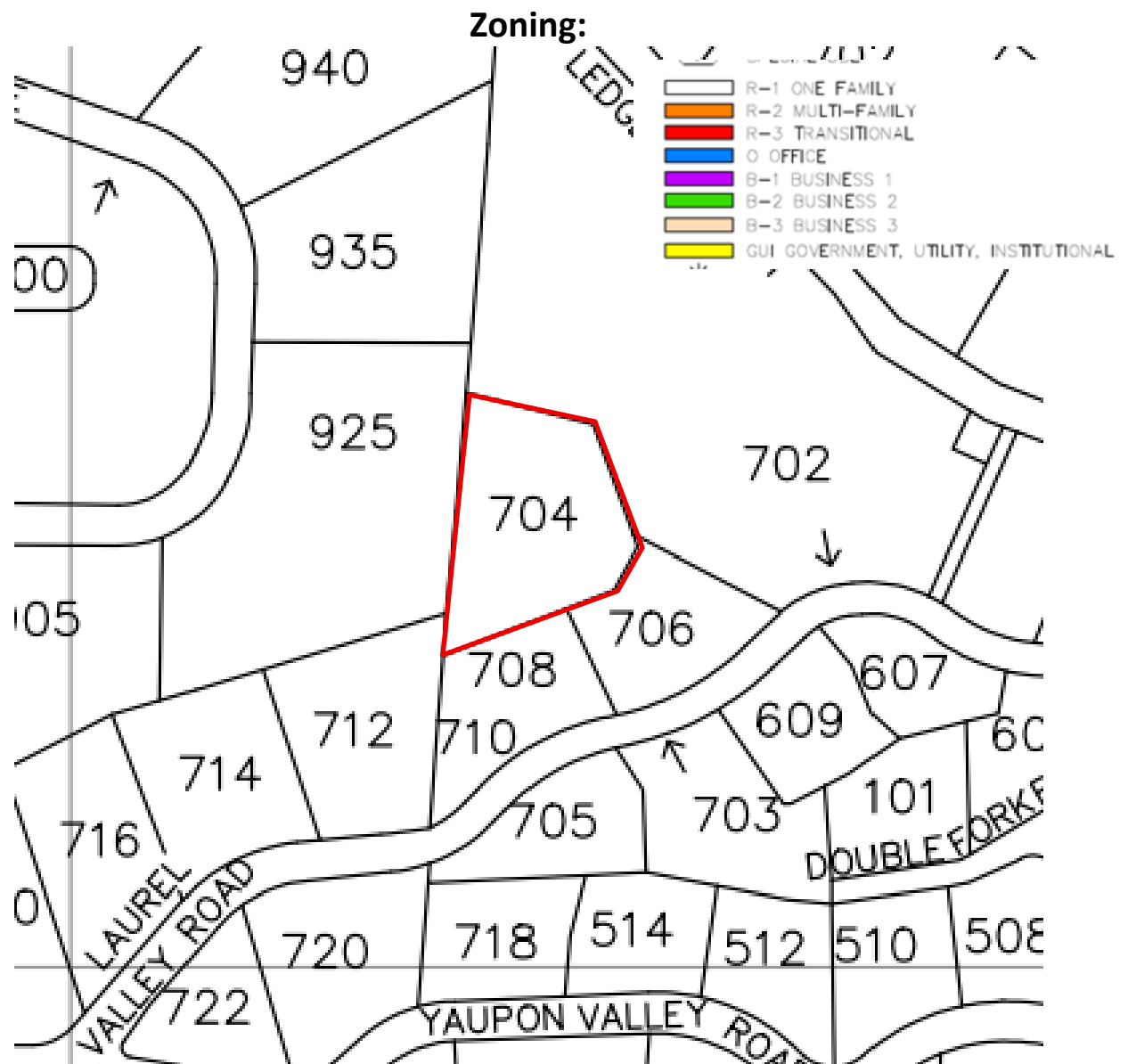
For the reasons stated within this report, once the conditions are met the plat will meet requirements of Chapter 36.

Comprehensive Planning Analysis

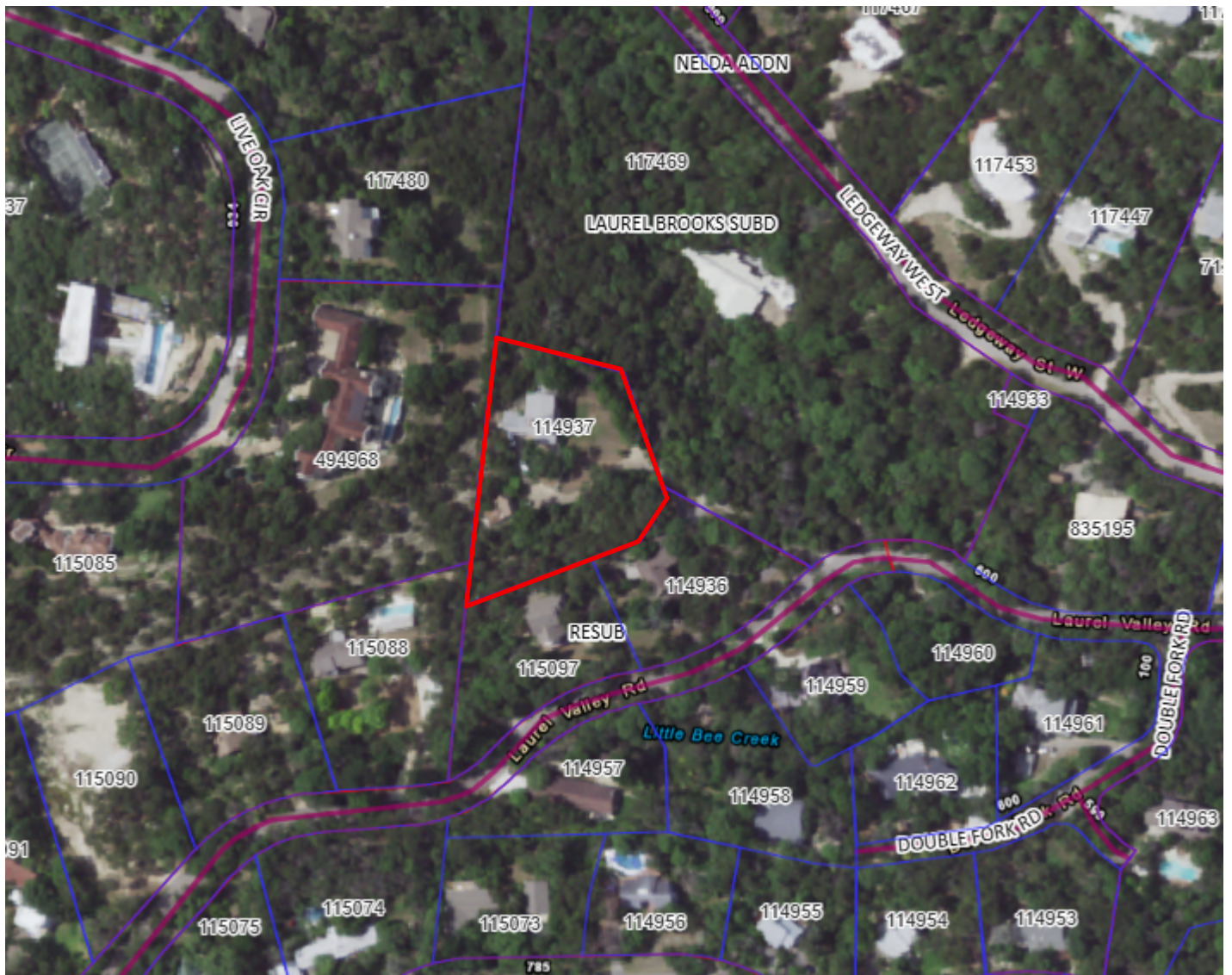
The request is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 36.01.004 \(f\) Vacation of Plan or Plat, recording replat or resubdivision without vacation.](#)
- [Section 36.01.006: Preliminary and final plat filing procedure.](#)
- [Texas Local Government Code Chapter 212](#)



Aerial:



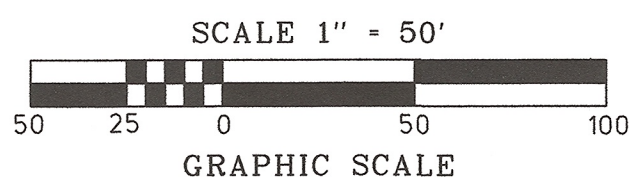
THE GANESH / MUTHIAH FAMILY TRUST REPLAT

REPLAT OF A PORTION OF SITE "A"

BLOCK "W", STONEHEDGE ESTATES

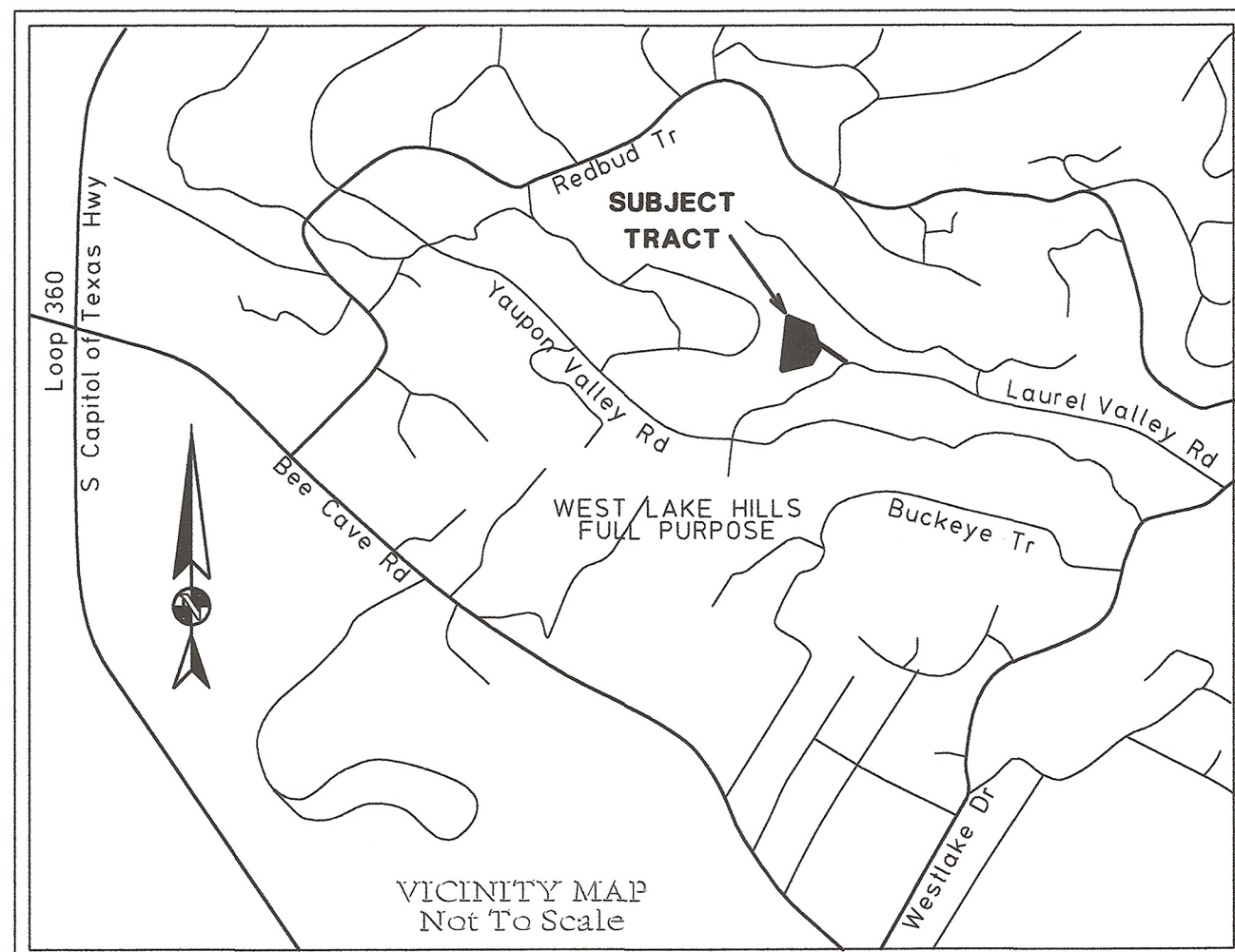
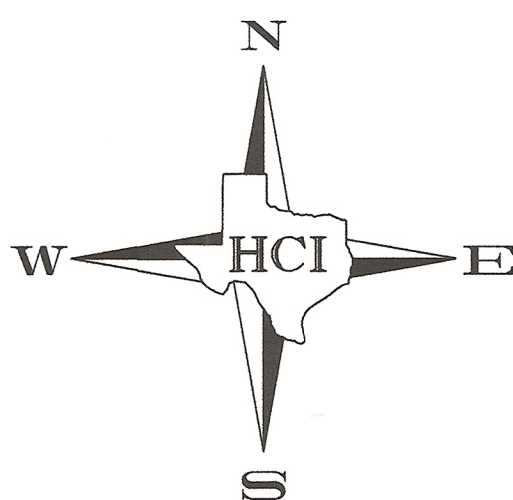
City Of Westlake Hills, Travis County, Texas

PREPARED: May 15, 2026.



Legend

- ⊙ Calculated Point
 - ⊙ 1/2" Iron Rod Found unless noted
 - ▲ Elevation Benchmark
 - * 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - 6" Waterline WCID No. 10
- (Record Bearing and Distance per subject deed)
(Record Bearing and Distance per adjoining plat)



Orientation for this survey was based upon the State Plane Coordinate System.
(4203-Texas Central Zone)

T.J. CHAMBERS SURVEY ABSTRACT NO. 198

Property ID 117469
Mary Sure Horan
1908 Bordeaux Lane
Greenville, TX 75402-3702

LOT 9A
AMENDED PLAT OF LOTS 9 & 10, MAYO ADDITION
DOCUMENT NO. 200000167

Property ID 494968
Lawrence D. Smith and Brenda H. Smith
P.O. Box 161778
Austin, TX 78716-1778

LOT 1
BLOCK "A"
1.212 ACRES

LOT 1
LAUREL BROOK SUBDIVISION
VOLUME 84 PAGE 78A

Ingress Egress Easement
per Volume 2769 Page 108
and
30' Private Access Easement
per plat Volume 84, Page 78A

PLACE OF BEGINNING

TBM-1
30' ACCESS EASEMENT
(S60°22'00"E 208.00' per plat 84/78A)
(S60°22'00"E 208.13' per plat 74/95)

LOT A
RESUBDIVISION OF
LAUREL RIDGE SUBDIVISION
SECTION ONE
VOLUME 74 PAGE 95
Property ID 114936
Ganesh Muthiah Family Trust
4408 Logan Ridge Drive
Cedar Park, TX 78613-2650

LOT B
RESUBDIVISION OF
LAUREL RIDGE SUBDIVISION
SECTION ONE
VOLUME 74 PAGE 95
Property ID 115907
Cornelius McGlennon IV and Taylor McGlennon
710 Laurel Valley Road
West Lake Hills, TX 78746-3510

LOT 33
MAYO ADDITION
VOLUME 70 PAGE 95

Property ID 115088
Stewart Ramser
P.O. Box 50273
Austin, TX 78763-0273

CURVE DATA

(C1)
Δ = 20°47'57" (20°46')
R = 152.89' (152.89')
T = 28.06' (28.01')
C = 55.20' (55.11')
A = 55.50' (55.41')
CB = N53°40'51"E (N55°56'E)

(C2)
Δ = 14°00'08"
R = 337.18' (337.18')
T = 41.41'
C = 82.20' (82.18)
A = 82.40' (82.38')
CB = N70°27'38"E (N72°35'E)

(C3)
Δ = 17°13'44"
R = 337.18' (337.18')
T = 51.08'
C = 101.01' (101.33')
A = 101.39' (101.71')
CB = N54°53'00"E (N56°55'E)

(C4)
Δ = 2°32'57"
R = 168.76' (168.76')
T = 3.75' (3.78')
C = 7.51' (7.56')
A = 7.51' (7.56')
CB = N46°04'55"E (N49°33'E)

OWNER: GANESH/MUTHIAH FAMILY TRUST
4408 LOGAN RIDGE DRIVE
CEDAR PARK, TX 78613

SURVEYOR: HOLT CARSON, INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
Firm Registration No. 10050700
email: survey@hciaustin.com
web: www.hciaustin.com

ENGINEER: C&E ENGINEERING SOLUTIONS
22 TALL OAKS TRAIL
AUSTIN, TX 78737
Firm No. 22760
email: jcampbell@ceengtx.com

METES AND BOUNDS DESCRIPTION OF
1.212 ACRES OF LAND OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (1.212 ACRE)
TRACT OF LAND AS CONVEYED TO THE GANESH/MUTHIAH FAMILY TRUST BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2025027984 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THAT CERTAIN (1.212 ACRE) TRACT OF LAND AS CONVEYED TO THE GANESH/MUTHIAH
FAMILY TRUST BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2025027984 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
SAME BEING AN ANGLE CORNER OF LOT A, RESUBDIVISION OF LAUREL RIDGE SUBDIVISION SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 74, PAGE 95 OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF LOT A AND LOT B, RESUBDIVISION OF LAUREL RIDGE SUBDIVISION SECTION ONE AND SAID (1.212 ACRE) GANESH/MUTHIAH
FAMILY TRUST TRACT, THE FOLLOWING TWO (2) COURSES:

1) S 29 DEG. 24'41" W 60.98 FT. TO A 1/2" IRON ROD FOUND;
2) S 68 DEG. 51'16" W 226.74 FT. TO A 1/2" IRON ROD WITH A PLASTIC CAP IMPRINTED "HOLT CARSON, INC." SET AT THE NORTHWEST CORNER OF SAID LOT B,
SAME BEING THE SOUTHWEST CORNER OF SAID (1.212 ACRE) GANESH/MUTHIAH FAMILY TRUST TRACT, ALSO BEING A POINT IN THE EAST LINE OF LOT 33,
MAYO ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70, PAGE 95 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WEST LINE OF SAID (1.212 ACRE) GANESH/MUTHIAH FAMILY TRUST TRACT, N 04 DEG. 55'35" E 327.58 FT. TO A 1/2" IRON ROD FOUND AT THE
NORTHWEST CORNER OF SAID (1.212 ACRE) GANESH/MUTHIAH FAMILY TRUST TRACT, SAME BEING AN ANGLE CORNER OF LOT 1, LAUREL BROOK SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84, PAGE 78A OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, ALSO BEING A POINT ON THE EAST LINE OF LOT 9A, AMENDED PLAT OF LOTS 9 & 10, MAYO ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200000167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING
THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE EAST LINE OF SAID LOT 9A, WITH THE COMMON LINE OF SAID (1.212 ACRE) GANESH/MUTHIAH FAMILY TRUST TRACT AND LOT 1, LAUREL
BROOK SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

1) S 76 DEG. 07'08" E 162.34 FT. TO A 5/8" IRON ROD FOUND;
2) S 19 DEG. 57'41" E 145.16 FT. TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF SAID LOT 1, SAME BEING THE NORTH CORNER OF LOT A, RESUBDIVISION
OF LAUREL RIDGE SUBDIVISION SECTION ONE;

THENCE WITH THE COMMON LINE OF LOT A, RESUBDIVISION OF LAUREL RIDGE SUBDIVISION SECTION ONE AND SAID (1.212 ACRE) GANESH/MUTHIAH FAMILY
TRUST TRACT, S 20 DEG. 52'36" E 17.20 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.212 ACRES OF LAND.

TOGETHER WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT CREATED BY THAT CERTAIN WARRANTY DEED WITH VENDORS LIEN DATED APRIL 23, 1964,
RECORDED IN VOLUME 2769, PAGE 108 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING CALLED A 30 FOOT PRIVATE ACCESS EASEMENT OVER
AND ACROSS LOT 1, LAUREL BROOK SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84,
PAGE 78A, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THE GANESH / MUTHIAH FAMILY TRUST REPLAT
REPLAT OF A PORTION OF SITE "A"
BLOCK "W",STONEHEDGE ESTATES
City Of Westlake Hills, Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS
WHEREAS,Natarajan Ganesh and Vallikannu Muthiah,Trustees of The Ganesh/Muthiah Family Trust,owners of 1.212 acres of land out of the T.J.Chambers League,Abstract No.198,in Travis County,Texas,and being a portion of Site "A",Block "W", Stonehedge Estates,a subdivision in Travis County,Texas,according to the map or plat thereof recorded in Volume 8,Page 8 of the Plat Records of Travis County,Texas,as conveyed to us by General Warranty Deed recorded in Document No.2025027984 of the Official Public Records of Travis County,Texas;

NOW,THEREFORE,KNOW ALL MEN BY THESE PRESENTS:That I(we) the undersigned owner(s) of the land shown on this plat,and designated herein as the THE GANESH / MUTHIAH FAMILY TRUST REPLAT of the City of West Lake Hills, Travis County,Texas,and whose name is subscribed hereto,hereby subdivides said 1.212 acres of land to be known as THE GANESH / MUTHIAH FAMILY TRUST REPLAT and do hereby dedicate to the use of the public forever all streets,alleys, parks, watercourses,drains,public easements,and public places thereon shown for the purposes and consideration therein expressed.

WITNESS MY HAND this ____ day of _____, 20 ____.

Natarajan Ganesh
4408 Logan Ridge Drive
Cedar Park, TX 78613

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME,the undersigned authority,on this day personally appeared Natarajan Ganesh,known 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 purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for _____ County,Texas
My Commission expires: _____

WITNESS MY HAND this ____ day of _____, 20 ____.

Vallikannu Muthiah
4408 Logan Ridge Drive
Cedar Park, TX 78613

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME,the undersigned authority,on this day personally appeared Villikannu Muthiahh,known to me to be the person whose name is subscribed to the foregoing instrument,and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for _____ County,Texas
My Commission expires: _____

This plat has been submitted to and considered by the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas.

ZAPCO Chairperson
City of West Lake Hills, Texas

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.
DATED this ____ day of _____, 20 ____.

Attest:

Mayor City of West Lake Hills, Texas

Attest:

City Secretary

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

City Administrator
City of West Lake Hills, Texas

Date:

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

President of the Board
WCID No. 10

Date:

STATE OF TEXAS
County of Travis

KNOW ALL MEN BY THESE PRESENTS
That I, Holt Carson, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from the actual survey of the property made under my supervision on the ground.

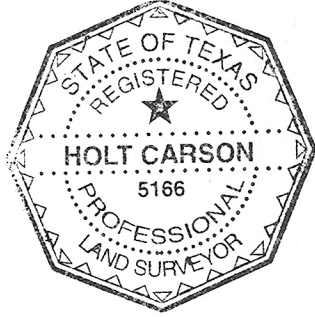
Holt Carson
Registered Professional Land Surveyor No. 5166
TBPELS Firm No. 10050700
survey @hciaustin.com

STATE OF TEXAS
County of Travis

KNOW ALL MEN BY THESE PRESENTS
That I, Jay Campbell, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of West Lake Hills, Texas and that the 100-year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.

Jay Campbell
Registered Professional Engineer No. 101572
Firm No. 22760
jcampbell@ceengtx.com

Date:



- 1.) The Benchmark used is:
(BM-1) Cotton Gin Spindle set in the North side of the asphalt drive to the subject property approximately 120 feet from the North right-of-way line of Laurel Valley Road.
North: 10,080,003.35' East: 3,093,105.97' NAVD88 Elevation (GEOID18) 731.53 ft.
- 2.) Water service is provided by Travis County WCID No. 10.
- 3.) Wastewater service is provided by On-Site OSSF.
- 4.) Electric service is provided by Austin Energy.
5. This Plat conforms to the Preliminary Plat approved by the Zoning and Planning Commission on _____.
- 6.) All subdivision permits shall conform to the City of West Lake Hills Code of Ordinances, public improvement standards, and generally accepted engineering practices.
- 7.) Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of West Lake Hills prior to any construction within the subdivision.
- 8.) The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of West Lake Hills. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 9.) By approving this plat, the City of West Lake Hills assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.
- 10.) Fiscal surety for subdivision construction, in a form acceptable to the City of West Lake Hills, shall be provided prior to plat approval by the City.
- 11.) No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.
- 12.) Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).
- 13.) All new utilities will be underground. (Non-residential)
- 14.) Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.
- 15.) Flood Hazard: No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel No. 48453C0445K, dated January 22, 2020 for the City of West Lake Hills, Community Number 481030.
- 16.) Site clearance, site disturbance and impervious cover note. Site clearance, site disturbance, or impervious cover: Every lot or unit in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.
- 17.) Septic systems: Every lot within the City's municipal boundaries in this subdivision is subject to Chapter 18 of the West Lake Hills Code, as amended. No septic system or other private sewage facility may be constructed in the City until the City of West Lake Hills has issued a permit for its construction. No private sewage facility in the City limits may be used until the facility has been approved and licensed by the City. Lot size requirements for residential and commercial private sewage facilities shall conform to construction and development limitations in Chapter 18 of the West Lake Hills Code, as amended.
- 18.) Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.
- 19.) No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of West Lake Hills.
- 20.) All easements on private property shall be maintained by the property owner or his or her assignees.
- 21.) Erosion and sedimentation controls constructed in accordance with the Code of Ordinances of the City of West Lake Hills are required for all construction on each lot.
- 22.) Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 23.) For subdivisions within the city limits of the City of West Lake Hills: Streets, roads and other public thoroughfares shown on plat: The building of all streets, roads and other public thoroughfares shown on this plat, and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City Council of the City of West Lake Hills, Travis County, Texas, if said plat is within the City limits of the City of West Lake Hills, Texas. The City of West Lake Hills, Texas assumes no responsibility to build any of the streets, roads or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. All curb cuts, entrances and exits onto public streets or highways shall first be approved by the City of West Lake Hills, Texas.
- 24.) Build-to lines shall be in accordance with the ordinances of the City of West Lake Hills.
- 25.) All of the land depicted on this subdivision plat is located within the full purpose municipal boundaries of the City of West Lake Hills on this the ____ day of _____, 20____, A.D.
- 26.) This subdivision is located within the Edwards Aquifer Recharge Zone.
- 27.) All restrictions and notes from the previous existing subdivision, BLOCK "W" STONEHEDGE ESTATES recorded in Volume 8, Page 35 of the Plat Records of Travis County, Texas, shall apply to this plat.
- 28.) Restrictions or covenants filed as Document No. _____, of the Official Public Records of Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of the County Court of Travis County, Texas, hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at ____ o'clock ____ m. this the ____ day of _____, 20____, and duly recorded at ____ o'clock ____ m. on the ____ day of _____, 20____, in the Official Public Records of Travis County, Texas, as Document No. _____.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS, this ____ day of _____, A.D. 20____.

Dyana Limon-Mercado
Clerk of the County Court Travis County, Texas

By _____
Deputy

May 16, 2026

RE: 704 Laurel Valley Road, West Lake Hills, Texas, 78746
Replat Application and Submittal

Existing Legal Description:

1.21 ACR OF SITE A BLK W STONEHEDGE ESTATES BLK W

Dear Commissioner Meisel,

This property has a legal description but has existed as a remnant of surrounding subdivides. The existing house on the property was built in 1965 will be demolished and a new home will be built in approximately the same location. This parcel has been accessed by an access easement for the life of the property, and will continue to have access through the same dedicated access easement.

Upon submitting the set of construction documents for permitting, the applicant and homeowner were made aware by the City of West Lake Hills that a Replat will be required on this property prior to a building permit being issued for this property.

Please do not hesitate reaching out, should you or any other ZAPCO members have any questions.

Kind Regards,
Davin Fillpot, Architect / West Lake Hills Code Consultant

A handwritten signature in black ink, appearing to read 'D. Fillpot', with a stylized flourish at the end.

512-289-4736
Davin@RandDarchitecture.com

PROPERTY DESCRIPTION:

TRACT I: FEE SIMPLE

BEING A 1.213 ACRE TRACT OF LAND SITUATED IN THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 198, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NATARAJAN GANESH AND VALLIKANNU MUTHIAH, AS RECORDED IN INSTRUMENT NO. 2025027984, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID GANESH/MUTHIAH TRACT, SAID IRON ROD BEING A RE-ENTRANT CORNER OF RESUBDIVISION OF LAUREL RIDGE SUBDIVISION, SECTION ONE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74, PAGE 95, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 31° 25' 00" WEST, A DISTANCE OF 60.90 FEET ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GANESH/MUTHIAH TRACT;

THENCE SOUTH 71° 01' 00" WEST, A DISTANCE OF 226.70 FEET ALONG SAID COMMON LINE TO AN "X" FOUND IN STONE AT THE COMMON WEST CORNER OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION, BEING ON THE EAST LINE OF LOT 33, MAYO ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70, PAGE 95, AFORESAID PLAT RECORDS;

THENCE NORTH 07° 04' 00" EAST, A DISTANCE OF 327.65 FEET ALONG THE WEST LINE OF SAID GANESH/MUTHIAH TRACT TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID GANESH/MUTHIAH TRACT AND LOT 1, LAUREL BROOK SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGE 78A, SAID PLAT RECORDS, SAID IRON ROD BEING ON THE EAST LINE OF LOT 9A, AMENDED PLAT OF LOTS 9 & 10, MAYO ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200000167, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 74° 01' 00" EAST, A DISTANCE OF 162.40 FEET ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID LOT 1 TO THE NORTHEAST CORNER OF SAID GANESH/MUTHIAH TRACT;

THENCE SOUTH 17° 48' 00" EAST ALONG SAID COMMON LINE, PASSING THE COMMON WEST CORNER OF SAID LOT 1 AND AFORESAID RESUBDIVISION AT A DISTANCE OF 145.27 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GANESH/MUTHIAH TRACT AND SAID RESUBDIVISION A TOTAL DISTANCE OF 162.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52,847 SQUARE FEET OR 1.213 ACRES OF LAND.

TRACT II: EASEMENT ESTATE

BEING A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT CREATED BY THAT CERTAIN WARRANTY DEED WITH VENDORS LIEN DATED APRIL 23, 1964, RECORDED IN VOLUME 2769, PAGE 108, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING CALLED A 30 FOOT PRIVATE ACCESS EASEMENT OVER AND ACROSS LOT 1, LAUREL BROOK SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84, PAGE 78A, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 744, PG. 532, D.R.T.C.T.
EASEMENT, VOL. 554, PG. 502, VOL. 614, PG. 260, VOL. 661, PG. 565, D.R.T.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

704 LAUREL VALLEY ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

PREMIER JOB #: 23-08234TOPOTS2

TECH: MSP DATE: 07/09/25 REV.: 03/12/26

FIELD: RC FIELD DATE: 07/08/25



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

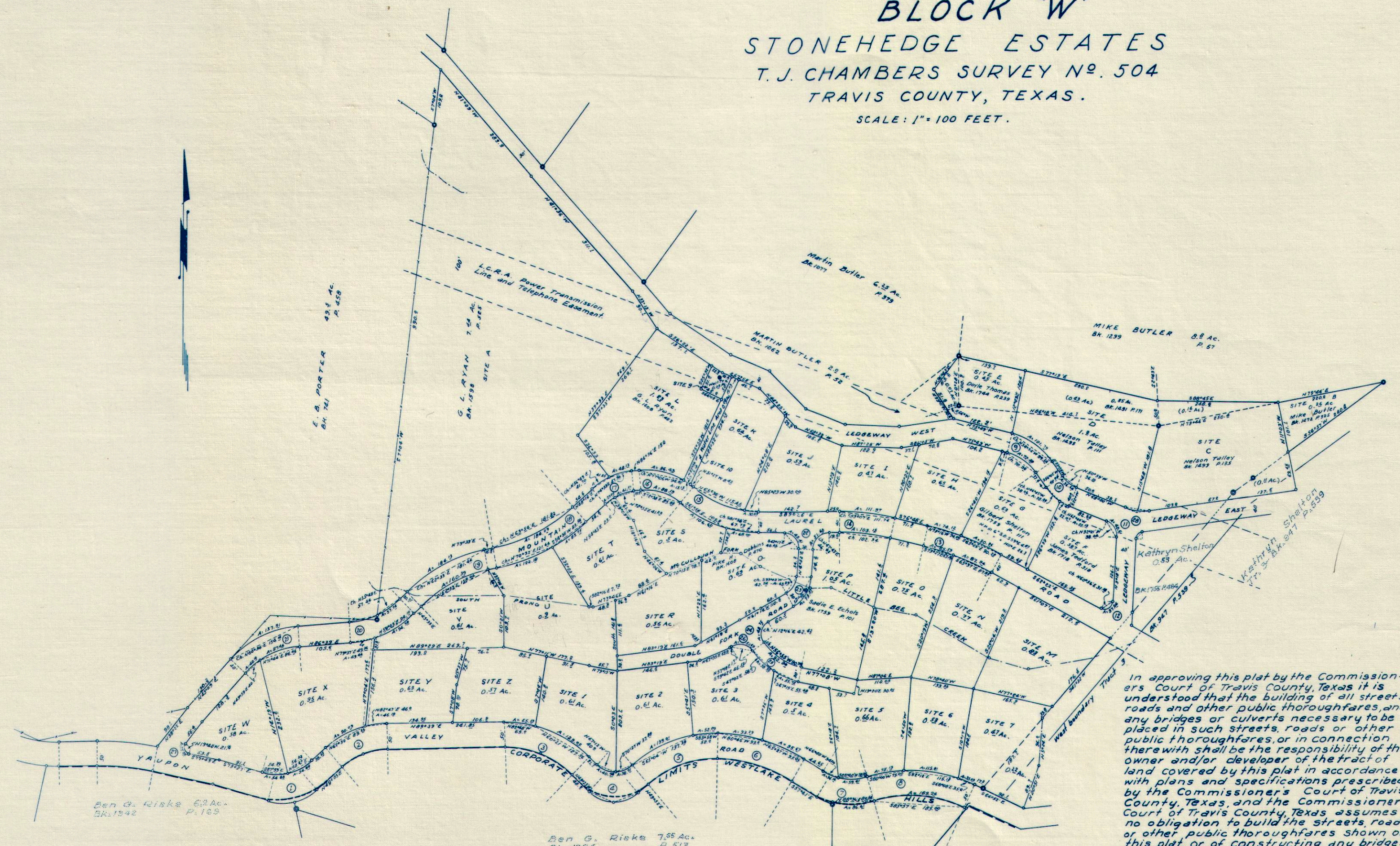
Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



BLOCK "W"
STONEHEDGE ESTATES
T. J. CHAMBERS SURVEY NO. 504
TRAVIS COUNTY, TEXAS.
 SCALE: 1" = 100 FEET.



In approving this plat by the Commissioners Court of Travis County, Texas it is understood that the building of all streets, roads and other public thoroughfares, and any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection therewith.

CURVE DATA

1N	2N	3N	4N	5N	6N	7N	8N	9N	10N
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									
13	2S	3S	4S	5S	6S	7S	8S	9S	10S
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									
11W	12W	13W	14W	15W	16W	17W	18W	19W	20W
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									
11E	12E	13E	14E	15E	16E	17E	18E	19E	20E
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									
21N	22E	23E	24E	25E	26E	27E	28E	29E	30E
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									
21S	22W	23W	24W	25W	26W	27W	28W	29W	30W
1 57°28' I 40°34' T 44°04' I 44°43' T 41°44' I 40°39' T 40°10' I 42°03' T 40°51' I 36°02' T 60°00' T 70°25' T 103°41' T 49°15' T 100°04' T 36°19' T 52°00' T 118°40' T 53°18' T 118°00' R 103.44 R 102.35 R 247.64 R 53.30 R 261.34 R 353.30 R 108.85 R 307.34 R 139.34 R 61.65									

ACCEPTED AND AUTHORIZED FOR RECORD
 by the Village of Westlake Hills, Texas, this
 the 5th day of Feb. A.D. 1957.

Frank Malloy Secretary
Edmond Mayor

SEPTIC TANK NOTE:

Each house in this subdivision shall be connected
 to a septic tank of a design approved by the
 State Health Dept.

FILED FOR RECORD: on the 7 day of Feb. AD 1957
 at 10 o'clock A.M.

Miss Emilie Limberg, Clerk, Co. St. Travis Co., Texas.

By: *Edmond* Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of the County Court
 within and for the County and State aforesaid, do
 hereby certify that the within and foregoing instrument
 of writing with its certificate of authentication
 was filed for record in my office on the 7 day of
 Feb. AD 1957 at 10 o'clock A.M. and duly
 recorded on the 7 day of Feb. AD 1957 at 10
 o'clock A.M. in the Plat Records of said County in Book
 of page 55.

WITNESS MY HAND AND SEAL of the Court of
 said County, the date last written above.

Miss Emilie Limberg, Clerk of the County of Travis Co., Texas.

By: *Edmond* Deputy

Survey Completed January, 1957.

By: *T. A. Jackson*
 T. A. Jackson
 Registered Public Surveyor

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Emmett Shelton, owner of the several lettered and numbered
 Sites delineated hereon (and listed below) and also Grantor of those several
 Sites delineated hereon (and listed below) out of a 500 Acre Tract of land in
 the T. J. Chambers Survey No. 504, Acre 198 in Travis County, Texas, conveyed to
 me by Deed Recorded in Book 339, Pages 582 to 584, Inc. of the Deed Records of
 Travis County, Texas, do hereby Subdivide and adopt this Map or Plat
 as my subdivision of Block W, of Stonehedge Estates, and do hereby Dedicate
 to the Public all Roads or Streets shown hereon as far as my interest may appear.
 Lettered and Numbered Sites Owned - H, I, J, K, R, S, T, U, V, W, X, Y, Z, 1, 2, 3, 4,
 5, 6, 7, 8, 9 and 10 Containing a total of 13.48 Acres of Land.
 Lettered Sites Granted, A, B, C, D, E, F, G, L, M, N, O, P, and Q containing a
 total of 8.81 Acres of Land.

IN WITNESS WHEREOF, I have hereunto set my hand
 this 4 day of Feb. A.D. 1957.

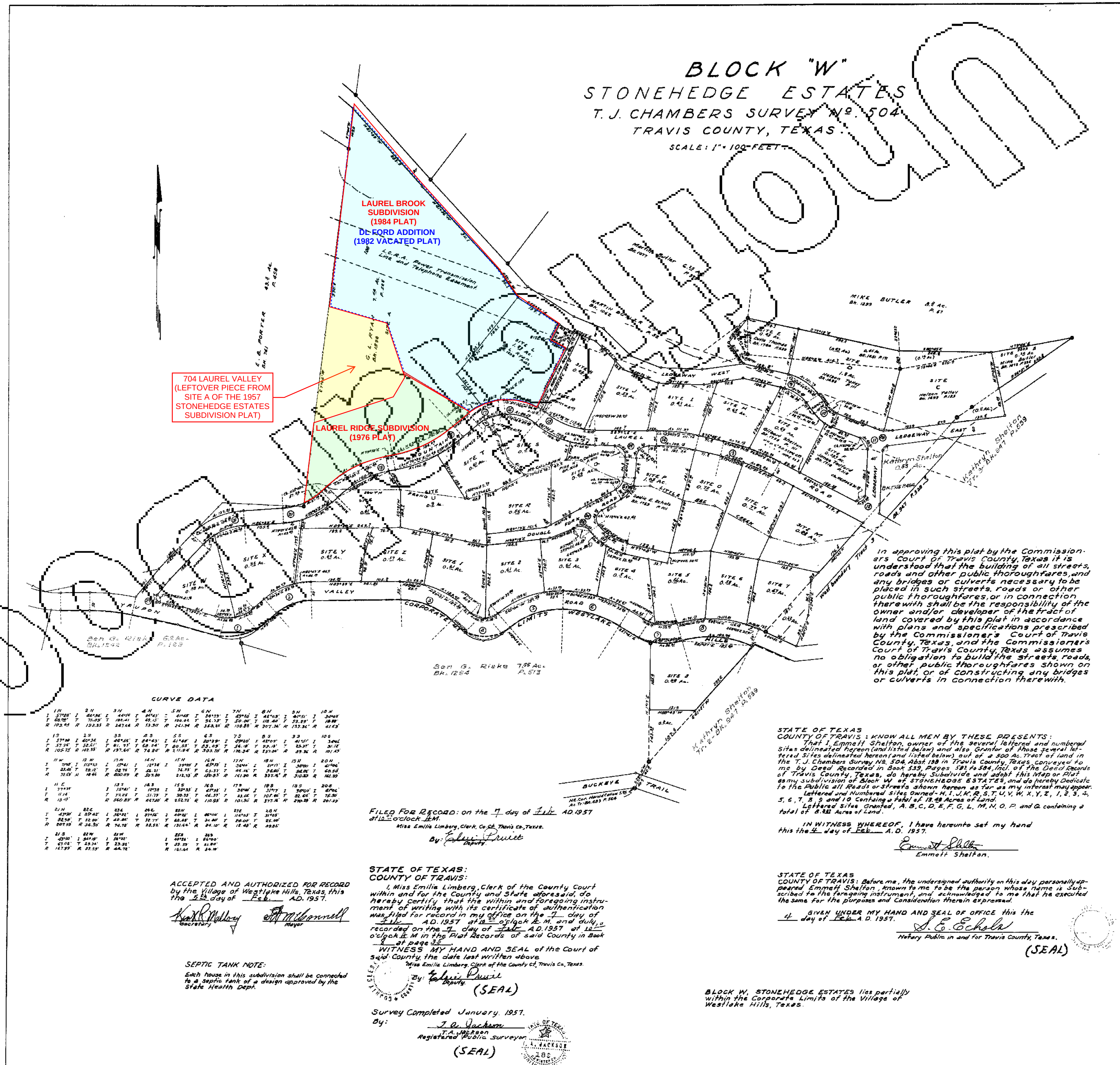
Emmett Shelton
 Emmett Shelton.

STATE OF TEXAS:
COUNTY OF TRAVIS: Before me, the undersigned authority on this day personally ap-
 peared Emmett Shelton, known to me to be the person whose name is Sub-
 scribed to the foregoing instrument, and acknowledged to me that he executed the
 same for the purposes and Consideration therein expressed.

4. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
 day of Feb. A.D. 1957.

J. E. Echols
 Notary Public in and for Travis County, Texas.

BLOCK W, STONEHEDGE ESTATES lies partially
 within the Corporate Limits of the Village of
 Westlake Hills, Texas.



(Lot 1 contains 6.01 acres)

 $1'' = 100'$

Bearings of lines shown hereon
do not necessarily refer to
Astronomic North.

Arc No.	(1)	(2)
I	36°37'30"	33°16'30"
R	150.93'	141.90'
T	49.95'	42.40'
C	94.85'	81.26'
A	96.48'	82.41'

SEPTIC SYSTEMS: Very lot in this subdivision is subject to the City of West Lake Hills' Sanitation Ordinance 108, as amended. No Septic System or other private sewage facility may be constructed on any lot until the City of West Lake Hills has approved the construction. No private sewage treatment facility may be used until the facility has been approved and licensed by the City. Lot size requirements for residential and commercial private sewage facilities shall conform to the City of West Lake Hills' development limitations on Sanitation Ordinance 108, as amended.

SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER:
Every lot in this subdivision is subject to the City of West
Lake Hills site clearance procedures. No site clearance,
excavation, grading, or landfill shall commence unless a
permit shall have been first issued for such work in
accordance with the provisions of applicable ordinances.
Impervious cover shall not exceed the maximum percentage
permitted under City Ordinance, which is 25%.

FLOOD HAZARD NOTE:
The Federal Insurance Administration maps for the City of West Lake Hills, Texas, and dated July, 1978, indicate that a portion of the property shown hereon lies within a special flood hazard area as defined for said maps.

Legend

- Found $\frac{1}{2}$ " Iron Pin (or as noted)
- Set $\frac{1}{2}$ " Iron Pin (or as noted)

STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES
SHOWN ON THIS PLAT:

the building of all streets, roads, and other public thoroughfares shown on this plat and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City Council of West Lake Hills, Travis County, Texas, if said plat is within the City Limits of the City of West Lake Hills, Texas. If said plat is within the city limits of another jurisdiction of the State of Texas, the City of West Lake Hills, Texas, all streets, roads, and other public thoroughfares and other required improvements shall be designed and built in accordance with the plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and neither the City of West Lake Hills, Texas nor the Court assumes no obligation to build any of the streets, roads or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. Moreover, the acceptance for maintenance by Travis County of the streets, and roads in this subdivision does not obligate the City to install street marking signs, and the City is not considered to be part of the transportation construction, but that erecting signs for traffic control, such as SPEED LIMITS and STOP and YIELD signs shall remain the responsibility of the county. All curb cuts, entrances and exits onto public streets or highways shall first be approved by the city of West Lake Hills, Texas, and in addition, by Travis County.



I, CHASE BAROME0, JR., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE 50 FOOT DRAINAGE EASEMENT SHOWN HEREON.

Chase Baromed, Jr. 3-16-89
CHASE BAROMED, JR., PE DATE



TRAVIS ASSOCIATES
CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — MECHANICS — MATERIALS

LAUREL BROOK SUBDIVISION

CERTIFICATION
BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10:

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

Dated: 2 APR 84

By: AWD
President of the Board WCID No. 10, Cliff Drummond

CERTIFICATION
BY THE CONSULTANT FOR PUBLIC WORKS:

I, the undersigned, Consultant for Public Works of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

Dated 21 MARCH 1984

H L Arno, P.E.
Consultant for Public Works, Howard L. Arno
City of West Lake Hills, Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Chase Baromeo, Jr., a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from actual surveys of the property made under my supervision on the ground in July, 1982 and February, 1984.

Dated Feb 21, 1984

Chase Baromeo, Jr.
Chase Baromeo, Jr.
R.P.S. No. 2127
2130 Goodrich
Austin, Texas 78704

FB 45, 46 + 70



STATE OF TEXAS:
COUNTY OF TRAVIS:

WHEREAS we, Davis L. Ford and wife, Gwen A. Ford, own 6.01 acres of land situated in the T. J. Chambers Survey No. 504, Abstract 198, in the City of West Lake Hills, Texas,

Said 6.01 acres of land being that same land conveyed by Elizabeth Annette Ryan et al to Davis L. Ford by deed dated March 11, 1970 recorded in Vol. 3824 at Pg. 48 of the Travis County Deed Records, (and therein described as containing 6.04 acres of land, subsequent resurvey finding only 6.01 acres of land within the limits of the tract)

Said 6.01 acres of land formerly comprising a subdivision known as D. L. FORD ADDITION, said subdivision having been vacated by instrument of record in Vol. _____ at Pg. _____ of the Travis County Deed Records,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that we, Davis L. Ford and Gwen A. Ford, the undersigned owners of the land shown on this plat do hereby resubdivide said 6.01 acres of land in accordance with the provisions of V.A.C.S. Art. 974a, Sec. 5(c), Subdivision (#2), said 6.01 acres to be known as LAUREL BROOK SUBDIVISION, an addition to the City of West Lake Hills and dedicate to the use of the Public forever or affirm the existing rights of the Public to, all streets shown hereon.

WITNESS OUR HANDS this the 19th day of MARCH, 1984.

Davis L. Ford
Davis L. Ford, Record Owner
704 Laurel Valley
Austin, Texas 78746

Gwen A. Ford
Gwen A. Ford, Record Owner
704 Laurel Valley
Austin, Texas 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Davis L. Ford and Gwen A. Ford, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and acknowledged to me that they had executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 19th day of MARCH, 1984.

Mary Ann Bradshaw
State Notary

(print name) MARY ANN BRADSHAW
my commission expires: 6-30-84

RECOMMENDED FOR APPROVAL

By the ZONING AND PLANNING COMMISSION
of the City of West Lake Hills, Texas:

This plat has been submitted to and considered by the Zoning and Planning Commission of the City of West Lake Hills, Texas, and is hereby recommended for approval by the City Council.

Dated this the 21st day of MARCH, 1984.

By: Robert Hamilton
Chairperson, Robert Hamilton

APPROVED AND AUTHORIZED
FOR RECORD

By the City Council of the City of West Lake Hills, Texas.

Dated this the 28th day of MARCH, 1984.

By: Tom H. Taylor
Mayor, Tom H. Taylor

Attest:

By: Bruce E. Brown
City Secretary, Bruce E. Brown



FILED FOR RECORD:
This the 3rd day of April, 1984

at 9:00 o'clock A. M.

By: Gwen Carter
Deputy
DORIS SHROPSHIRE
County Clerk of Travis County,
Texas

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, County Clerk of Travis County, Texas, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication was filed for record in my office

on the 3rd day of April, 1984 at 9:00 o'clock A. M. and duly recorded in my office

on the 3rd day of April, 1984 at 9:05 o'clock A. M. in the Plat Records of said County in

PLAT BOOK 84 at PAGE 78A-78B.

Witness my hand and seal of office the date last written above

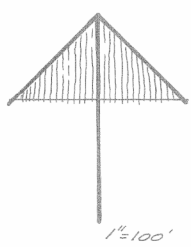
By: Gwen Carter
Deputy
DORIS SHROPSHIRE
County Clerk of Travis County,
Texas



TRAVIS ASSOCIATES
CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — MECHANICS — MATERIALS
1014-84

D L FORD ADDITION

82 18872



- LEGEND:
- IRON PIN FOUND
 - IRON PIN SET
 - MILTI NAIL SET
 - () RECORD CALL

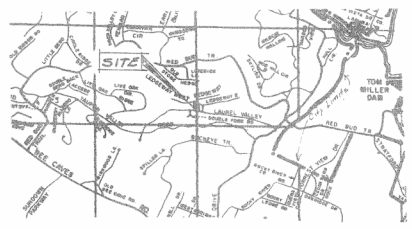
CONTOUR DATUM: USGS
CONTOUR INTERVAL: 20 FT.

TABLE OF ACREAGE:

LOT NO.	ACRES
1	1.36
2	1.12
3	1.80
4	1.76
TOTAL.....	6.04

CURVE DATA:

	1	2
I	36°36' 26"	33°16' 50"
R	150.93'	141.90'
T	49.24'	42.41'
A	96.43'	82.42'
C	94.80'	81.27'



LOCATION MAP

OWNER: D.L.FORD
704 LAUREL VALLEY RD.
WEST LAKE HILLS, TEXAS

ENGINEER/SURVEYOR: TRAVIS ASSOCIATES
CONSULTING ENGINEERS, INC
2130 GOODRICH
AUSTIN, TEXAS 78704
512-443-7231

SEPTIC TANK NOTE:

Septic Systems: Every lot in this subdivision is subject to the City of West Lake Hills' Sanitation Ordinance 108, as amended. No septic system or other private sewage facility may be constructed on any lot until the City of West Lake Hills issues a permit for its construction. No private sewage facility may be used until the facility has been approved and licensed by the City. Lot size requirements for residential and commercial private sewage facilities shall conform to the construction and development limitations in Sanitation Ordinance 108, as amended.

SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: Every lot in this subdivision is subject to the City of West Lake Hills' site clearance procedures. No site clearance, excavation, grading, or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance

FLOOD HAZARD NOTE: The Federal Insurance Administration maps for the City of West Lake Hills, Texas, indicate that a portion of the property shown hereon lies within a special flood hazard area as defined by said maps, dated July 1978, however the 100 yr flood plain can be contained within the drainage easement shown on this plat

STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON PLAT: The building of all streets roads and other public thoroughfares shown on this plat and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City Council of West Lake Hills, Travis County, Texas, if said plat is within the City limits of the City of West Lake Hills, Texas. If said plat is within the extraterritorial jurisdiction of the City of West Lake Hills, Texas, all streets, roads, public thoroughfares and other required improvements shall be designed and built in accordance with the plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and neither the City of West Lake Hills, Texas nor the Court assumes any responsibility to build any of the streets, roads or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. Moreover, the acceptance by Travis County for maintenance of the streets and roads in this subdivision does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction; however, the erection of traffic control signs, such as speed limits, 'Stop' and 'Yield' signs, shall remain the responsibility of Travis County. All curb cuts, entrances and exits onto public streets or high-ways shall first be approved by the City of West Lake Hills Texas, and in addition, by Travis County

CERTIFICATION BY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10:

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

DATED: Aug 9, 1982
Clif Drummond, President of The Board WCID No. 10

CERTIFICATION BY THE CONSULTANT FOR PUBLIC WORKS:

I, the undersigned, Consultant for Public Works of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

DATED: Aug 9, 1982
Howard L. Arno, Consultant for Public Works, City of West Lake Hills, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from actual survey of the property made under my supervision on the ground in July 1982

DATED: July 26 1982
Chase Baremore, Jr., Registered Public Surveyor #2127

State of Texas
County of Travis

WHEREAS, Davis L. Ford, owner of 6.04 acres of land out of the T.J. Chambers Survey #504, Abstract # 198, being also a portion of Site 'A' and all of Site 'L' in Block 'W' of Stonehedge Estates Subdivision, situated in Travis County, Texas as recorded in Book 8 at Page 35, Plat Records, Travis County, Texas as conveyed to me by deed recorded in Volume 3824 at Page 48, Deed Records, Travis County, Texas; said subdivision having been partially vacated by instrument of record in Volume 1883 at Page 833, Deed Records, Travis County, Texas; NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Davis L. Ford, the undersigned owner of the land shown on this plat, and designated herein as the 'D.L. Ford Addition' to the City of West Lake Hills, Travis County, Texas and whose name is subscribed hereto, hereby resubdivide in accordance with the provisions of V.A.C.S., Art. 974a, Sec. 5(c), subdivision (#2), said 6.04 acres of land to be known as the 'D.L. FORD ADDITION' and do hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and considerations therein expressed.

WITNESS MY HAND this 30th day of August, 1982.

Davis L. Ford
Davis L. Ford 704 Laurel Valley Dr, Austin, Texas 78746

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Davis L. Ford, known 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 purposes and considerations therein expressed.

VEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of August, 1982

Alvin Wagner
Notary Public in and for Travis Co. Texas

(Please print name) Alvin Wagner
my commission expires: 5-2-84

RECOMMENDED FOR APPROVAL BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF WEST LAKE HILLS: This plat has been submitted to and considered by the Zoning and Planning Commission of the City of West Lake Hills, Texas, and is hereby recommended or approval by the City Council.
Dated this 15th day of SEPTEMBER, 1982.

By: M. Michael Sharlot
Chair person, M. Michael Sharlot

APPROVED AND AUTHORIZED for record by the City Council of the City of West Lake Hills, Texas.

DATED this 22nd day of SEPTEMBER, 1982.

Tom H. Taylor, Mayor, City of West Lake Hills, Texas

Attest: Bruce E. Brown
City Secretary, BRUCE E. BROWN

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court of Travis County, Texas, hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at 1:30 o'clock P.M. this the 14th day of Oct, 1982, and duly recorded at 1:35 o'clock P.M. on the 14th day of Oct, 1982 in the Plat Records of Travis County, Texas in Book 82 at Pages 345 and 346.

WITNESS MY HAND AND SEAL OF THE COURT OF TRAVIS COUNTY, TEXAS this 14th day of October, A.D. 1982

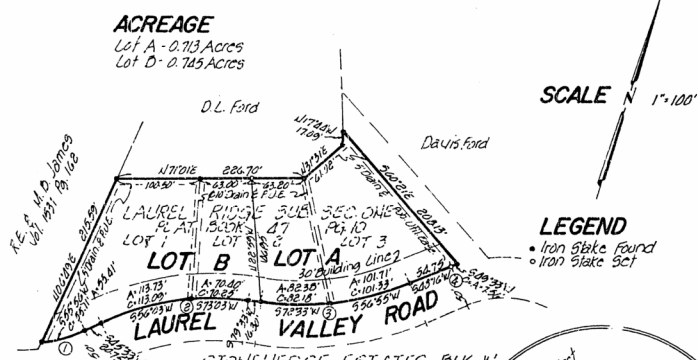
C.M. FERGUSON 2020/212	LOT 3 LEDGEWAY ADDITION BK. 80 PG. 262
pin file (supplemental) (attached)	
LEDGEWAY WEST.	
DETAIL 'A'	

DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: D. Jones
DEPUTY L. JONES

FILED FOR RECORD
AT 1:30 O'CLOCK P.M.
OCT 14 1982
DORIS SHROPSHIRE
Clerk County Court, Travis County, Texas
by D. Jones Deputy
L. JONES

ACREAGE
Lot A - 0.713 Acres
Lot D - 0.745 Acres



RESUBDIVISION OF LAUREL RIDGE SUBDIVISION SECTION ONE

LEGEND
• Iron Stake Found
• Iron Stake Set

STATE OF TEXAS }
COUNTY OF TRAVIS }
KNOW ALL MEN BY THESE PRESENTS I

THAT I, DAIN P. WHITWORTH, OWNER OF LOTS 1, 2, AND 3 OF LAUREL RIDGE SUBDIVISION SECTION ONE, A SUBDIVISION IN THE CITY OF WEST LAKE HILLS AS RECORDED IN PLAT BOOK 47, PAGE 10, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 4333, PAGE 282, VOLUME 4333, PAGE 284, VOLUME 4333, PAGE 257, RESPECTIVELY OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE THE SAID TRACT IN ACCORDANCE WITH THE MAP AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS RESUBDIVISION OF LAUREL RIDGE SUBDIVISION SECTION ONE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 2nd DAY OF June, 1976, A.D.

Dain P. Whitworth
DAIN P. WHITWORTH

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAIN P. WHITWORTH, KNOWN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF June, 1976, A.D.

James J. McArthur
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PROVISIONS OF THE CITY OF WEST LAKE HILLS ORDINANCE NO. 108, AMENDED JUNE 9, 1975, SECTION 6.6 WHICH STATES "SEPTIC SYSTEMS, NO SEPTIC TANK OR OTHER PRIVATE SEWAGE FACILITY MAY BE CONSTRUCTED ON ANY LOT UNTIL THE CITY OF WEST LAKE HILLS HAS APPROVED THE SYSTEM AND HAS ISSUED A PERMIT FOR ITS CONSTRUCTION."

SEPTIC TANK NOTE:

EACH HOUSE CONSTRUCTED IN THIS SUBDIVISION SHALL BE CONNECTED TO A SEPTIC TANK OF A DESIGN APPROVED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WEST LAKE HILLS AND SHALL BE INSPECTED AND APPROVED BY SUCH UNIT.

IN APPROVING THIS PLAT BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS AND SAID CITY ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

RECOMMENDED FOR APPROVAL

M. R. Steen-Gard
CHAIRMAN, ZONING AND PLANNING COMMISSION
CITY OF WEST LAKE HILLS
DATE June 2, 1976

APPROVED BY THE CITY COUNCIL OF WEST LAKE HILLS, TEXAS ON THE 16th DAY OF June, 1976, A.D.

SECRETARY Charles D. Hanson

MAYOR Frank S. S. S.

FILED FOR RECORD ON THE 17th DAY OF June, 1976, A.D.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, CLERK OF COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF June, 1976, A.D. AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, IN PLAT BOOK 74, PAGE 95.

Doris Shropshire
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS
DEPUTY Mike Filgare

Doris Shropshire
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS
DEPUTY Mike Filgare

AS SURVEYED BY:
W. Harvey Smith
REGISTERED PUBLIC SURVEYOR NO. 720
MAY 28, 1976





EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9 Headquarters 512-539-3400
1301 S. Capital of Texas Highway, Suite B-123 Facsimile 512-327-2780
West Lake Hills, TX 78746 P. O. Box 162170 Austin, TX 78716-2170
www.WestlakeFD.org

June 4th, 2026

Davin Fillpot
Architect / WHL Code Consultant
Davinfillpot@gmail.com

Re: Confirmation of Emergency Services Provider Availability – 704 Laurel Valley Road

Authority: Texas Health and Safety Code § 775.036 & 2015 International Fire Code

Dear Mr. Fillpot,

The site you requested information on at 704 Laurel Valley Road is protected by several emergency services providers. Travis County Emergency Services District No. 9 is the provider for medical response and fire suppression. West Lake Hills Police Department is the provider for law enforcement. Austin / Travis County Emergency Medical Services are the providers for advanced life support and medical transport.

The services of Travis County Emergency Service District No. 9 for medical response and fire suppression are available to 704 Laurel Valley Road.

Please Note: This letter does not constitute a site plan review or approval of the proposed replat for compliance with adopted codes and standards. Plan review comments and permit certificates are normally issued upon completion of such a review.

We look forward to working with you and your staff on the proposed project. If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

District Chief Chris Gill
Fire Marshal
Emergency Prevention Division
Travis County Emergency Services Districts No. 9

Cc: FILE

June 02, 2026

Davin Fillpot
davinfillpot@gmail.com

Dear Mr. Fillpot:

The District is in receipt of your request for water service availability verification for the following property description:

1.21 ACR OF SITE A BLK W STONEHEDGE ESTATES BLK W

Travis County Appraisal District, Property ID 114937
704 Laurel Valley Rd West Lake Hills TX 78746

The District office at this time can confirm that the above referenced parcel is within District boundaries and is eligible for water service.

Additional Notes:

Prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit plans for review and approval

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer. All new homes must be protected by a fire suppression system approved by ESD 9. Plumbing inspections are required.

Sincerely,



Carla A. Orts
General Manager
Travis County WC&ID#10



City of Austin

Austin Energy

4815 Mueller Blvd. • Austin, Texas 78723 - 3573

June 8, 2026

Davin Fillpot
404 Red Bud Trail
West Lake Hills, TX 78746
davinfillpot@gmail.com

SUBJECT: Electric Service Availability to:

Owner: GANESH MUTHIAH FAMILY TRUST
Address: 704 LAUREL VALLEY RD West Lake Hills, TX 78746
TCAD: 0115150111 / 114937
Legal Description: 1.21 ACR OF SITE A BLK W STONEHEDGE ESTATES BLK W

To whom it may concern,

The above-described property is located within Austin Energy's (AE) electric service territory. This letter will confirm that AE can provide electric service. If you would like a copy of the GIS map of the property, please submit a request to AEGIServices@austinenergy.com.

This confirmation of availability of electric service is conditional upon the obligation of the customer to comply with the technical and regulatory requirements pertaining to the provision of electric service to the above-described property. Please refer to the AE Design Criteria Manual (www.austinenergy.com/go/designmanual).

Austin Energy Distribution Design Group will prepare the design of service for the facility. AE now accepts electric service requests for all projects in the AE electric service territory through an online submission request. When you are ready to proceed with the design, you will need to submit an online request through the Austin Build + Connect portal. To do so, go to: <https://abc.austintexas.gov/index> and sign in if you have an existing account or click on register a new account.

Sincerely,

Diane Hinojosa



Diane Hinojosa

Infrastructure Services

Austin Energy

512-505-3799

diane.hinojosa@austinenergy.com





City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	July 15, 2026	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Elizabeth McNamara, Assistant Planner	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

19 Nob Hill Cir.: Discuss and make a recommendation to the Board of Adjustment on the following variances:

1. For replacement of a non-conforming accessory structure encroachment into the 25-foot side yard setback (Section 22.06.276)
2. For an accessory structure encroachment into the 25-foot side yard setback (Section 22.03.281(b))
3. To allow walls greater than 6 feet in height (Section 22.03.170(g))
4. To allow walls greater than 18 inches in height inside the building setback (Section 22.03.170(f))
5. To fill over 6 feet, where only 6 feet is allowed (Drainage and Erosion Control Design Manual Section 9.4.1)

Applicant: Thad Decker, Applicant

Recommendation

Discuss and make a recommendation to the Board of Adjustment including an analysis of whether:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The Zoning and Planning Commission can recommend imposition of, reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

The applicant's findings of fact are in Exhibit A.

This item will be forwarded to the August 12, 2026 Board of Adjustments meeting.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Richard & Amanda F Schmidt

Legal Description: .997 ACR of Lot 5 & .003 ACR of Lot 1 Strother Mountain Addition Sec 1

Lot Size: 1.000 acres

Zoning: R-1, One-Family Residential

Wastewater: On-site Sewer Facility (OSSF)

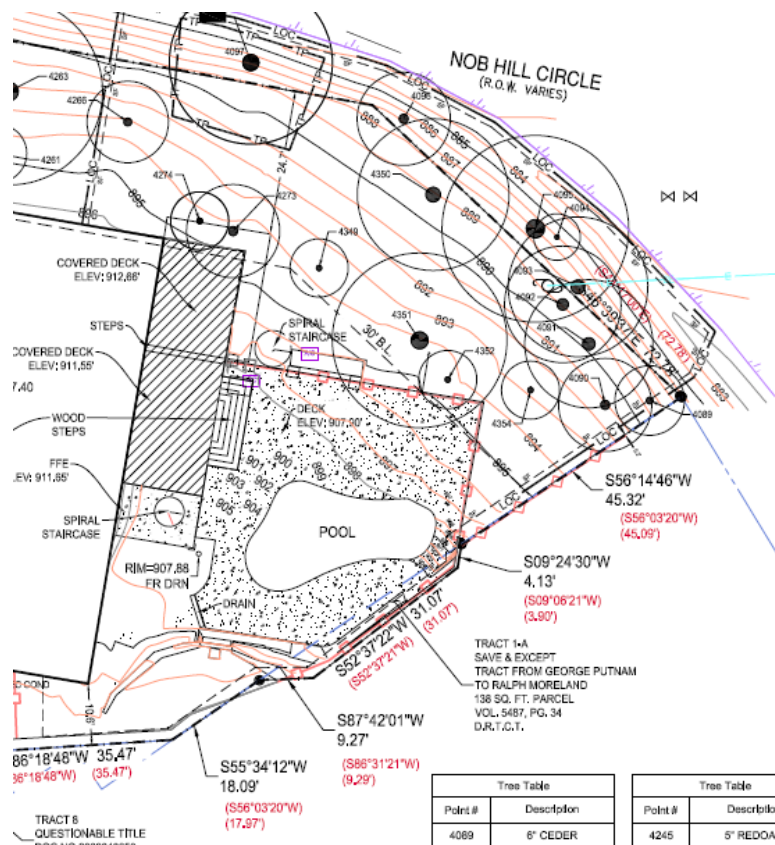
The properties surrounding the subject property are zoned R-1 One-Family Residential District.

Background & Analysis:

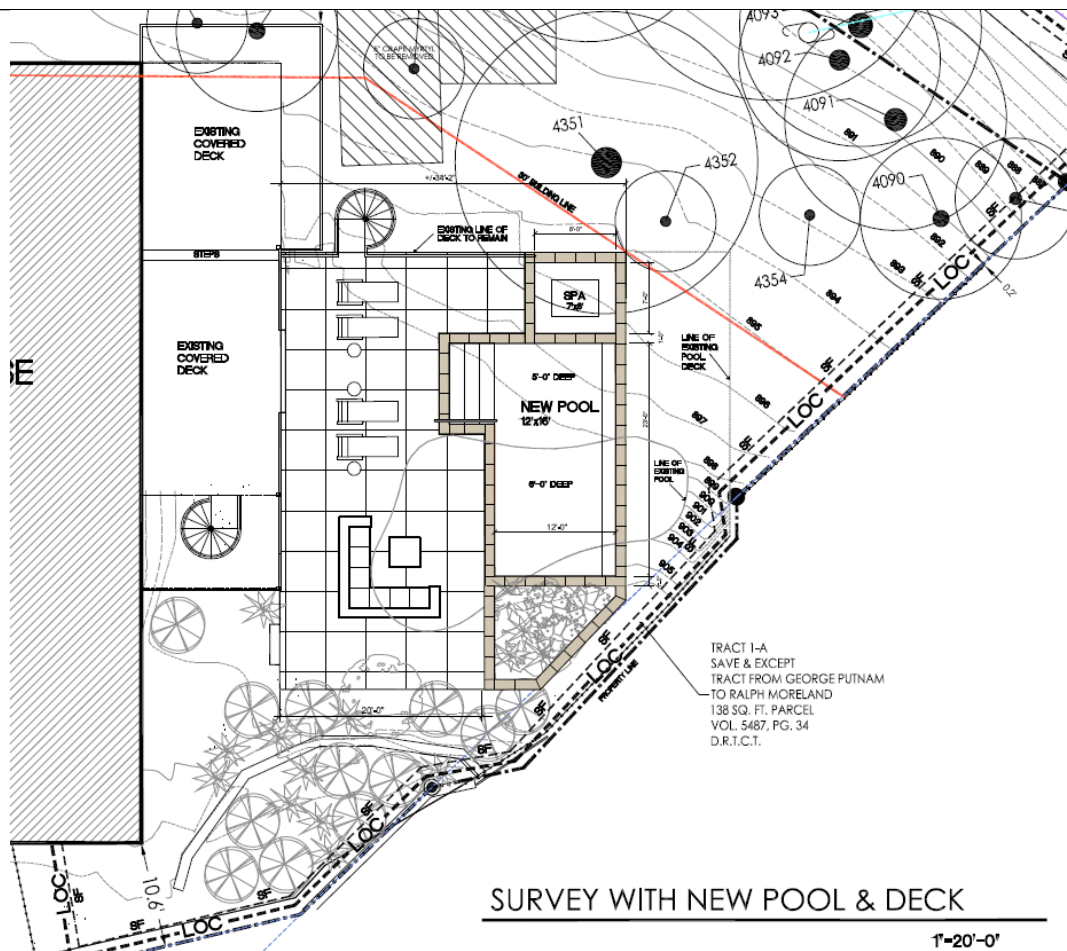
The applicant is requesting variances to replace the existing swimming pool and deck. The applicant states the existing pool and deck have become a safety hazard due to rusted steel joists and are seeking to maintain their existing non-conforming encroachment status (Attachment 1). The existing pier and beam structure will be replaced with a solid foundation. The area of the deck and pool are proposed to be decreased in size, reducing the site's overall impervious cover.

The applicants state the project does not modify the existing drainage patterns (Attachment 3). The proposed plan will only require the removal of one 5-inch Crepe Myrtle.

The property lines have been adjusted by a deed division and are not the correct subdivision process, so an amending plat will be required to correct the lot lines.



(Attachment 2, Existing Survey)



(Attachment 3, Proposed Site Plan)

Setbacks for Accessory Structures

Code Requirements:

- Section 22.03.275. Building setback distances.
 - (1) No principal building shall have any front, side or rear setback distance less than that shown on the schedule of regulations as being required in the district in which the building is located, except that the minimum setback distance from Bee Cave Road shall be 50 feet regardless of which direction the building is facing. The setback distance from the Capital of Texas Highway shall be a minimum of 75 feet.
 - Unroofed steps and ramps shall not be considered as part of the principal building when measuring the setback distance of such building.
 - Roof overhangs and eaves a minimum of 8 feet above natural grade up to two (2) feet into the front, side or rear setback. All other building elements shall not encroach into setbacks.
 - Allowed encroachments: Equipment slabs for pool equipment and/or mechanical equipment, generators and other similar equipment may encroach up to five (5) feet into side and rear setbacks after meeting all the following requirements:

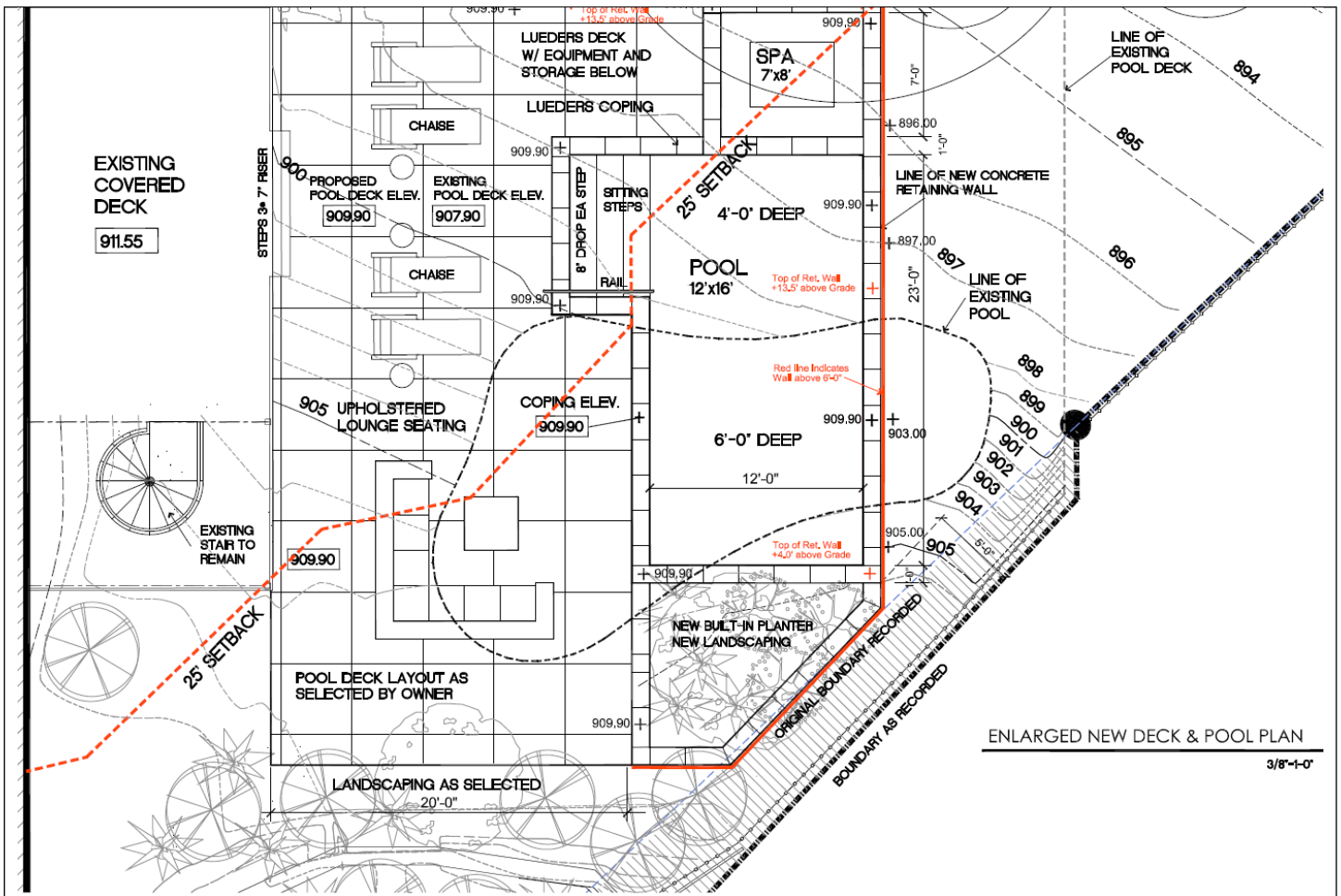
- Attached to the primary structure foundation;
- Screened to appropriately dampen noise;
- Slab is limited to 12 feet in length;
- Equipment cannot be greater than five (5) feet in height measured from natural grade;
- Screening must extend six (6) inches above the height of the equipment; and
- Must be shown on the approved building plans.

- Section 22.03.276. Setbacks for accessory structures.

The minimum setback distances for accessory structures, other than unroofed steps, ramps, fences, walks, driveways, driveway gates, playscapes, and mailboxes, shall be the same as the setback distances applicable to a principal building under the appropriate category in section 22.03.281. Accessory structures, including overhangs and eaves, shall not encroach into setbacks. Propane tanks shall not be required to meet the setback requirements of this section so long as they are permitted and placed in accordance with the Liquefied Petroleum Gas Safety Rules adopted by the Railroad Commission of Texas in title 16, part 1, chapter 9, of the Texas Administrative Code, including any and all future amendments thereto.

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/ Zoning	R-1	R-2	R-3	O	GUI	B-1	B-2	B-3	MU-1
Greater than or equal to .5 acre	25	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A
Less than .375 acres—zero	15 (F, E)/20	15 (F, E)/20	N/A	(II)	(II)	(II)	(II)	N/A	N/A



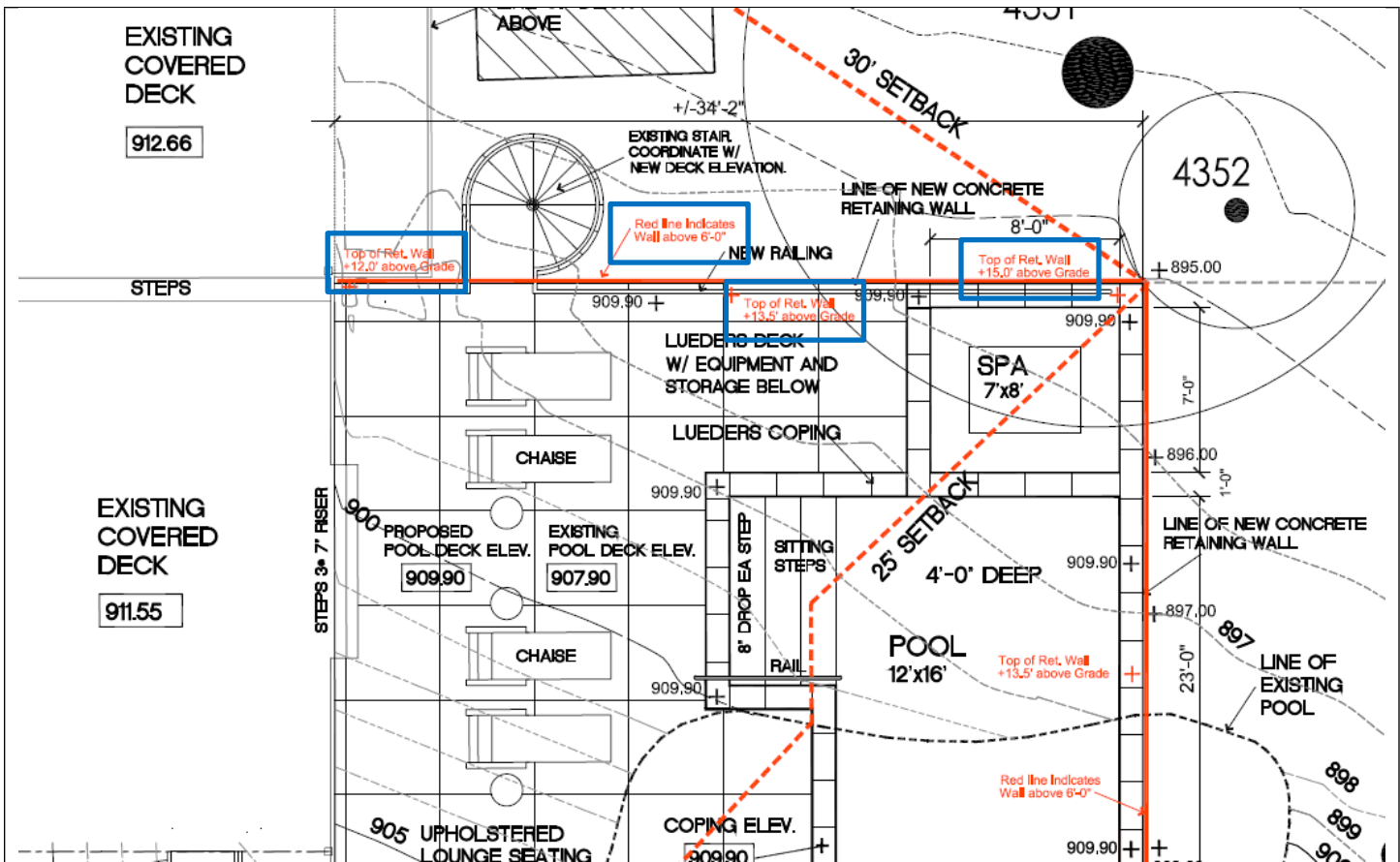
Request

To encroach 20 feet into the 25-foot side setback.

Retaining Wall Height

Code Requirements:

- Section 22.03.170 Site disturbance (excavation, grading or filling)
- (g) Any wall shall not exceed six (6) feet in height above natural grade.



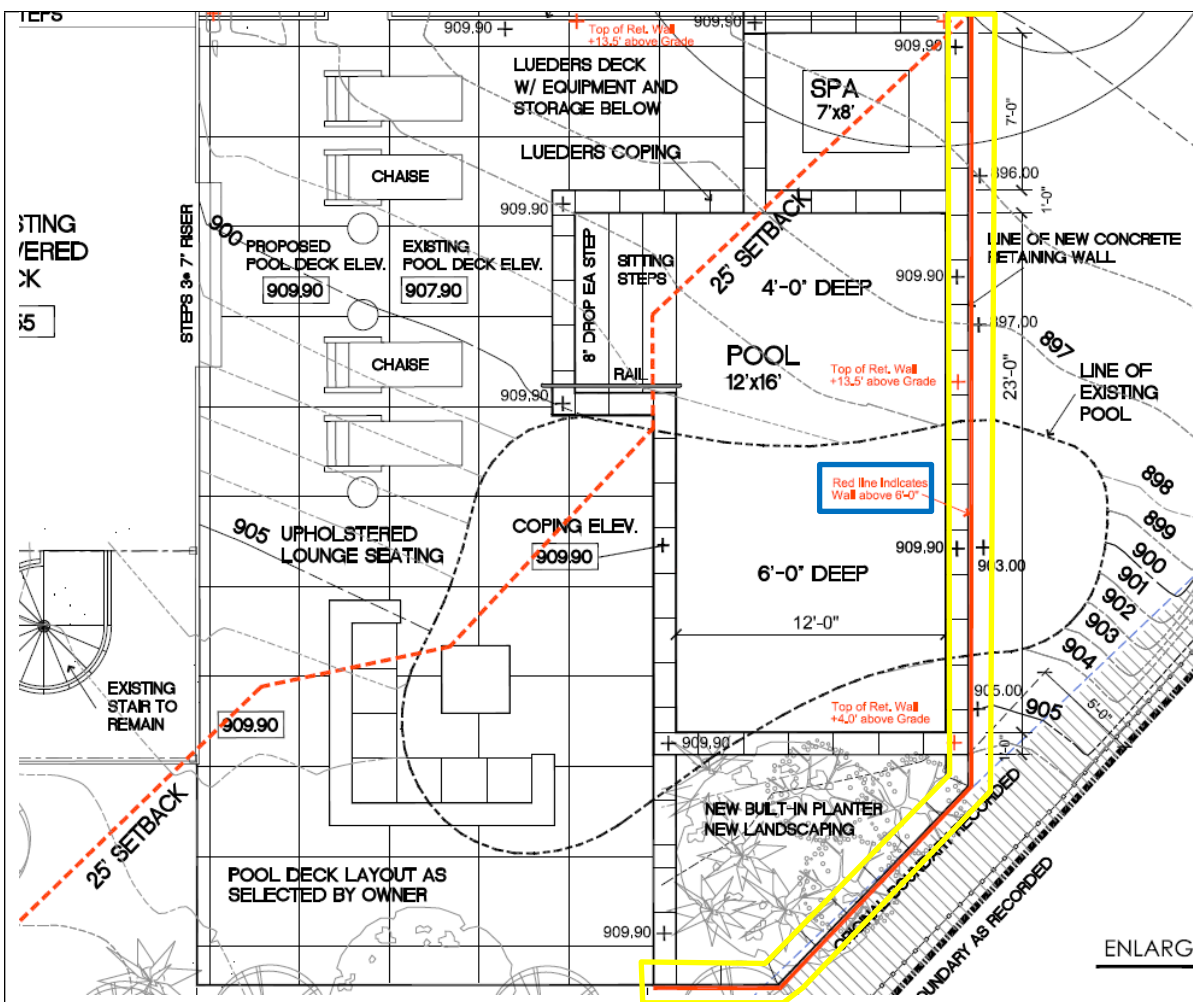
Request:

To allow walls up to 15 feet above natural grade.

Retaining Wall Height in Building Setback

Code Requirements:

- 22.03.170 Site disturbance (excavation, grading or filling)
- (f) No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.



Request:

To allow walls up to 13.5 feet above natural grade in the building setback.

Site Disturbance- Cut/Fill Limits

Code Requirements:

- Drainage and Erosion Control Design Manual, Section 9.4.1 Cut/Fill Limits.

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 9.4.1

Table 9-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

Request:

To allow grading/fill up to 15 feet.

Public Comments:

As of the date of the report, no public comments have been received.

Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

No variance shall be granted unless the following conditions are fulfilled:

- (1) The applicant has established by competent evidence that:
 - (A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - (B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - (C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - (D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- (2) The recommendation of zoning and planning commission shall include an analysis of whether:
 - (A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
 - (B) (Reserved).
 - (C) (Reserved).
 - (D) The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

- (1) Variances from the terms of this chapter should be granted sparingly.
- (2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.
- (3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.
- (4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.
- (5) The variance shall not violate the goals of the master plan for the city.
- (6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.
- (7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.
- (8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.
- (9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- **Section 38.05.035. Conditions.**

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

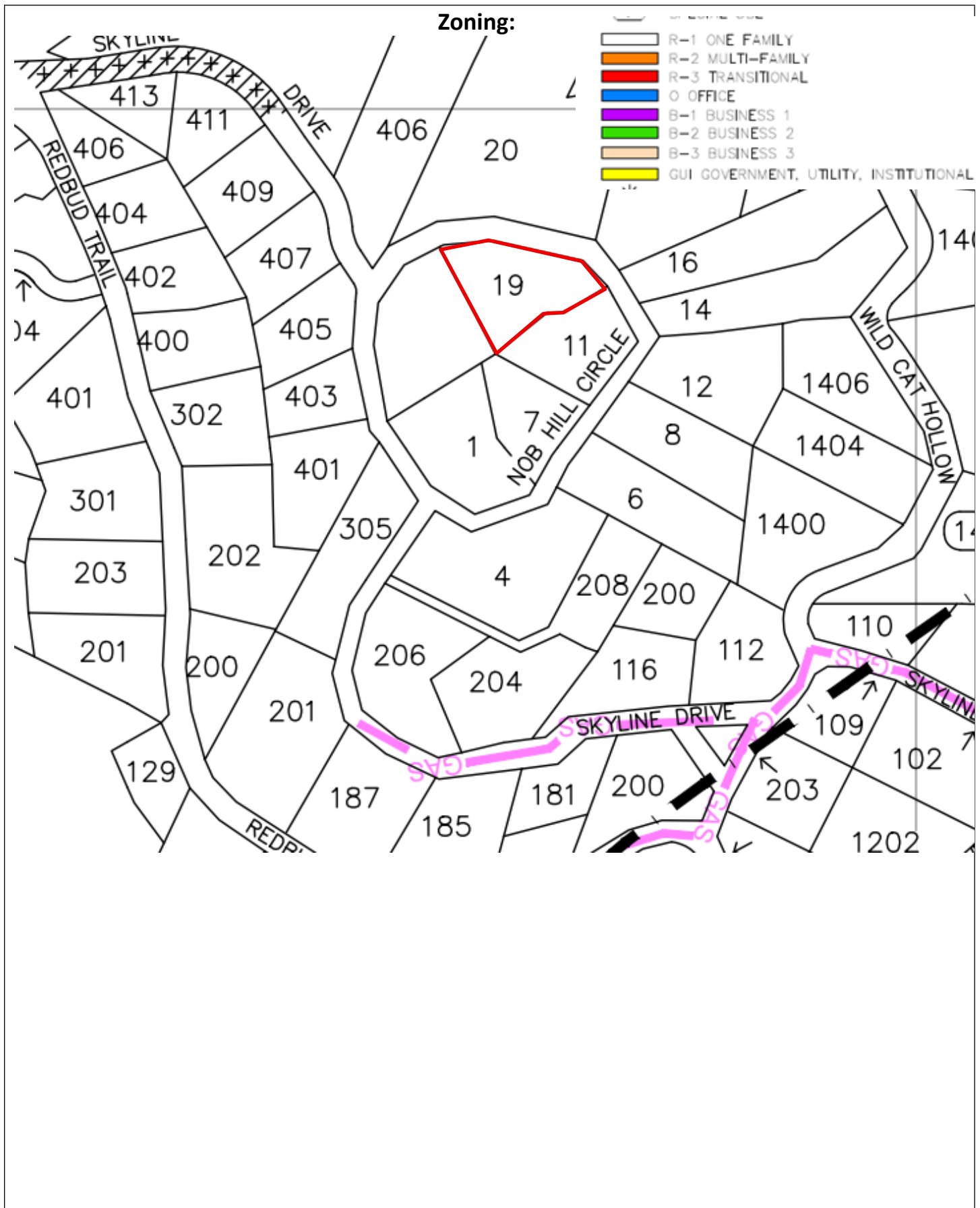
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

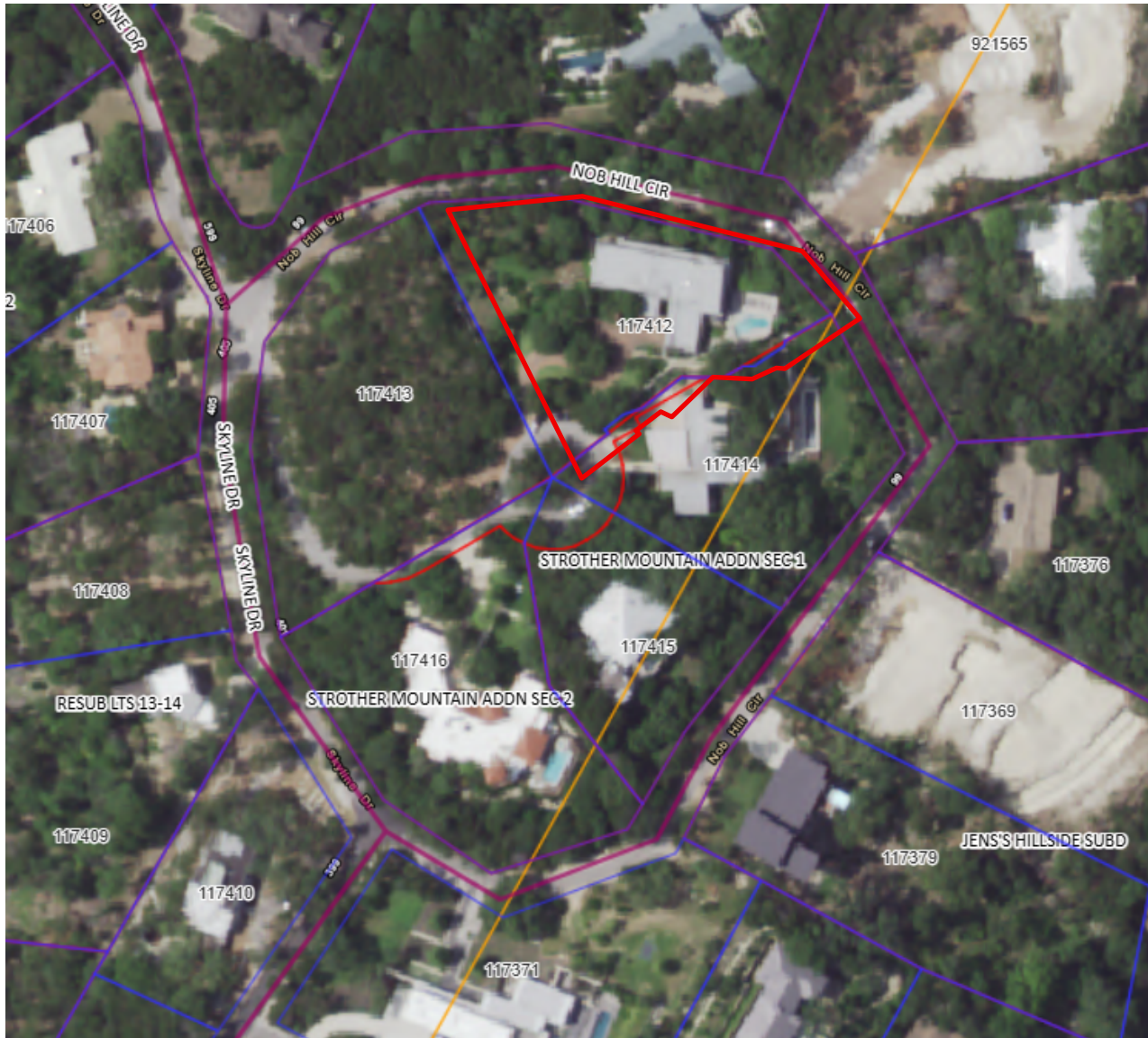
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

-
- [Section 22.03.276 Setbacks for accessory structures](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Drainage and Erosion Control Design Manual](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



June 23, 2026

Zapco Director

City of West Lake Hills

4010 Bee Cave Road

West Lake Hills, Texas 78746

Re: Variance for:

Richard Schmidt

19 Nob Hill Circle

West Lake Hills, Texas 78746

West Lake Project Number #2026-1325

Richard Schmidt is requesting a variance to replace an existing swimming pool and deck. The existing 1970's pool and deck are constructed using steel joists and a concrete deck which have become a safety hazard. The deck is cracked and the joists are rusted. The replacement will include an engineered concrete retaining wall and approved fill, typical for similar sloping residential lots in the area. The pool and deck are being reduced in size, thereby reducing the impervious cover.

Included in the variance application are:

Section 22.03.276 – Setbacks for accessory structures

The proposed replacement pool and deck will encroach approximately 20' into the adopted 25' setback. The applicant seeks to maintain the non-conforming status of the existing house and proposed pool. The existing pool and deck encroaches the full 25' from setback to property line. The new deck reduces that encroachment.

Drainage and Erosion

The proposed pool and deck does not modify the existing drainage patterns. Since the proposed deck is reduced and the impervious cover reduced, the natural drainage patterns will be maintained. The only proposed fill occurs on the pool side of the retaining wall, thereby having no affect on drainage.

Section 22.03.170(g) – Wall greater than 6'-0"

A portion of the proposed retaining wall is greater than 6'-0". Refer to Sheet C103 for the locations of all retaining walls proposed to exceed 6'.

Section 22.03.170(f) – Walls over 18" in setback

The proposed design does include retaining walls over 18" in the setback. Refer to Sheet C103 for the locations of all retaining walls over 18" in the setback.

Re: Variance for:
Richard Schmidt
19 Nob Hill Circle
West Lake Hills, Texas 78746
West Lake Project Number #2026-1325

Page 2

The drawings will clarify the existing conditions and the proposed scope of work. Thad Decker is the Architect working on the project with the Schmidts.

Thank you for your consideration. The application will provide more information.

Thad R Decker, Architect
tdecker@anthemventures.net
512-660-4906

NOB HILL CIRCLE
(R.O.W. VARIES)

(N63°03'00"E) (8.75')
N60°40'26"E 8.59'
(N84°53'00"E) (102.72')
N82°31'20"E 102.72'

(S77°34'00"E) (192.75')
S79°55'40"E 192.75'

NOB HILL CIRCLE
(R.O.W. VARIES)

LOT 5
1.000 AC
(1.000 AC)

HOUSE

POOL

LOT 4
STROTHER MOUNTAIN ADDITION
SECTION THREE
VOL. 55, PG. 14

TRACT 8
QUESTIONABLE TITLE
DOC.NO.2008040650
O.P.R.T.C.T.

TRACT 1
LOT 1
STROTHER MOUNTAIN ADDITION
SECTION ONE
EASEMENT VACATE
DOC. NO. 2008040650
O.P.R.T.C.T.

TRACT 2
SAVE AND EXCEPT
TRACT FROM RALPH MORELAND
TO GEORGE PUTNAM
138 SQ. FT. PARCEL
VOL. 5314, PG. 859
D.R.T.C.T.

TRACT 4
ACCESS EASEMENT
VOL. 4350, PG. 1092
D.R.T.C.T.

TRACT 5
ACCESS EASEMENT
VOL. 4396, PG. 2138
D.R.T.C.T.

TRACT 1-A
SAVE & EXCEPT
TRACT FROM GEORGE PUTNAM
TO RALPH MORELAND
138 SQ. FT. PARCEL
VOL. 5487, PG. 34
D.R.T.C.T.

Tree Table	
Point #	Description
4089	6" CEDER
4090	8" CEDER
4091	11" LIVE OAK
4092	10" CEDER
4093	12" CEDER
4094	4" CEDER
4095	16" CEDER
4096	8" CEDER
4097	14" RED OAK
4100	12" RED OAK
4239	13" REDOAK
4240	4" YAUPON HOLLY
4241	13" CRAPE MYRTL
4243	9" REDOAK
4244	3" REDOAK

Tree Table	
Point #	Description
4245	5" REDOAK
4249	5" REDOAK
4252	5" REDOAK
4254	3" YAUPON HOLLY
4261	5" CRAPE MYRTYL
4263	16" CRAPE MYRTYL
4266	7" CRAPE MYRTYL
4273	8" REDOAK
4274	5" CRAPE MYRTYL
4349	5" CRAPE MYRTYL
4350	13" REDOAK
4351	15" CRAPE MYRTYL
4352	5" CRAPE MYRTYL
4354	5" CRAPE MYRTYL



290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600



Thad R Decker Architect
15 Glenway Drive
Austin, Texas 78738
512-660-4906

Pool and Deck for:
Schmidt Family
19 NOB HILL CIRCLE Austin, Texas 78746

SITE PLAN W/
NEW POOL
& DECK

SCALE: 1"=10'

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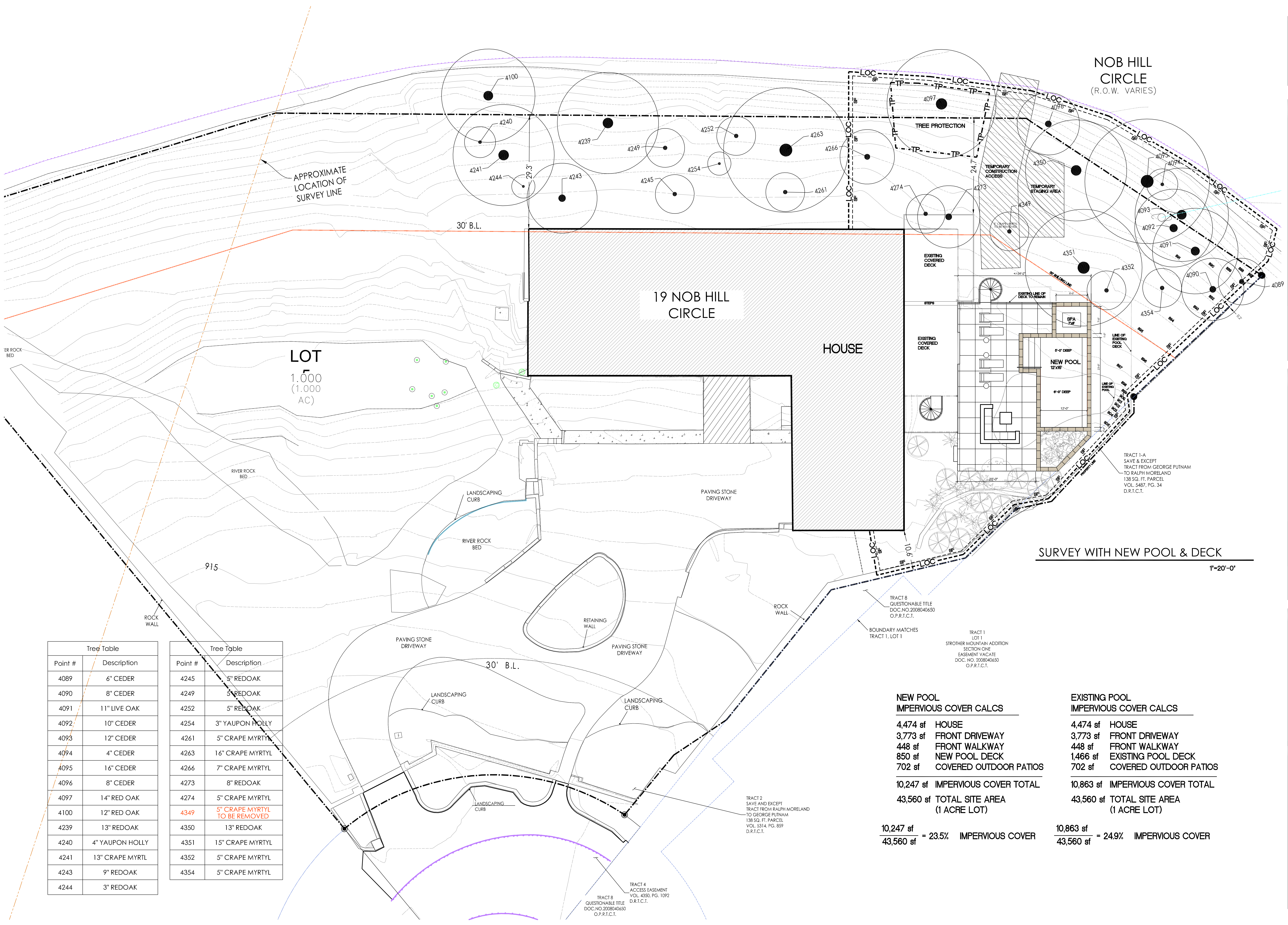
ISSUE DATE: June 23 2026

PROJECT NO:

FLOT DATE: JUNE 23 2026

SHEET NO.

C1.01



Tree Table	
Point #	Description
4089	6" CEDER
4090	8" CEDER
4091	11" LIVE OAK
4092	10" CEDER
4093	12" CEDER
4094	4" CEDER
4095	16" CEDER
4096	8" CEDER
4097	14" RED OAK
4100	12" RED OAK
4239	13" REDOAK
4240	4" YAUPON HOLLY
4241	13" CRAPE MYRTL
4243	9" REDOAK
4244	3" REDOAK

Tree Table	
Point #	Description
4245	5" REDOAK
4249	5" REDOAK
4252	5" REDOAK
4254	3" YAUPON HOLLY
4261	5" CRAPE MYRTLE
4263	16" CRAPE MYRTLE
4266	7" CRAPE MYRTLE
4273	8" REDOAK
4274	5" CRAPE MYRTLE
4349	5" CRAPE MYRTLE TO BE REMOVED
4350	13" REDOAK
4351	15" CRAPE MYRTLE
4352	5" CRAPE MYRTLE
4354	5" CRAPE MYRTLE

NEW POOL IMPERVIOUS COVER CALCS	
4,474 sf	HOUSE
3,773 sf	FRONT DRIVEWAY
448 sf	FRONT WALKWAY
850 sf	NEW POOL DECK
702 sf	COVERED OUTDOOR PATIOS
10,247 sf	IMPERVIOUS COVER TOTAL
43,560 sf	TOTAL SITE AREA (1 ACRE LOT)
247 sf	
560 sf	= 23.5% IMPERVIOUS COVER

EXISTING POOL IMPERVIOUS COVER CALCCS	
4,474 sf	HOUSE
3,773 sf	FRONT DRIVEWAY
448 sf	FRONT WALKWAY
1,466 sf	EXISTING POOL DECK
702 sf	COVERED OUTDOOR PATIOS
10,863 sf	IMPERVIOUS COVER TOTAL
43,560 sf	TOTAL SITE AREA (1 ACRE LOT)
363 sf	
560 sf	= 24.9% IMPERVIOUS COVER

HOUSE

EXISTING
COVERED
DECK

912.66

STEPS

EXISTING
COVERED
DECK

911.55

EXISTING
STAIR
TO
REMAIN

POOL DECK LAYOUT AS
SELECTED BY OWNER

LANDSCAPING AS SELECTED
20'-0"

EXISTING STAIR.
COORDINATE W/
NEW DECK ELEVATION.

Red line indicates
Wall above 6'-0"

NEW RAILING

LINE OF NEW CONCRETE
RETAINING WALL

Top of Ret. Wall
+15.0' above Grade

LUEDERS DECK
W/ EQUIPMENT AND
STORAGE BELOW

LUEDERS COPING

PROPOSED
POOL DECK ELEV.

909.90

EXISTING
POOL DECK ELEV.

907.90

CHAISE

CHAISE

905 UPHOLSTERED
LOUNGE SEATING

COPING ELEV.

909.90

POOL
12'x16'

6'-0" DEEP

12'-0"

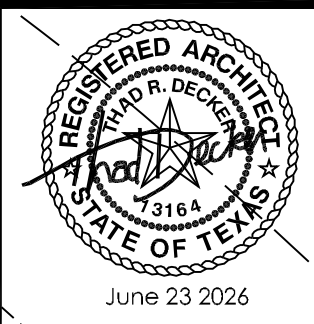
Top of Ret. Wall
+4.0' above Grade

NEW BUILT-IN PLANTER
NEW LANDSCAPING

ORIGINAL BOUNDARY RECORDED
BOUNDARY AS RECORDED

ENLARGED NEW DECK & POOL PLAN

3/8"=1'-0"



Architect

Thad Decker

15 Glenwood Drive
Austin, Texas 78738
512-660-4906

Pool and Deck for:

Schmidt Family

19 NOB HILL CIRCLE Austin, Texas 78746

ENLARGED
NEW DECK
& POOL
PLAN

SCALE: AS NOTED

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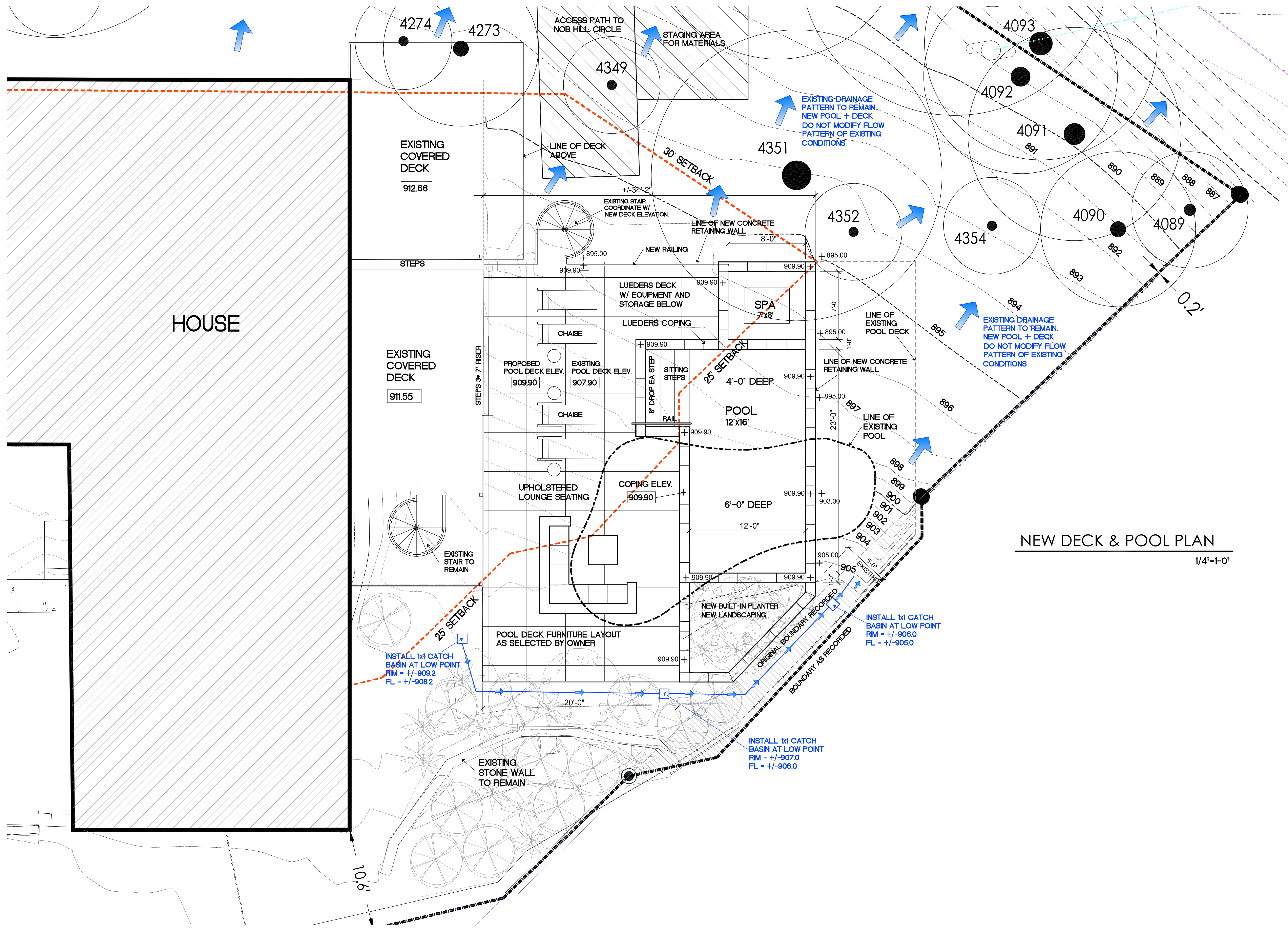
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PLOT DATE: June 23 2026

FILE NAME:

SHEET NO.

C1.03



Architect
Thad R Decker
15 Glenway Drive
Austin, Texas 78738
512-660-4906

Pool and Deck for:
Schmidt Family
19 NOB HILL CIRCLE Austin, Texas 78746

NEW DECK
& POOL
PLAN

SCALE: AS NOTED

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SHEET NO.

C1.02

Exhibit A

19 Nob Hill - Variances

Applicant's Findings of Fact

1. **The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.**

Without the approval of the variances, the pool and deck are a safety hazard and would require significant repairs to create a safe environment. The replacement allows a peace of mind for the homeowners and their kids and grandkids. The variances sought will allow its replacement.

2. **There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.**

The replacement of the pool and deck requires the removal of one 5" Crepe Myrtle. The removal is required by construction access. All other trees and existing natural landscape will be protected during construction and remain in place. The natural terrain and slope will not be affected. Drainage will not be affected.

3. **There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.**

The alternative would be to replace or significantly repair the steel joist support framing, replace the existing concrete pool deck and repair the existing pool. Repairing the existing structure - the steel deck and pool would require continued significant repairs. The Schmidts would rather implement a more practical construction that would require less maintenance and fewer repairs. Furthermore, in addition to being a safety hazard the current construction is somewhat of an eyesore to neighbors as the rusted steel infrastructure below the pool is visible from the street below as are the pool equipment and air conditioning equipment that are currently located underneath the pool deck. In addition to removing the safety risks of the current structure, the Schmidts would like to build something that is more attractive to their next-door neighbor who has a view of it from his backyard and for neighbors walking and driving along Nob Hill Circle, the street below the pool deck. The proposed plan provides a space under the deck and out of view for pool and HVAC equipment. Additionally, the proposed retaining wall and fill construction would greatly reduce the risk of damage to the pool equipment in the event of a hard freeze. Because all of the existing pool equipment and pipes are located above ground and are exposed to the elements, they were damaged in the 2021 freeze when the Schmidts lost power for several days and had to be replaced, as did the plaster in the pool.

4. **The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.**

The retaining wall height variance is required by the existing slope. The side yard setback allows the location of the pool to remain in approximately the same locations as it has for over 50 years. The cut/fill variance allows the area behind the engineered retaining wall to be filled. The non-conforming variance allows the residence and pool to remain in the same general location as it was when it was originally constructed.

5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.

The variances allow replacement of the pool and deck and do not violate the intent of Zoning Ordinance or the goals of the City's Comprehensive Plan. As stated above, by building the new pool deck as we propose the structure will be safer and more aesthetically pleasing to neighbors and passerby. Furthermore, the construction proposed would not affect drainage and does not affect the existing site conditions. The proposed construction also reduces the impervious cover by approximately 2%.

6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The new deck and pool are partially visible by the adjacent neighbor. The construction of the pool reduces his view of the Schmidt's pool. The new construction also eliminates any view of the underbelly of the pool and equipment by neighbors and anyone on Nob Hill Circle below. The reduction in pool deck area allows the planting of additional landscape further reducing any view of the underside of the pool.