



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, October 27, 2021 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 27th day of October 27 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due COVID-19 in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

Join Zoom Meeting: Copy and Paste the link below:

<https://us02web.zoom.us/j/84195397513?pwd=M1RiRjQ3MWRXMHp3MzFDZi9zdFVWQT09>

Meeting ID: 841 9539 7513

Passcode: 955966

If you wish to listen to the meeting via telephone: Dial (346) 248-7799 and enter the Meeting ID and Passcode above

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on October 27, 2021.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing citysec@westlakehills.gov. Comments must be received by 1:00 P.M. on October 27, 2021.

1. Call to Order
2. Citizen Communications The City Council 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 Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
 - a. Approval of the September 22, 2021 Regular Meeting Minutes
 - b. 2021 Half One Report for the Building and Development Services Department.
 - c. **3633 Bee Cave Road:** Approval of a Sign Application to reface the existing monument sign at PNC Bank (West Lake Hills Code Sec. 32.03.006). Applicant CND Signs, Cassie Rodriguez.
 - d. **101 Westlake Drive:** Approval of a Sign Application to reface the existing monument sign, wall hanging sign and directional signs at Independent Financial (West Lake Hills Code Sec. 32.03.006). Applicant SSC Signs, Perla Hernandez.
 - e. **701 S Capital of Texas Highway:** Approval of a Application for an Amendment to the Village of Westlake Uniform Sign Criteria Agreement. (West Lake Hills Code Sec. 32.01.016). Applicant Ann Lewis.
4. Land Use **402 Camp Craft Road:** Discuss and Consider Action on an Application for a Variance Request the Removal of a Two Trees with a Trunk Diameter of Greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
5. Land Use **703 Loma Linda:** Discussion/recommendation on an application for variances requesting the removal of two trees with trunk diameters of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). Steven Johnson.
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
6. Land Use **Wildcat Club Subdivision** - 0 Wildcat Hollow - Discuss and Consider Action on a Proposed Final Plat of a Subdivision to be Known as Wildcat Club Subdivision, Consisting of Six (6) Single-Family Residential Lots and Two (2) Open Space Lots, Described as Abstract 75 503 Bonham AD, 12.306 Acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.
 - a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
7. Personnel Discuss and Consider Action to Accept the Resignation of Municipal Court Judge Chapman Effective October 15th, 2021 and the Interim Appointment of Associate Judge Henry to Presiding Judge
 - a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

8. Public Works Discuss and Consider Action on a Work Authorization from K Frieze & Associates Engineering in the total amount of \$159,942 for the Project Management, Design and Bid Construction Services for the Drainage & Pavement Improvements Capital Improvement Projects included in the Approved FY 2021-22 budget
 - a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard
9. Public Safety Discuss and Consider Action on a Memorandum of Understanding with Flock Safety Regarding License Plate Cameras at the Village of Westlake
 - a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

10. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the October 27, 2021 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday October 22, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City Secretary

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during 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).

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.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, September 22, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Pro Tem Walker called the meeting to order at 7:03 p.m.

Members in attendance were Mayor Pro Tem Walker, Councilmembers Rhonda McCollough, Brian Plunkett, Beth South, and Gordon Bowman. Mayor Linda Anthony was absent

2. Proclamation Recognizing October 5 as World Teachers Day

Mayor Pro Tem Walker presented the Proclamation

3. Citizen Communications The City Council 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 Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

Mayor Pro Tem Walker opened the meeting for public comments. Hearing none, the public comment section was closed

4. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen

- a. Approval of the September 8, 2021 Regular Meeting Minutes

Motion for Approval made by Councilmember Plunkett with a Second by Councilmember South

Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

5. Ordinance Discuss and Consider Action for the Adoption of an Ordinance for the Final Budget Amendment for FY 2020-2021

- a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

Motion for Approval made by Councilmember Bowman with a Second by Councilmember Plunkett

Motion for Approval carried unanimously by a vote of 5 ayes to 0 nays

6. Administration Discuss and Consider Action on the Cancellation of the November 24, 2021 and December 22, 2021 City Council Meetings
 - a. Citizens Communications: All Persons Wishing to Speak on this Matter Shall be Heard

Motion to Cancel the November 24, 2021 and December 22, 2021 City Council Meetings made by Councilmember Plunkett with a Second by Councilmember Bowman

Motion carried unanimously by a vote of 5 ayes to 0 nays

7. Adjournment

Motion to adjourn the meeting made at 7:19 p.m. by Councilmember Plunkett with a Second by Councilmember Bowman.

Motion to Adjourn carried unanimously by a vote of 5 ayes to 0 nays

Respectfully submitted,

Darin Walker, Mayor Pro Tem

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2020.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 15, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners James Vaughan and Karen Bartoletti. Absent were Bill Harwell and Laurie Maccini.

2. 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 August 18, 2021 Regular Meeting Minutes.
 - B. Approval of the September 1, 2021 Special Meeting Minutes.

Commissioner Vaughan: Ashby, could you include the council decisions?

Director Grundman: I can include council results.

Commissioner Bartoletti: It would be helpful to know issues that had come before us.

COMMISSIONER BARTOLETTI MOVES TO APPROVE. COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) APPROVAL.

3. Land Use Land Use: **622 Cortona Drive:** Discussion/recommendation on an application for a variance request to remove three trees with a trunk diameter of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). David Bratton, agent for Steve and Cari Henry.

Director Grundman: Staff Briefing is given. Staff Recommendation: Denial due to lack of hardship. Previous variances were approved.

Presentation by Applicant

David Bratton is the builder and explains the application. The drainage is critical. The tree left of the garage isn't going to survive. That's the deal on that one. On the turnaround, it's not big enough. That grade gets cut down 2 feet. I don't think that

tree will survive. We'd rather replace the trees so they can grow.

Cari Henry is the owner. We're keeping 350 trees. These are on the edges and don't seem to work as well. We have 90% cedars.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Vice-Chairman Pledger: I agree with staff the hardship is hard to find. I support the staff recommendation.

Commissioner Bartoletti: It is clearly design driven. The long range solution is some change to the code but not a variance. I'm having a hard time finding a hardship.

Commissioner Vaughan: There were variances approved and the pool required the original variances. It's been approved and it's design driven. We've done the best we can and say, pretty much a no.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO LACK OF HARDSHIP. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) DENIAL.

4. Land Use Land Use: **402 Camp Craft Road**: Discussion/recommendation on an application for a variance request the removal of a tree with a trunk diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval conditioned with replacement.

Applicant is not present.

Item is postponed to the next meeting (October 20th).

5. Land Use Land Use: **910 Beaver Trail**: Discussion/recommendation on an application for a variance request to encroach a rear building setback (West Lake Hills Code Sec. 22.03.281& 22.03.275). Dunaway and Associates, agent for Scott Carr.

Director Grundman: Staff Briefing given. Staff Recommendation: Denial for lack of hardship.

Vice-Chairman Pledger: The site map showed a 30' setback.

Director Grundman: It is zoned B-1. Setback should be 40' per the Code.

Presentation by Applicant

John Noell is the engineer. The lot is less than a 1/2 acre. The special condition is two adjoining lots are a retail center and office complex. The intent is to integrate the two projects to share parking. It poses an unnecessary burden. Request is from 30' to 10'. You can reasonably grant the variance.

Public Hearing

Gloria Moore owns 3 properties on Beaver Trail. Is there going to be a driveway?

John: An existing drive will be used.

Gloria: Will it have a drive through to the current parking lot?

John: You'll have to walk a trail.

Gloria: Is this a 3-story building?

John: The parking is underneath the building.

Gloria: This is the only convenient store in Westlake. It is up and down Beaver Trail. We own 1003 Beaver Trail and they use it as a turnaround. How many people are going to be parking there?

John: There will be off-street parking provided.

Gloria: There is a lot of parking right now in front of that lot.

Chairman Meisel: Beaver Trail is Travis County jurisdiction so any problems you have regarding parking, you need to take up with the County Commissioner.

Gloria: Thank you.

Patti Kenny lives on Doe Trail. There are condos just south. I reviewed notices and notice was sent to 3611 Doe Trail. We're not being notified and it is concerning. I feel postponement because of notification. They shed a lot of water onto our property. All the water from the Westlake Court comes right in our yard. I've not seen a drainage study. No hardship is there and shouldn't be granted.

John Doherty is the HOA chair. There is a water problem.

Rhonda Wise is at 3620 Doe Trail. How tall is this building? Are they going on

sewer?

Chairman Meisel: Those will be addressed in the permitting projects.

Travis Granger lives on Beaver Trail. The traffic issue is going to be adding to our problems.

The public comment section was closed.

Deliberation and Action

Commissioner Bartoletti: My inclination is to deny based on several things. We adhere to the notion that variances is to the land and not the situation. I'm not swayed by the same person owning both lots. In defense of the people spoken, this is not a request for a particular feature. The entire setback it to be changed. They really don't know what's going to go in the setback. I'm concerned about the traffic and drainage, I'm inclined to vote denial.

Chairman Meisel: I have concerns about the procedure. A variance cannot be used in lieu of a zoning change. This project needs to be combined with 3663 Bee Cave and a short form re-subdivision. 910 Beaver Trail will need to be combined and rezoned B-2. We don't have 2 different zonings in one lot. This application should be denied.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL FOR LACK OF HARDSHIP AMONG OTHER REASONS. COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) DENIAL.

Vice-Chairman Pledger: I'm concerned multiple people have not received notice. I don't understand why that didn't happen.

Commissioner Bartoletti: Where it is in the code for notices?

Director Grundman: Section 38.08.129 - Public Hearing and notice.

Vice-Chairman Pledger: I agree both sides of that property is owned by the same person.

6. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 7:22 p.m. by Chairman Meisel.

7. Land Use Land Use: **622 Cortona Drive**: Discussion/recommendation on an application for a variance request to remove three trees with a trunk diameter of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). David Bratton, agent for Steve and Cari Henry.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, October 20, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Commissioners James Vaughan, Karen Bartoletti and Laurie Maccini. Absent was Jim Pledger and Bill Harwell (resigned 10/19/21).

2. 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 September 15, 2021 Regular Meeting Minutes.

COMMISSIONER VAUGHAN MOVES TO APPROVE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (3-0) APPROVAL.

- b. Board of Adjustment and City Council Results

3. Land Use 402 Camp Craft Road: Discussion/recommendation on an application for a variance request the removal of a two trees with a trunk diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.

Director Grundman: Staff Briefing is given. Staff Recommendation: Approval conditioned with replacements.

Presentation by Applicant

Linda Sullivan is the applicant representative. After re-surveying they needed an additional tree to remove. They worked very hard to not remove any trees. Both trees are pushing on slabs and will be happy to do whatever is required.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Chairman Meisel: We did already approve a previous variance.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) APPROVAL.**

Commissioner Vaughan: How were these two trees not realized the first time?

Director Grundman: They may not have surveyed back there. I can't speak to the history there.

Linda: I was told by the architect the 14.5 tree and the 17 tree was an error on their part. They re-surveyed and made a mistake on that.

Commissioner Maccini: I recommend a variety of native trees for replacement.

Linda: That will be done.

4. Land Use 313 Oak Ridge Drive: Discussion/recommendation on an application for variances to exceed the maximum allowed impervious cover and to encroach in the rear and side setbacks for a deck extension (West Lake Hills Code Sec. 22.03.281). Todd and Kati Ohlmeyer.

Director Grundman: Staff Briefing given. **Staff Recommendation:** Approval based on the applicant's minimization effort.

Chairman Meisel: The supplemental material showed artificial turf?

Director Grundman: Our engineer has reviewed it and would count as 50% impervious due to drainage.

Presentation by Applicant

Todd and Kati are present. We bought this property in 2018. We hired a company to help. We are seeking guidance to bring this into compliance as possible. Thank you.

Davin Fillpot. I helped them do the impervious cover analysis as part of the landscape. I'm here if anybody has any questions and anything I can do for clarification.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Commissioner Vaughan: I think in the submittal it mentioned the lot is .5 acres and you thought you were .49 acres?

Director Grundman: If it is under half an acre and on sewer, there is a formula to give a better impervious cover total. Setbacks are effected.

Chairman Meisel: What is your professional opinion on this turf?

Davin Fillpot: It was provided by the applicant. It is an engineered system like Westlake High School. It's designed to drain through the turf surface and into the ground. There is a subgrade prep that has to be done in order to operate properly. If permitted along that will be prepping the underneath surface. When installed properly it works. It is designed to go into the ground.

Commissioner Maccini: The trees, 868 sq. ft., if you have to prepare the ground, what is that going to do to the trees? How does a tree react?

Davin Fillpot: If the subgrade is done properly, you are allowed to go into a root zone within the acceptable range of a tree. You're not getting down to the where the roots are. It will drain just like grass would.

Commissioner Maccini: It will drain perfectly and the tree won't be at risk?

Davin Fillpot: I can't speak professionally to that exact question.

Commissioner Vaughan: The sub-grade will be inspected before the turf is done?

Director Grundman: Yes, the City would inspect to make sure it was done correctly for drainage. There will be an inspection process done.

Chairman Meisel: I'm familiar with this property. As a matter of policy we have been liberal in allowing non-conforming structures to continue their use. We need to see they have made a good case for an adjustment here. My personal opinion is they have shown a lot of effort. Can we move forward here?

Commissioner Maccini: I understand the neighbors are fine. I do wish since it is non-conforming that they stick to that percentage. I don't see a hardship to increase the non-conforming percentage.

Chairman Meisel: The outside force is the increased tree covering has created a mud pit. The turf is what is increasing the impervious cover due to losing their natural lawn.

Commissioner Maccini: I'm just looking at the deck. I'm fine with the setbacks on the pool.

Todd: From a hardship standpoint, it's hard to get in and out of the house without going through a mud area. We can't grow or put anything there that will survive. This seems to be the best option.

Commissioner Vaughan: If removing the turf, how close would you be to the limit?

Director Grundman: It would be close to the existing.

Commissioner Vaughan: We will be inspecting to make sure it works as intended? We will end up being where it is right now. I'm on the side of approving this variance.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. COMMISSIONER VAUGHAN SECONDS. APPROVED (2-1). COMMISSIONER MACCINI ABSTAINS.

5. Land Use 703 Loma Linda: Discussion/recommendation on an application for variances requesting the removal of two trees with trunk diameters of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). Steven Johnson.

Director Grundman: Staff Briefing given. **Staff Recommendation:** Approval with required tree replacement.

Commissioner Maccini: Is this a remodel or an existing home?

Director Grundman: The owner will know more.

Presentation by Applicant

Steven Johnson is the property owner. We have two trees that are against the foundation. We have a foundation company that gave us readings. The integrity of the home and foundation are being effected. We started as a remodel but we're leaning toward a new construction. We have over 300 trees on our property.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Commissioner Bartoletti: That explanation and photos are sufficient.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL WITH THE REPLACEMENT REQUIREMENTS.

MOTION DIES WITH NO SECONDS.

Commissioner Vaughan: I remember in my first or second meeting, they wanted to do a remodel, I'm worried about, and this is a question for Ashby, we're seeing a sequence of protecting an old house for tenants but it looks like we're building a new home. In terms of procedure, do we have to assume that with the foundation as is if kept, it's a hardship. The applicant just stated they are building a new house. How do I consider this?

Chairman Meisel: The applicant has made this application as a potential remodel. If they scrape this off they're going to use this space anyhow. Beyond that he needs this variance now to protect this structure. We can't peer to determine what might happen in the future.

Commissioner Maccini: My concern is we've talked about this before. We don't do proactive tree removal in anticipation for future structures. These are 2 huge trees that are going to be cut down. That lot is a huge lot. Our hands are tied on that one.

Chairman Meisel: We cannot control the future. We need to look at it as presented.

Commissioner Maccini: If a new build, I would urge the applicant a new design of the house. Build a house amongst the trees.

**COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL.
COMMISSIONER VAUGHAN SECONDS. UNANIMOUS (3-0) APPROVAL.**

6. Land Use **Wildcat Club Subdivision** - 0 Wildcat Hollow - A proposed Final Plat of a subdivision to be known as Wildcat Club Subdivision, consisting of six (6) single-family residential lots and two (2) open space lots, described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Director Grundman: Staff Briefing given. Staff Recommendation: Approval. They did add plat notes clarifying open space lots. 21 outlines the open space, lots 4 and 7 cannot be developed.

Chairman Meisel: As to the maintenance of the road, does the City have the power there?

Director Grundman: The City would have recourse.

Commissioner Vaughan: The plat notes were a major issue. Council has already approved the preliminary.

Commissioner Bartoletti: Is what we get in our packet basically the final plat application or excerpts? It is my impression the final that it had the plat notes that it

had other things that are not in our packet. Is it a work in progress?

Director Grundman: This is the full plat application. They don't seal them until it is stamped and ready for recording.

Commissioner Bartoletti: Is this the final to be recorded?

Director Grundman: Yes. Their application and backup hasn't changed. They addressed some of the notes that we had concerns about.

Presentation by Applicant

Wes Wiggington is the applicant. I don't have a lot to add to what Ashby spoke about. We've gone through our final rounds of comments. I'm here to answer questions.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Deliberation and Action

Commissioner Bartoletti: When I look at this subdivision, the biggest concern is not the internal road, but the private drive. It is a single lane road. It is the only ingress and digress and from the other large houses are going to be on that road. That is going to put a lot of pressure on that road. This is my neighborhood. That road is owned by 3 individuals. Two have lots on that road and one is the predecessor to the developer. What exactly are the arrangements of that private road? Do they have an agreement on maintenance and repair?

Chairman Meisel: My understanding is there is a decision tree. You must have appropriate access for emergency vehicles to have access. Staff has to look at that road.

Commissioner Bartoletti: Is there anything the developer can tell us about the road?

Wes: The road is owned by David and owners to the East. It has been maintained by the owners and will continue to be maintained. Mike Lacey is aware of the road and has no issues with it. They have reviewed our process.

Commissioner Bartoletti: Those other two owners are happy to bear their share of maintenance of this road that will benefit that subdivision? Is there a written agreement on how that's shared?

Wes: There is nothing in writing today.

Chairman Meisel: Is there a recorded document that creates that easement?

Wes: Yes.

Commissioner Bartoletti: They own the road and the HOA has the declaration.

Chairman Meisel: Does the south end hook up with any other public street?

Commissioner Bartoletti: No, it's now been blocked off. The other thing was this, it has been drafted without regard that this is a West Lake Hills property. The private road both internal and external, the HOA will be responsible for it. It talks about the stone wall around the subdivision which is not allowed by code. Some of those provisions are clearly not consistent with our Master Plan. The other is there is nothing about the open space lots in there. That would fall under common area. The board could decide on the maintenance. There is nothing specific on maintenance. The declaration should be consistent with our code and Master Plan. That's a summary of my concerns about the declaration.

Wes: They know from the beginning that it is their responsibility. The City staff has reviewed all of this and made their recommendation.

Commissioner Vaughan: To simply assume an owner will have a contractor that knows the code. I'm in support to what Commissioner Bartoletti wants to move in a motion.

Chairman Meisel: This is a problem. An amendment may need to be recorded to address that the Ordinances have control.

Commissioner Maccini: We have that amendment in there to make it clear to all.

Commissioner Bartoletti: This is a big, important subdivision.

Wes: We can work with Ashby on getting that language.

Commissioner Bartoletti: There should be a broader scope. If you look at 1114 in here, common areas, portions of lots, or similar areas that the board deems necessary to be maintained. I'd love it if it says they will take care of those lots. The City should be the beneficiary of the maintenance language.

Wes: We'll get with Ashby to get some clarify on these documents.

Commissioner Vaughan: There is no existing agreement on maintenance of the roads?

Chairman Meisel: If the road is not being maintained, the City can say fix it. The City has that power.

Director Grundman: I don't know how we make them responsible for something outside the boundaries of the subdivision.

Wes: We can work together on that language.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL OF THE FINAL PLAT SUBJECT TO (1) DECLARATIONS BE MODIFIED TO BE CONSISTANT WITH THE MASTER PLAN AND CODE WITH LANDSCAPING AND FENCING; (2) CLEARLY SET OUT THE DEVELOPMENT/HOA OBLIGATION WITH RESPECT TO MAINTENANCE OF PRIVATE ROADS, FROM TERRACE MOUNTAIN DRIVE TO THE SUBDIVISION; (3) TO CLEARLY SET OUT THE DEVELOPMENT/HOA OBLIGATION TO MAINTAIN THE OPEN SPACE LOTS; AND (4) MAKE THE CITY THE BENEFICIARY OF THE MAINTENANCE/REPAIR OBLIGATION WITH THE PRIVATE ROAD. COMMISSIONER MACCINI SECONDS. UNANIMOUS (3-0) APPROVAL.

7. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 7:56 p.m. by Chairman Meisel.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



BUILDING & DEVELOPMENT DEPARTMENT FIRST HALF 2021 REPORT

OCTOBER 27, 2021

Agenda Item: Consent Agenda: (B) First Half 2021 Report for the Building & Development Services Department.

Requested Action: No action required.

Background & Purpose:

H1 2021 report from the Building & Development Department on development application activity and status. This report includes applications submitted for the period January 1, 2021 through June 30, 2021 and includes a status of applications.

The purpose of the report is to provide City Council regular updates on the activity of the Building & Development Department including permit activity that does not require City Council consideration or approval.

<u><i>Applications Requiring BOA/Council Review</i></u>	Approved	Denied	Withdrawn	Under Review
Variances	12	3	1	10
Zoning Applications	1	0	0	1
Special Use Permits	3	0	0	2
Subdivision Applications	0	1	0	1
Easement Release Requests	0	0	0	0
TOTAL	16	4	1	16

<u><i>Building Permit Activity*</i></u>	Issued	Accepted	Under Completeness Review	Under Technical Review
Residential Remodel	11	17	4	25
New Residential Construction	7	12	5	16
Commercial Remodel	12	13	1	5
Demo Commercial	3	3	0	0
New Commercial Construction	0	1	1	0
Fence	11	9	1	3
Site Plan	0	0	0	0
Swimming Pool	13	18	8	17

Demo (Residential)	11	13	5	0
Signs	5	14	0	0
Other (i.e. outdoor lighting shed/accessory structures, sport court)	21	31	5	9
Tree	145	0	0	0
TOTAL	239	131	30	75

**Permits issued between January 1 and June 30.*

<u>Permits Closed-Out Q4*</u>	32
--------------------------------------	-----------

**Includes same permit types as shown in Building Permit Activity table above*

Should Councilmembers have any questions or feedback on the report, please contact the Director of Building & Development Services.



SIGN APPLICATION STAFF REPORT

OCTOBER 27, 2021

Permit Number: 2021-10023

Agenda Item: 3633 Bee Cave Road: Approval of a Sign Permit Application to reface the existing monument sign at PNC Bank (West Lake Hills Code Sec. 32.03.006). Applicant CND Signs, Cassie Rodriguez.

Requested Action: The applicant is seeking approval of a sign permit application for PNC Bank.

Applicant Information: Cassie Rodriguez with CND Signs.

Location: The property is located at 3633 Bee Cave Road.

Zoning & Site Characteristics:

The property is zoned B-2- Business 2.

Hearing Dates:

October 27, 2021 City Council

Background/Analysis:

PNC Bank acquired BBVA and is changing the signage at this property to reflect that. The proposal is just a new face on the existing code compliant monument sign. The new face complies with the code below.

Sign Code Analysis (Reviewed under Chapter 32, Sec. 32.03.006 – Freestanding commercial signs, multitenant shopping center or office complex; option I, option II, and option III)

- 1) **Purpose.** To identify the name of the multitenant shopping center or office complex (subject to the limitations contained in subsection (F) below) and the businesses located therein. |
Complies
- 2) **Size.** A maximum size of 36 square feet, with a horizontal dimension of no greater than 9 feet. |
Complies
- 3) **Height.** No part of the sign shall extend above 8 feet from average natural grade, including a base no greater than 18 inches tall. | **Complies**
- 4) **Number.** One sign on the major traffic street or main entrance. If a multitenant shopping center has two or more public entrances, a separate sign is permitted on the subordinate driveway and such sign shall be limited in area to 12 square feet, no part of such sign shall extend above 5 feet

from average natural grade and such sign shall only contain the name of the center (subject to the limitations contained in subsection (F) below) and the street address. | **Complies**

- 5) Location. On premises of the center or complex and adjacent to major trafficway which the building abuts, between the right-of-way and the building setback lines so as not to create a traffic hazard. | **Complies**
- 6) Design. The monument sign design shall contain the name of the center and the address at the top of the sign; the individual businesses may be listed under the name of the complex. Lettering designating the name of the shopping center and street address shall not exceed a maximum of 7 inches in height. Other subordinate lettering designating retail businesses shall not exceed 3 inches in height. The base of the monument sign shall have a maximum height of 18 inches in a landscaped setting, and any design shall be shown not to create a traffic hazard. The name of the multitenant shopping center or office complex may not be the same or similar to any individual tenant or business located in such shopping center or office complex. |

Complies

- 7) Lighting. Indirect lighting. | **Complies**
- 8) Landscaping. Shall be as follows:
- A landscaped area of 120 square feet at the base of the sign;
 - All landscaped areas shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and
 - A plan showing the landscaping must be submitted to the council by the applicant at the time of application. | **Complies**

Staff Recommendation

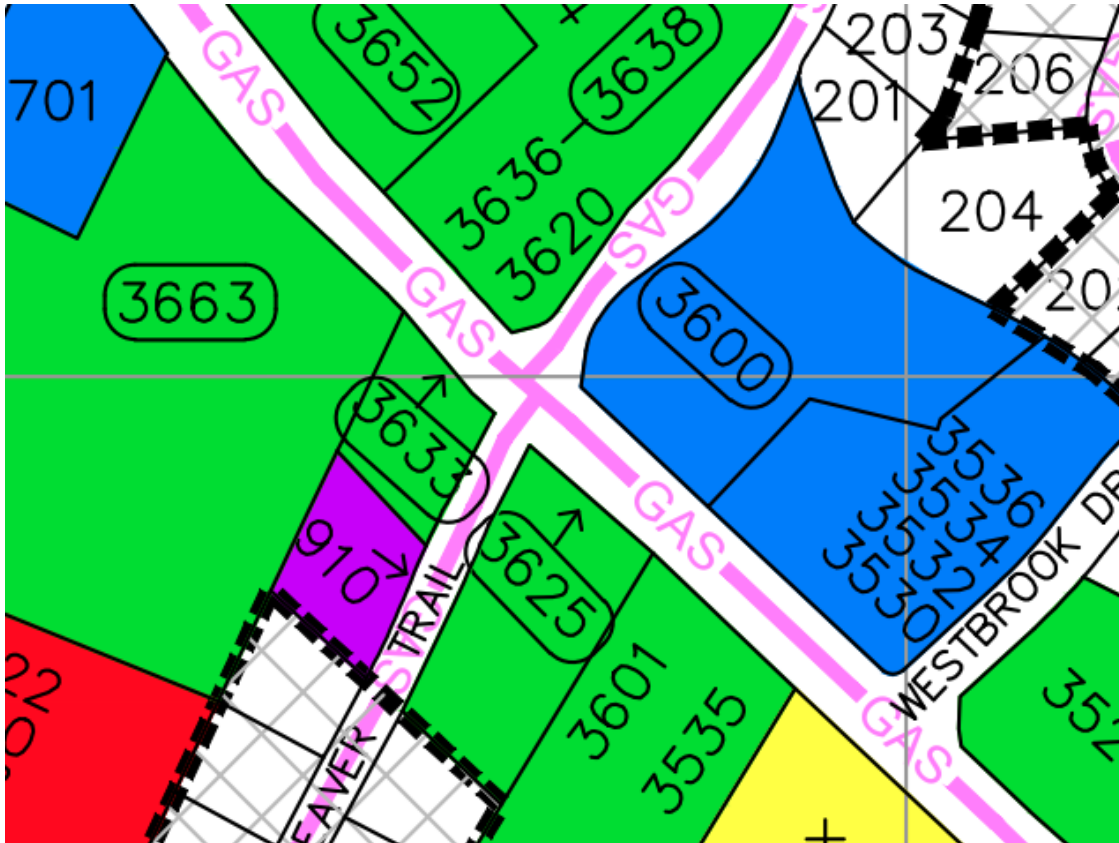
Staff recommends approval of the sign application.

Links to Code:

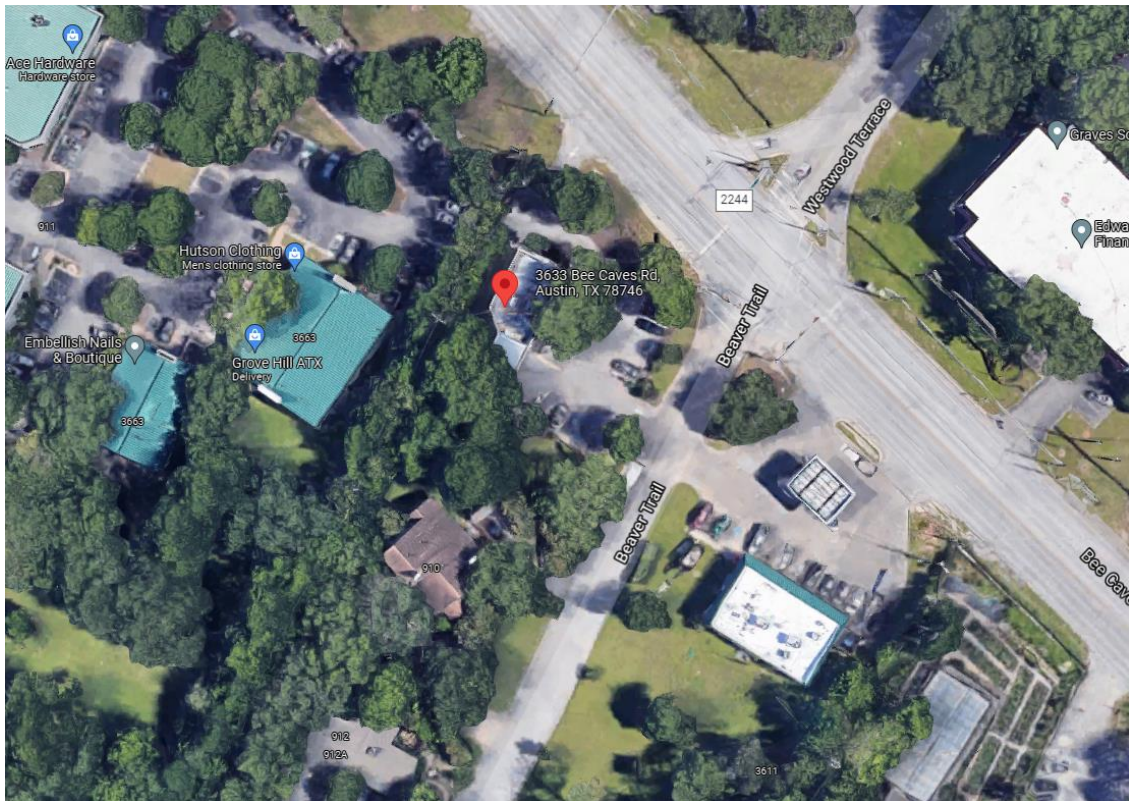
- [Sec. 32.01.001 Definitions](#)
- [Sec. 32.02.002 Application procedure for signs requiring permits](#)
- [Sec 32.02.006 – Freestanding commercial signs, multitenant shopping center or office complex; option I, option II, and option III](#)
-

(Maps to follow)

Zoning:



Aerial:





SIGN PERMIT APPLICATION

Date of Receipt: _____ Permit Fees: _____
Collected By: _____ Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: _____
Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: BBVA USA 2055247113 _____
Phone: _____ Email: _____

Address: _____ Austin TX
City: _____ State: _____ Zip: _____

Agent (with written approval from Owner):

Name: Cassie Rodrigue 5128889788 _____
Phone: _____ Email: _____

Address: 5213 Tucker Hill Lane Cedar Creek TX
City: _____ State: _____ Zip: _____

Signature: _____ Date: 7/30/21

Sign Contractor: CND Signs, LLC 512-888-9788 _____
Phone: _____ Email: _____

Address: 5213 Tucker Hill Lane Cedar Creek TX 78652
City: _____ State: _____ Zip: _____

SIGN SPECIFICATIONS*

Check one option below:
☒ Permanent Sign ☐ Temporary Sign ☐ Uniform Sign Agreement Amendment

Sign Category (*refer to Code, Sec. 32.03*): Freestanding commercial sign and wall sign

Is the property subject to a Uniform Sign Agreement? ☐ Y ☒ N

Dimensions: 10" x 5' 4 5/8" Total Square Feet: 48 # of Signs Proposed: 1

Type of Material: aluminum Sign Colors: MATTHEWS MP01229 PNC ORANGE, MP31479 PNC BLUE, MP21362 PNC LIGHT BLUE

Method of Attachment: 1/4" THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT. 1/4" SPACER. SECURE WITH STRUCTURAL SILICON

Type of Sign Lighting (if applicable): NA

Width of Storefront: _____ Linear Frontage of Business: _____

Sign Message: PNC Bank

Temporary Signs Only:



SIGN PERMIT APPLICATION

Duration – Start Date: 8/10/21 End Date: 8/21/21

*Application must include sign renderings showing sign dimensions, letter dimensions, color, material, location, lighting specifications (refer to Chapter 24, Article 24.03 & Chapter 32), landscaping plans if applicable, and any other details required by staff. Commercial sign applications should include an Assumed Name Certificate/DBA for Business. If sign is under a Uniform Sign Agreement, sign must comply with the Agreement or else applicant must request an Amendment to the Uniform Sign Agreement.

VARIANCES & AMENDMENTS TO UNIFORM SIGN AGREEMENT

Variance

Are you applying for a variance to the Sign Ordinance? ☐ Yes ☐ No
(If yes, you will also need to submit a separate variance application and fee)

Amendment to Uniform Sign Agreement

Name/Address of Uniform Sign Agreement: _____
Reason for Amendment: _____

Please attach a separate sheet describing the sign specifications applicant is requesting to change/remove/add to the Uniform Sign Agreement. Please also submit a cover letter addressed to the ZAPCO Chairperson explaining your project.

APPROVAL NOTES – FOR COMPLETION BY STAFF ONLY

Administrative Approval Sign Meets Requirements: ☐ Yes ☐ No

Approved by City Administrator: _____ Date: _____

City Council Approval (Non-Administrative Approval)

BDC Date and Comments: _____

ZAPCO Date & Recommendation: _____

City Council Date & Action: _____

A photograph of a PNC Bank sign under construction. The sign is made of stacked stone blocks with the PNC logo and 'PNC BANK' text. A blue car is parked nearby, and construction equipment is visible on the ground.



SCALE: 1 1/2" = 1'-0"

SCOPE:

Remove and replace, repair existing wall surface to like new condition. For brick or stone walls fill holes with matching silicone. Power wash if required.

NOTES:

1. 25" ALUM. "POWERLINK" FORMAS SHOWN. PAINT FINISH. POWERLINK. APPLY SATIN FINISH CLEAR COAT. DRILL AND TAP 1/4" THREADED STUDS TO BACK OF PIECE FOR WALL ATTACHMENT. PROVIDE 1/4" SPACER. ELEMENTS OF SYMBOL TO BE Voids OPEN TO BACKING SHEET. BACKING SHEET TO BE .090" ALUM. PAINTED PNC WHITE. PROVIDE OVERSIZED HOLES IN BACKING SHEET TO SLIDE OVER STUDS. CHEN WELD TO SECOND SURFACE OF POWERLINK AS REQ. USE ARTWORK PROVIDED BY DESIGNER. PAINT LETTER, HYDRO-JET CUT. USE ARTWORK PROVIDED BY DESIGNER. PAINT FINISH PNC BLUE. APPLY SATIN FINISH CLEAR COAT. PROVIDE 1/4" THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT. PROVIDE 1/4" SPACER. SECURE WITH STRUCTURAL SILICONE.
2. 25" ALUM. PLATE LETTER, HYDRO-JET CUT. USE ARTWORK PROVIDED BY DESIGNER. PAINT FINISH PNC BLUE. APPLY SATIN FINISH CLEAR COAT. PROVIDE 1/4" THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT. PROVIDE 1/4" SPACER. SECURE WITH STRUCTURAL SILICONE.
3. 25" ALUM. PLATE LETTER, HYDRO JET CUT. USE ARTWORK PROVIDED BY DESIGNER. PAINT FINISH PNC LT BLUE. APPLY SATIN FINISH CLEAR COAT. PROVIDE 1/4" THREADED STUDS SECOND SURFACE FOR WALL ATTACHMENT. PROVIDE 1/4" SPACER. SECURE WITH STRUCTURAL SILICONE.
4. TRADEMARK REGISTRATION TO BE: 25" ALUM. PAINT FINISH PNC BLUE. APPLY SATIN FINISH CLEAR COAT. "CIRCLE R" TO BE PNC OPACQUE ORANGE.

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**

CUSTOMER APPROVAL	
Customer Signature	Date
DESIGN DRAWING 3 of 15	
Request Number:	
PRJ-PNCB-163629	

Date: 07-13-2021		Project Name: PNC BANK		This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. It is not to be reproduced, copied, used, by or disclosed to any firm or corporation for any purpose whatsoever without written permission.												Revision Notes		Date		Revision Notes	
Scale: As Noted		Address: 3633 Bee Caves Road														No. 1	Designer		No. 7	Designer	
Drawn: JUV		City/State/Zip:														No. 2			No. 8		
PM: GA		Notes:														No. 3			No. 9		
																No. 4			No. 10		
																No. 5			No. 11		
																No. 6			No. 12		
																Request Number:		Request Number:		Request Number:	
																PRJ-PNCB-163629		PRJ-PNCB-163629		PRJ-PNCB-163629	
																DESIGN DRAWING 3 of 15		DESIGN DRAWING 3 of 15		DESIGN DRAWING 3 of 15	

COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144



SIGN APPLICATION STAFF REPORT

OCTOBER 27, 2021

Permit Number: 2021-10009

Agenda Item: 101 Westlake Drive: Approval of a Sign Permit Application to reface the existing monument sign, wall hanging sign and direction signs at Independent Financial (West Lake Hills Code Chapter 32). Applicant SSC Signs, Perla Hernandez

Requested Action: The applicant is seeking approval of a sign permit application for Independent Financial. This is just a rebrand from Independent Bank.

Applicant Information: Perla Hernandez with SSC Signs.

Location: The property is located at 101 Westlake Drive.

Zoning & Site Characteristics:

The property is zoned O – Office.

Hearing Dates:

October 27, 2021 City Council

Background/Analysis:

Independent Financial submitted an application to rebrand the existing signage at 101 Westlake Drive. The size and location of the existing signage will not change, just the face of the signs.

Sign Code Analysis (Reviewed under Chapter 32, Sec. 32.03.006 – Freestanding commercial signs, multitenant shopping center or office complex; option I, option II, and option III)

- 1) **Purpose.** To identify the name of the multitenant shopping center or office complex (subject to the limitations contained in subsection (F) below) and the businesses located therein. | **Complies**
- 2) **Size.** A maximum size of 36 square feet, with a horizontal dimension of no greater than 9 feet. | **Complies**
- 3) **Height.** No part of the sign shall extend above 8 feet from average natural grade, including a base no greater than 18 inches tall. | **Complies**
- 4) **Number.** One sign on the major traffic street or main entrance. If a multitenant shopping center has two or more public entrances, a separate sign is permitted on the subordinate driveway and such sign shall be limited in area to 12 square feet, no part of such sign shall extend above 5 feet

from average natural grade and such sign shall only contain the name of the center (subject to the limitations contained in subsection (F) below) and the street address. | **Complies**

- 5) Location. On premises of the center or complex and adjacent to major trafficway which the building abuts, between the right-of-way and the building setback lines so as not to create a traffic hazard. | **Complies**
- 6) Design. The monument sign design shall contain the name of the center and the address at the top of the sign; the individual businesses may be listed under the name of the complex. Lettering designating the name of the shopping center and street address shall not exceed a maximum of 7 inches in height. Other subordinate lettering designating retail businesses shall not exceed 3 inches in height. The base of the monument sign shall have a maximum height of 18 inches in a landscaped setting, and any design shall be shown not to create a traffic hazard. The name of the multitenant shopping center or office complex may not be the same or similar to any individual tenant or business located in such shopping center or office complex. |

Complies

- 7) Lighting. Indirect lighting. | **Complies**
- 8) Landscaping. Shall be as follows:
- a. A landscaped area of 120 square feet at the base of the sign;
 - b. All landscaped areas shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and
 - c. A plan showing the landscaping must be submitted to the council by the applicant at the time of application. | **Complies**

Sec. 32.03.009 Projecting, wall and hanging commercial signs

- 1) Purpose. To identify a business or organization which has its own separate exterior public entrance within a multitenant building. | **Complies**
- 2) Size. Four square feet for each five front linear feet of the individual business for an organization having its own exterior public entrance in a multitenant building, with a maximum length of ten feet and area of 12 square feet. A minimum area of six square feet will be allowed if a business has insufficient frontage. The size of a multipaneled sign shall be determined by dividing the maximum size allowed by the number of panels. Combined maximum area for more than one sign shall not exceed 12 square feet. | **Complies**
- 3) Height. Minimum clearance of eight feet to bottom of sign above pedestrian walkways. | **Complies**
- 4) Number. One sign per pedestrian way on which the building abuts, as determined by the city administrator with a maximum of two signs. | **Complies**
- 5) Location. Perpendicular to, hung from, or attached to a projecting structural element of the exterior wall of the individual business or organization, adjacent to the street, parking lot or major pedestrian walkway which the building abuts. | **Complies**
- 6) Design. The sign shall contain only the name of the business, its address and logo or nature of business, and, if desired, hours of operation. Except for those in B-3 districts, no additional fee shall be required for new signs in a multitenant shopping center or office complex where the zoning and planning commission has approved a uniform design for every sign in the entire complex and the city administrator certifies that the proposed new sign meets the uniform design approved by the city. | **Complies**
- 7) Lighting. Indirect. | **Complies**

8) Landscaping. Not applicable. | **Complies**

Staff Recommendation

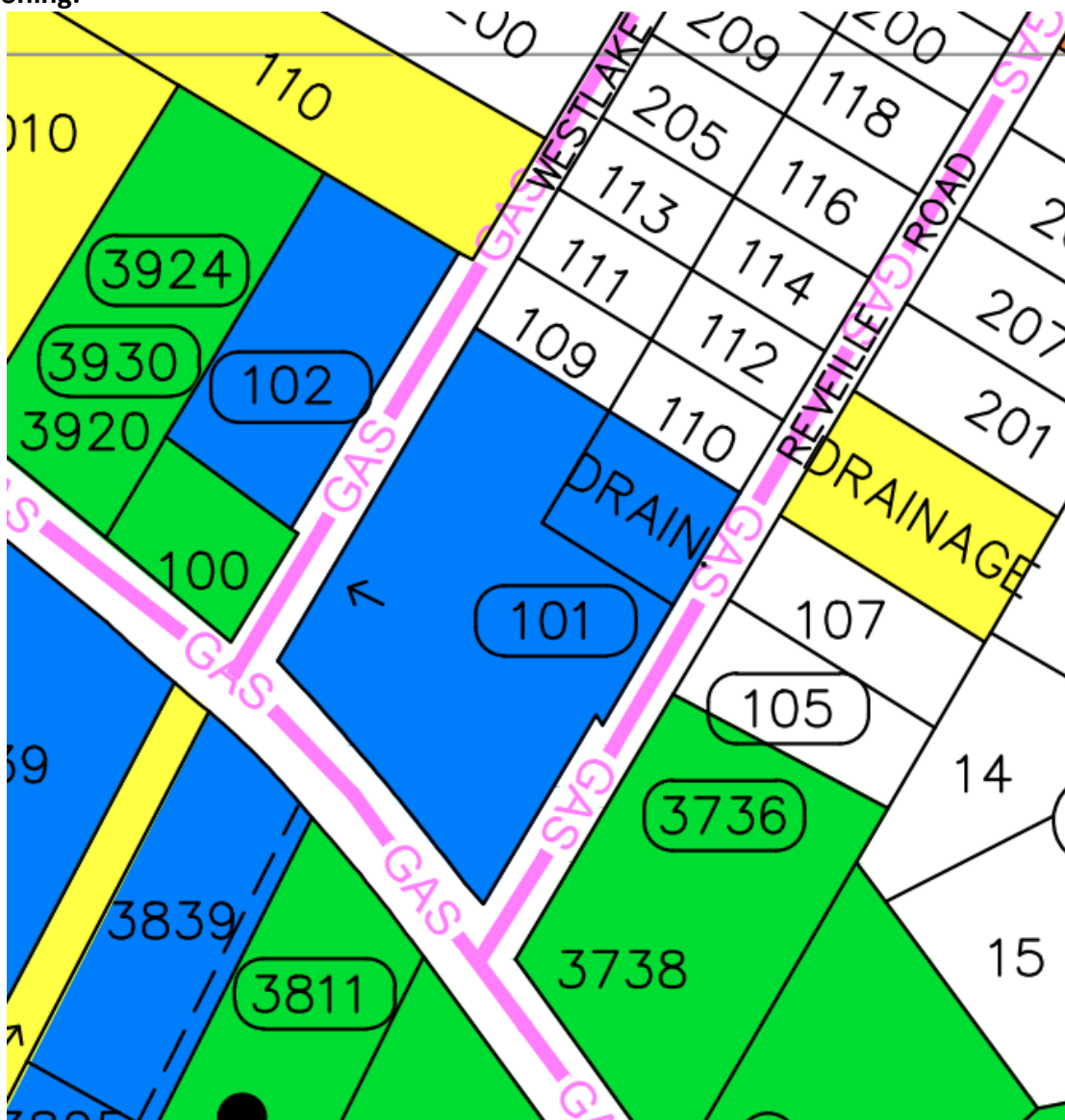
Staff recommends approval of the sign application.

Links to Code:

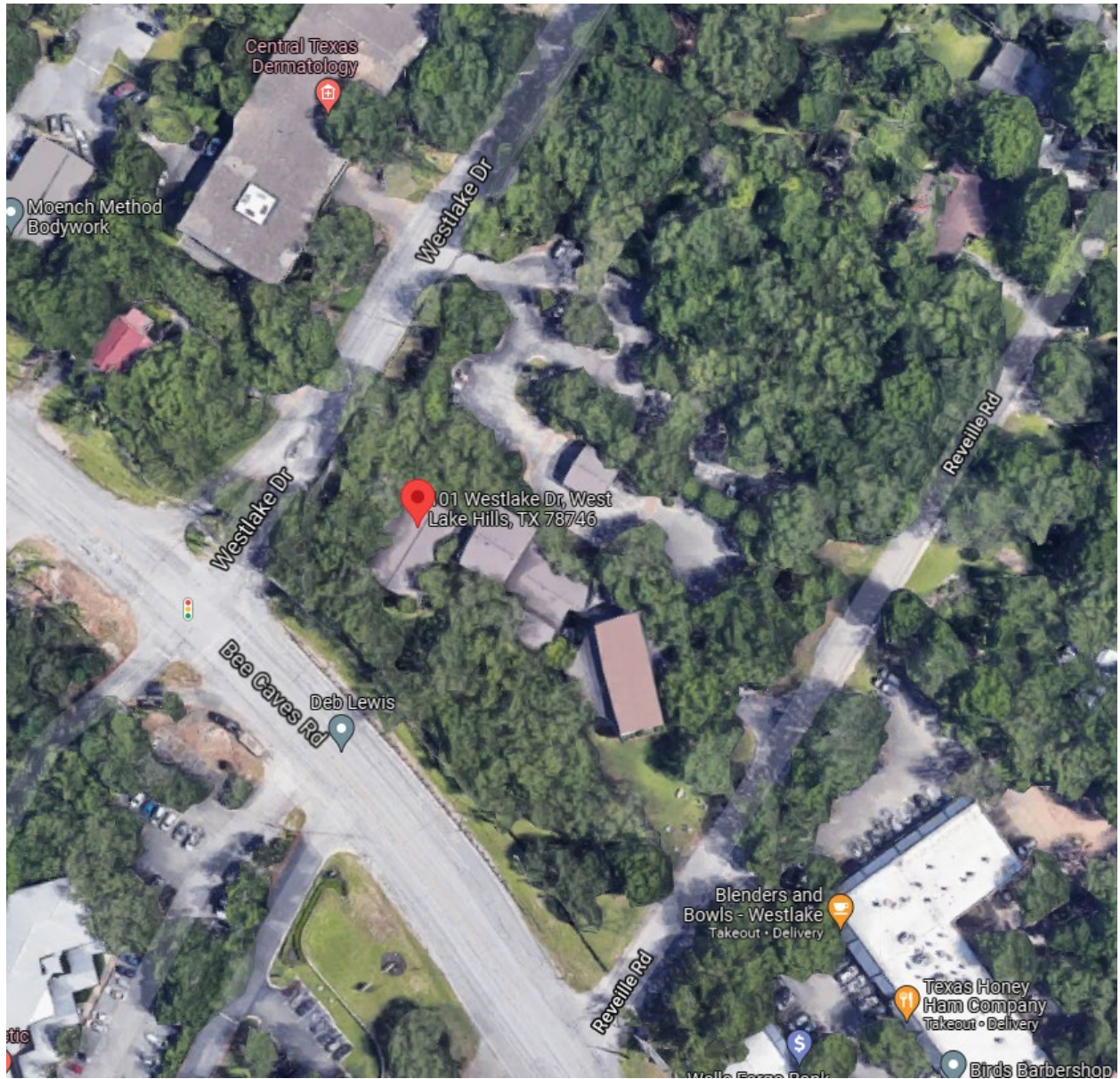
- [Sec. 32.01.001 Definitions](#)
- [Sec. 32.02.002 Application procedure for signs requiring permits](#)
- [Sec 32.02.006 – Freestanding commercial signs, multitenant shopping center or office complex; option I, option II, and option III](#)
- [Sec 32.02.009 – Projecting, wall and hanging commercial signs](#)

(Maps to follow)

Zoning:



Aerial:





SIGN PERMIT APPLICATION

Date of Receipt: _____ Permit Fees: _____
Collected By: _____ Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: 101 Westlake Dr. Austin TX 78746

Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Independent Financial - Joe Farr Phone: 214-544-4774 Email: _____

Address: 101 Westlake Dr. Austin TX 78746 City: McKinney State: TX Zip: 75069

Agent (with written approval from Owner):

Name: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: 75069

Signature: _____ Date: _____

Sign Contractor: SSC Signs & Lighting Phone: 972-219-2495 Email: _____

Address: 2090 McGee Lane City: Lewisville State: TX Zip: 75077

SIGN SPECIFICATIONS*

Check one option below:

☒ Permanent Sign ☐ Temporary Sign ☐ Uniform Sign Agreement Amendment

Sign Category (refer to Code, Sec. 32.03): Freestanding commercial sign - E01

Is the property subject to a Uniform Sign Agreement? ☐ Y ☐ N

Dimensions: 3'5 7/8" X 6 1/8" Total Square Feet: 7.33 # of Signs Proposed: _____

Type of Material: _____ Sign Colors: _____

P1 paint to match MP 313 DARK BRONZE SEMI GLOSS & V2 3M 3630-43 LIGHT TOMATO RED VINYL

Method of Attachment: _____

Type of Sign Lighting (if applicable): _____

Width of Storefront: _____ Linear Frontage of Business: _____

Sign Message: INDEPENDENT FINANCIAL W/ LOGO

Temporary Signs Only:



SIGN PERMIT APPLICATION

Duration – Start Date: _____ End Date: _____

*Application must include sign renderings showing sign dimensions, letter dimensions, color, material, location, lighting specifications (refer to Chapter 24, Article 24.03 & Chapter 32), landscaping plans if applicable, and any other details required by staff. Commercial sign applications should include an Assumed Name Certificate/DBA for Business. If sign is under a Uniform Sign Agreement, sign must comply with the Agreement or else applicant must request an Amendment to the Uniform Sign Agreement.

VARIANCES & AMENDMENTS TO UNIFORM SIGN AGREEMENT

Variance

Are you applying for a variance to the Sign Ordinance? ☐ Yes ☐ No
(If yes, you will also need to submit a separate variance application and fee)

Amendment to Uniform Sign Agreement

Name/Address of Uniform Sign Agreement: _____
Reason for Amendment: _____

Please attach a separate sheet describing the sign specifications applicant is requesting to change/remove/add to the Uniform Sign Agreement. Please also submit a cover letter addressed to the ZAPCO Chairperson explaining your project.

APPROVAL NOTES – FOR COMPLETION BY STAFF ONLY

Administrative Approval Sign Meets Requirements: ☐ Yes ☐ No

Approved by City Administrator: _____ Date: _____

City Council Approval (Non-Administrative Approval)

BDC Date and Comments: _____

ZAPCO Date & Recommendation: _____

City Council Date & Action: _____



5 AUSTIN-WESTLAKE

101 WESTLAKE DR.
AUSTIN, TX 78746

EXTERIOR/INTERIOR SIGNAGE

7.13.2021

213628B-4



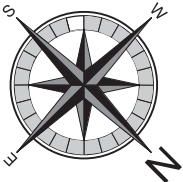
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.



SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
E01	MS.RF.R&B	2	ROUTED AND BACKED MONUMENT REFACE
E02	MS.RF.R&B	2	ROUTED AND BACKED MONUMENT REFACE
E03	EB.12.LB.EXT	1	FLAT CUT OUT LETTERS - LINEAR BRONZE EXTERIOR
E04	DS.12X24	1	DIRECTIONAL SIGN
E05	DS.12X24	1	DIRECTIONAL SIGN
E06	EG-1	1	DOOR VINYL HOURS
E08	AT-5.V	1	ATM VINYL

GENERAL NOTES

1. ICL'S SHALL HAVE LETTER INTERIOR PAINTED - PTM LIGHT ENHANCEMENT PAINT
2. PATCHING COLORS TO BE VERIFIED BY INSTALLER. ARCHITECT CANNOT CONFIRM COLOR MATCHES
3. AT ATM INSERT PANELS: SURVEYS/RECOMMENDATION REPORTS INDICATE AN EXISTING INTERNALLY ILLUMINATED SIGN
INSURE MATERIALS ALLOW FOR LIGHT TRANSMITTANCE FOR WHITE BACKGROUND
4. CONFIRM WITH CLIENT/OWNER'S REP ON PREFERRED DISPOSAL METHOD OF DEMOLISHED SIGNS
5. DIMENSIONS OF EXISTING CONDITIONS VARY FROM ORIGINAL SURVEY REPORTS. ARCHITECT ASSUMES THESE HAVE BEEN FIELD VERIFIED AND IS NOT ABLE TO VALIDATE THESE DIMENSIONS.
6. ENSURE ALL UL DECALS ARE ON TOP SURFACE OF CHANNEL LETTERS OR ON RACEWAY SO NOT VISIBLE TO GENERAL VIEWERS, UNLESS REQUIRED BY CODE.



CLIENT
Independent Financial
5 Austin-Westlake
ADDRESS
101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021
DESIGNER - DAA
DRAWING NO.
213628B-4

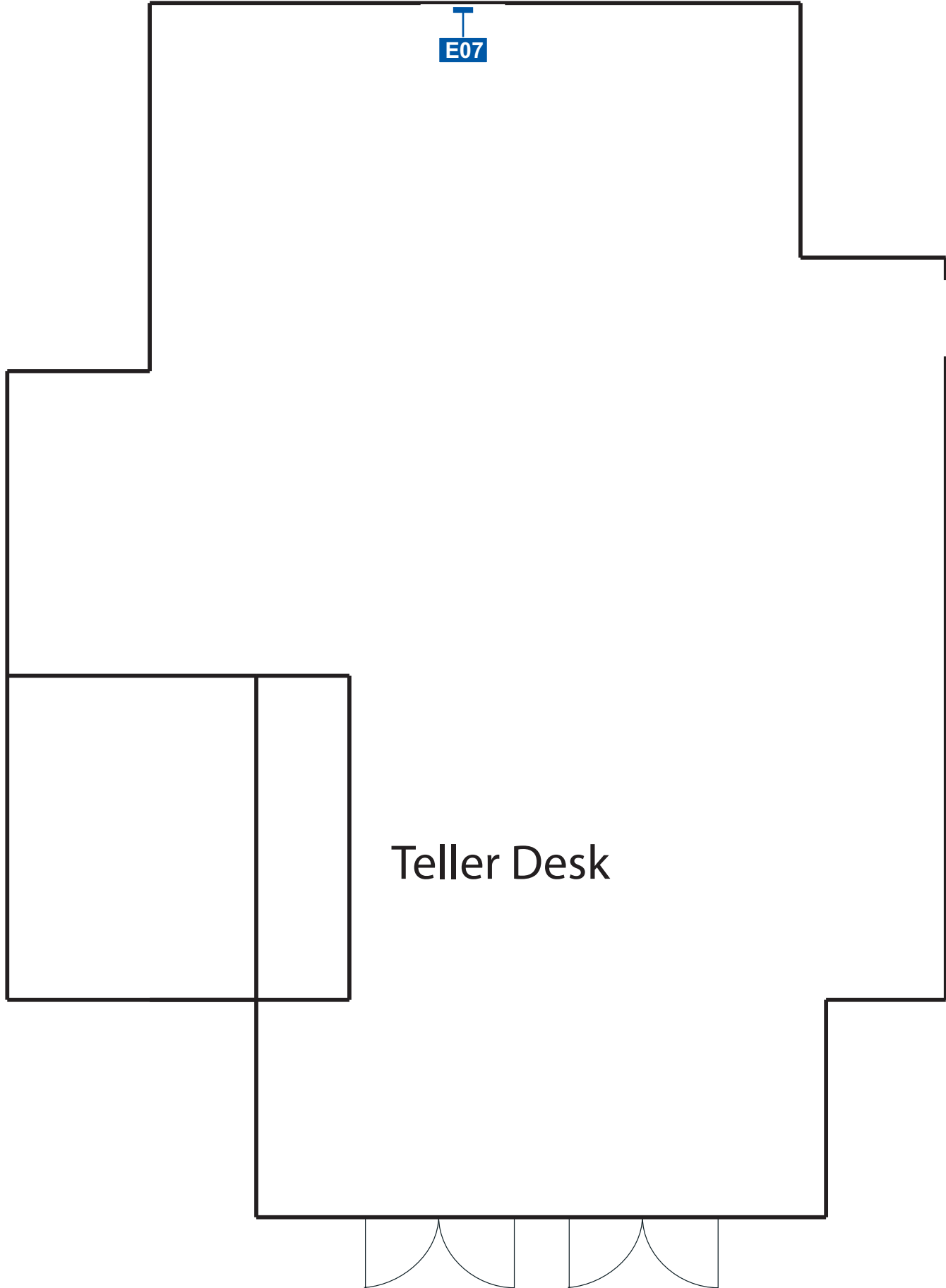
REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
2. VARIOUS CHANGES WERE MADE	06.28.2021 KY
3. UPDATED PG 7 & 8	07.13.2021 KY

APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

FLOOR PLAN



SIGN SCHEDULE			
LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
E07	IB.24.L.INT	1	FLAT CUT OUT LETTERS - LINEAR INTERIOR



CLIENT
Independent Financial
5 Austin-Westlake

ADDRESS

101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021

DESIGNER - DAA

DRAWING NO.

213628B-4

REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
2. VARIOUS CHANGES WERE MADE	06.28.2021 KY
3. UPDATED PG 7 & 8	07.13.2021 KY

APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

1. ALUMINUM FACE PAINTED TO MATCH MP 313 DARK BRONZE SEMI GLOSS. LOGO IS ROUTED AND BACKED WITH 3/16" 7328 WHITE ACRYLIC. "F" LOGO TO HAVE FIRST SURFACE APPLIED 3M 3630-43 LIGHT TOMATO RED VINYL.

**SIGN IS NOT ILLUMINATED, SIGN IS DOUBLE FACED. ONLY 1 FACE IS REMOVABLE - WE WILL HAVE TO HOG THE OTHER SIDE OUT TO REPLACE THE FACE.*

***RE-PAINT EXISTING MONUMENT TO MATCH MP 313 DARK BRONZE SEMI GLOSS.*

CLIENT

Independent Financial
5 Austin-Westlake

ADDRESS

101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021

DESIGNER - DAA

DRAWING NO.

213628B-4

REVISION

DATE

1. UPDATED INTERIOR SIGN W/ PROPER COLORS 06.08.2021 KY

2. VARIOUS CHANGES WERE MADE 06.28.2021 KY

3. UPDATED PG 7 & 8 07.13.2021 KY

APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.



7.33 SQ. FT.

E01

MS.RF.R&B - ROUTED AND BACKED MONUMENT REFACE

SCALE: 1-1/2" = 1'

QTY: 2

4'-0"



EXISTING ELEVATION

SCALE: NTS

REMOVE EXISTING MONUMENT FACES & DISPOSE



PROPOSED ELEVATION

SCALE: NTS

P1 - PAINT TO MATCH MP 313 DARK BRONZE SEMI GLOSS
V2 - 3M 3630-43 LIGHT TOMATO RED VINYL



E02 MS.RF.R&B - ROUTED AND BACKED MONUMENT REFACE
SCALE: 1"= 1' **17 SQ. FT.**
QTY: 2

SPECIFICATIONS

1. ALUMINUM FACE PAINTED TO MATCH MP 313 DARK BRONZE SEMI GLOSS. LOGO IS ROUTED AND BACKED WITH 3/16" 7328 WHITE ACRYLIC. "F" LOGO TO HAVE FIRST SURFACE APPLIED 3M 3630-43 LIGHT TOMATO RED VINYL.

**SIGN IS NOT ILLUMINATED, SIGN IS DOUBLE FACED. ONLY 1 FACE IS REMOVABLE - WE WILL HAVE TO HOG THE OTHER SIDE OUT TO REPLACE THE FACE.*

***RE-PAINT EXISTING MONUMENT TO MATCH MP 313 DARK BRONZE SEMI GLOSS.*



CLIENT
Independent Financial
5 Austin-Westlake

ADDRESS
101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021

DESIGNER - DAA

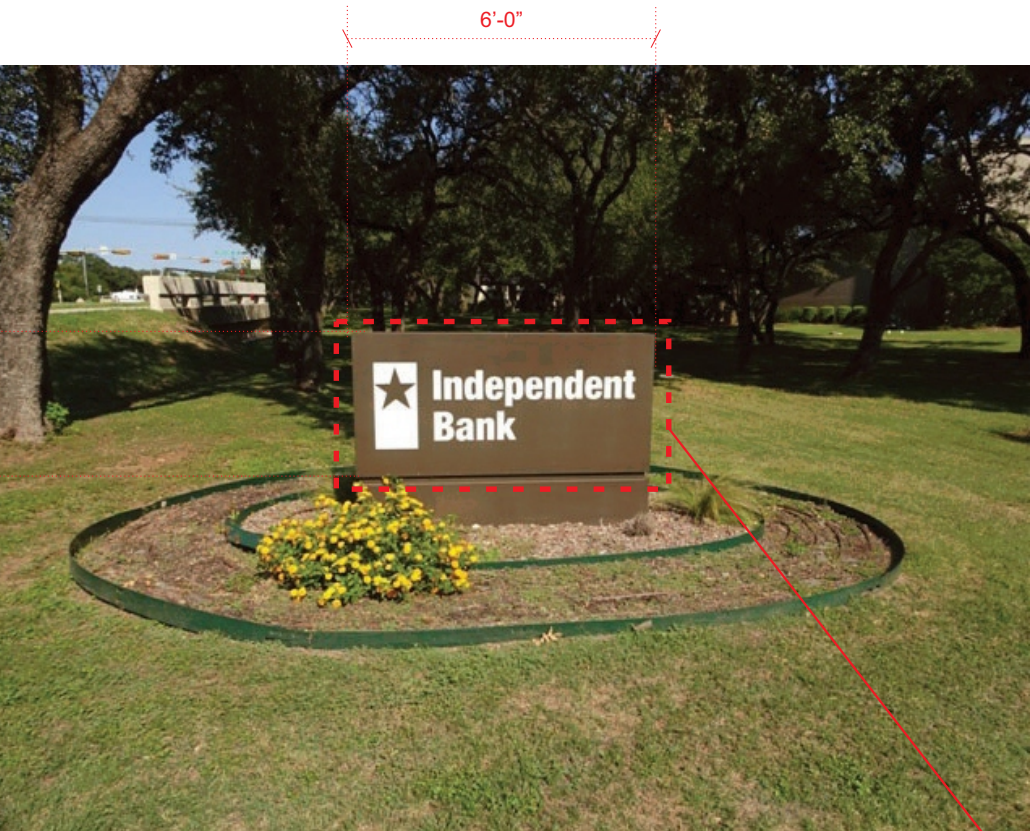
DRAWING NO.
213628B-4

REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
2. VARIOUS CHANGES WERE MADE	06.28.2021 KY
3. UPDATED PG 7 & 8	07.13.2021 KY

APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.



EXISTING ELEVATION **REMOVE EXISTING MONUMENT FACES & DISPOSE**
SCALE: NTS



PROPOSED ELEVATION
SCALE: NTS

P1 - PAINT TO MATCH MP 313 DARK BRONZE SEMI GLOSS
V2 - 3M 3630-43 LIGHT TOMATO RED VINYL



1. 3/8" ALUMINUM ROUTED LOGO AND LETTERS. PAINTED TO MATCH WHITE SEMI GLOSS AND RED PMS 1795 C SEMI GLOSS. MOUNTED FLUSH WITH 1/4" THREADED ROD.

**REMOVE EXISTING FCO LETTERS, REPAIR AND PAINT THE FASCIA EFIS SW 7030 ANEW GRAY*

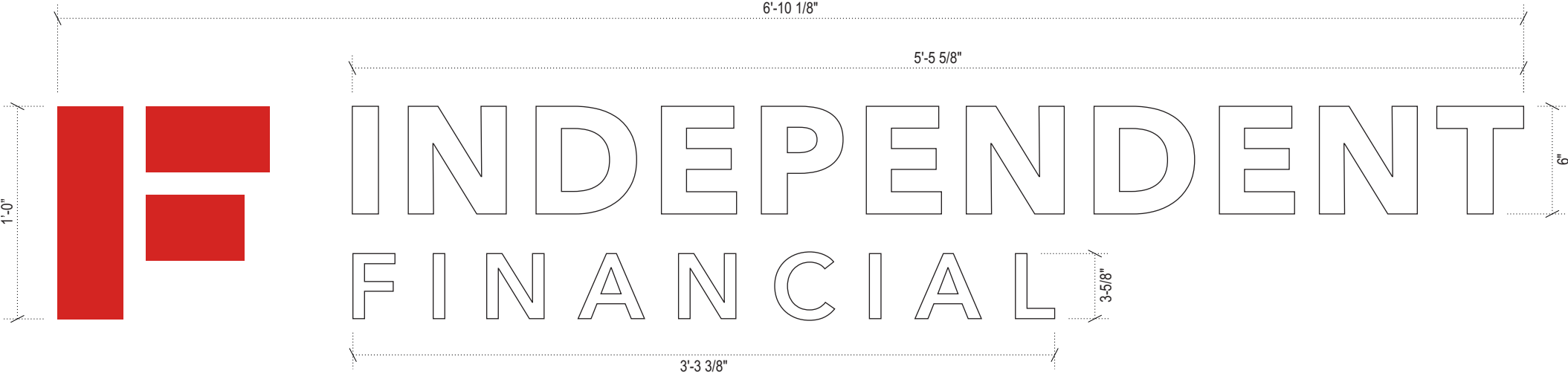
CLIENT
Independent Financial
5 Austin-Westlake
ADDRESS
101 Westlake Dr.
Austin, TX 78746
DATE 07.13.2021
DESIGNER - DAA
DRAWING NO.
213628B-4

REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
2. VARIOUS CHANGES WERE MADE	06.28.2021 KY
3. UPDATED PG 7 & 8	07.13.2021 KY

APPROVAL DATE -

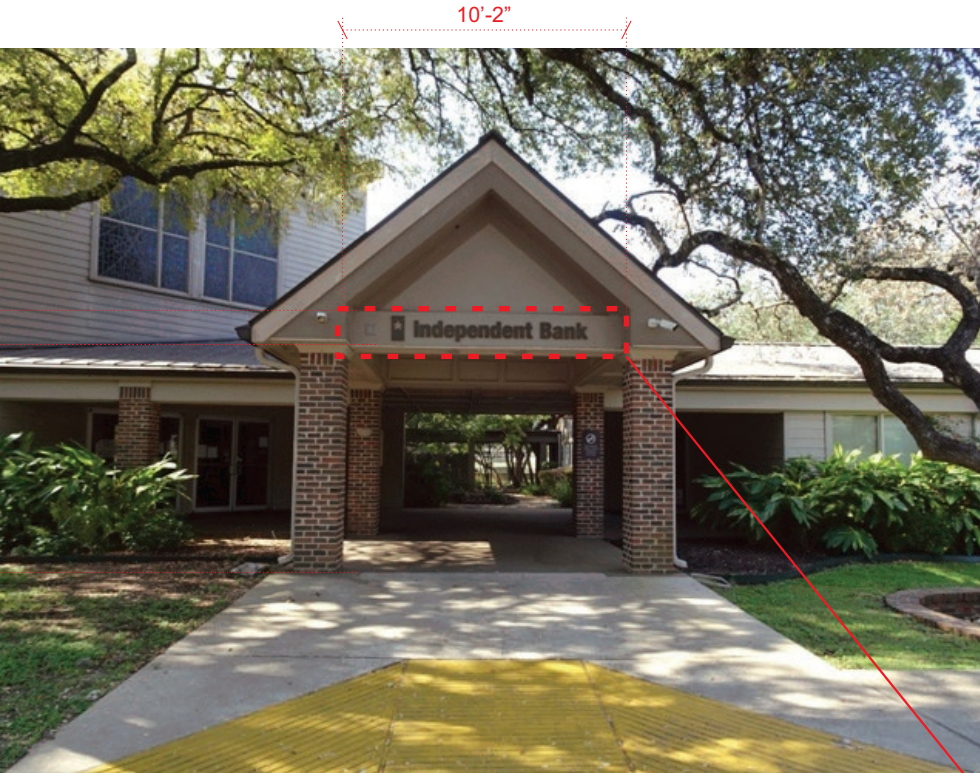
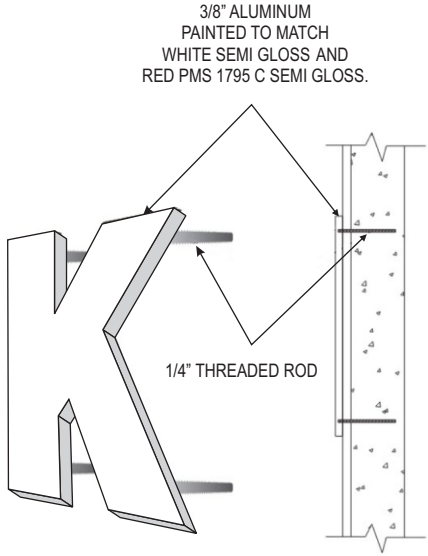
APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.



E03 EW.12.LW.EXT - FLAT CUT OUT LETTERS - LINEAR WHITE EXTERIOR
SCALE: 1-1/2"= 1' **6.84 SQ. FT.**
QTY: 1

FCO DETAILS



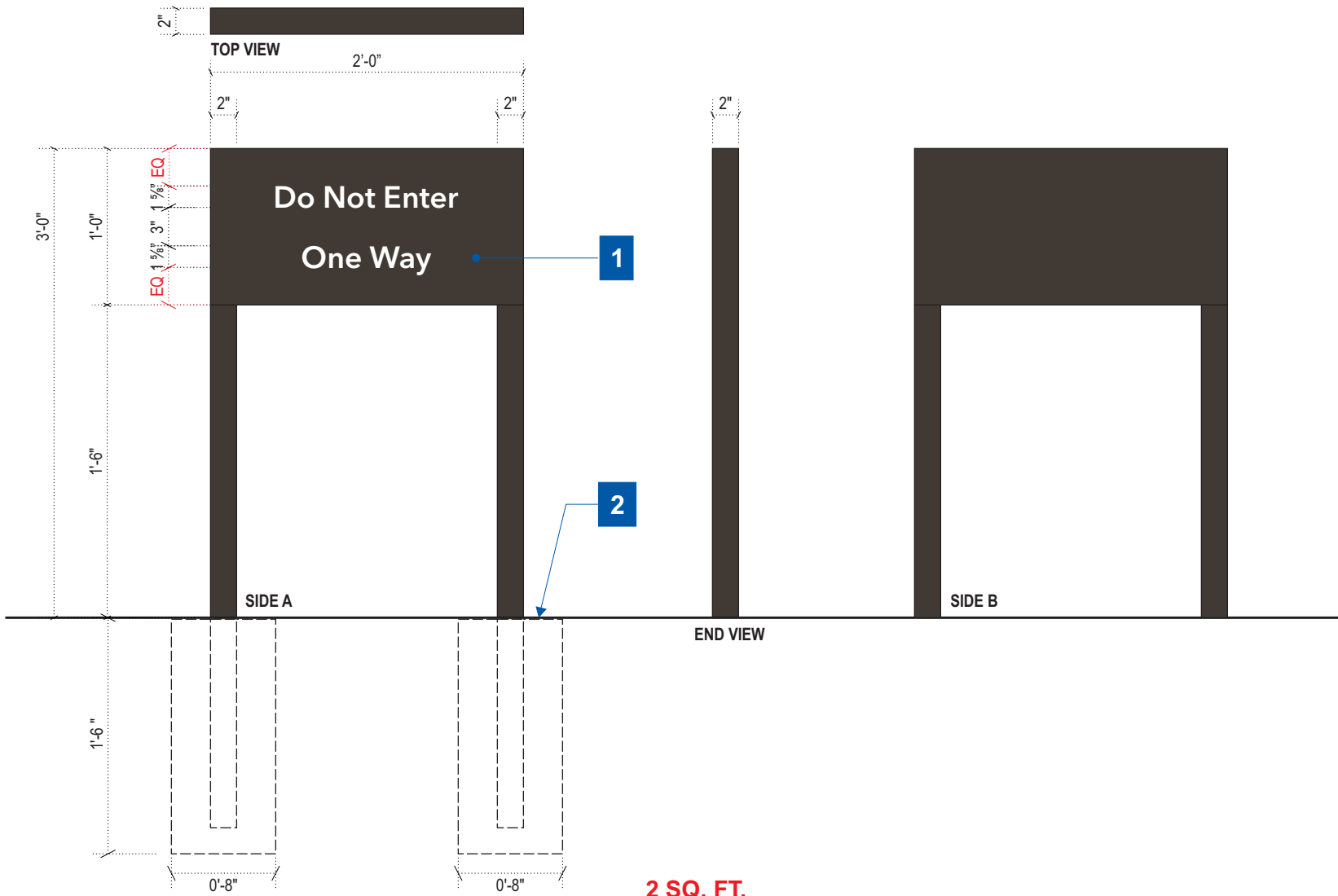
EXISTING ELEVATION REMOVE EXISTING FCO LOGO AND LETTERS & DISPOSE
SCALE: NTS FULL RESTORATION REQUIRED



PROPOSED ELEVATION
SCALE: NTS

- P1 - PAINT TO MATCH WHITE SEMI GLOSS
- P6 - PAINT TO MATCH RED PMS 1795 C SEMI GLOSS
- PAINT WALL COLOR MATCH SW 7030 ANEW GRAY

DS.12X24 - DIRECTIONAL SIGN



E04 DS.12X24 - DIRECTIONAL SIGN
SCALE: 1"= 1' QTY: 2



EXISTING ELEVATION

SCALE: NTS

REMOVE EXISTING DIRECTIONAL & DISPOSE



PROPOSED ELEVATION

SCALE: NTS

SPECIFICATIONS

1. DOUBLE SIDED DIRECTIONAL WITH ALUMINUM FACES AND 2" SQUARE SUPPORTS. ALL PAINTED TO MATCH MP 313 DARK BRONZE SEMI GLOSS. 3M 680-10 WHITE REFLECTIVE COPY AND GRAPHICS.

FONT: AVENIR NEXT DEMI BOLD

2. CONCRETE FOOTER.

***REMOVE EXISTING SIGN. NEW SIGN TO HAVE DIRECT BURY INSTALLATION PER STANDARD.**



CLIENT
Independent Financial
5 Austin-Westlake
ADDRESS
101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021
DESIGNER - DAA
DRAWING NO.
213628B-4

REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
2. VARIOUS CHANGES WERE MADE	06.28.2021 KY
3. UPDATED PG 7 & 8	07.13.2021 KY

APPROVAL DATE -

APPROVED BY -

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P1 - PAINT TO MATCH MP 313 DARK BRONZE SEMI GLOSS
V4 - 3M 680-10 WHITE REFLECTIVE VINYL

DS.12X24 - DIRECTIONAL SIGN



E05 DS.12X24 - DIRECTIONAL SIGN
SCALE: 1"= 1' QTY: 2



EXISTING ELEVATION
SCALE: NTS
REMOVE EXISTING DIRECTIONAL & DISPOSE



PROPOSED ELEVATION
SCALE: NTS

SPECIFICATIONS

1. DOUBLE SIDED DIRECTIONAL WITH ALUMINUM FACES AND 2" SQUARE SUPPORTS. ALL PAINTED TO MATCH MP 313 DARK BRONZE SEMI GLOSS. 3M 680-10 WHITE REFLECTIVE COPY AND GRAPHICS.

FONT: AVENIR NEXT DEMI BOLD

2. CONCRETE FOOTER.

***REMOVE EXISTING SIGN. NEW SIGN TO HAVE DIRECT BURY INSTALLATION PER STANDARD.**



CLIENT
Independent Financial
5 Austin-Westlake
ADDRESS

101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021

DESIGNER - DAA

DRAWING NO.

213628B-4

REVISION	DATE
1. UPDATED INTERIOR SIGN W/ PROPER COLORS	06.08.2021 KY
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APPROVAL DATE -

APPROVED BY -

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P1 - PAINT TO MATCH MP 313 DARK BRONZE SEMI GLOSS
V4 - 3M 680-10 WHITE REFLECTIVE VINYL



CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT

Independent Financial
5 Austin-Westlake

ADDRESS

101 Westlake Dr.
Austin, TX 78746

DATE 07.13.2021

DESIGNER - DAA

DRAWING NO.

213628B-4

REVISION	DATE
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APPROVAL DATE -

APPROVED BY -

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SIGN AGREEMENT AMENDMENT APPLICATION STAFF REPORT

OCTOBER 27, 2021

Permit Number: 16726 and 16727

Agenda Item: 701 S Capital of Texas Highway: Discuss and Consider Action on an Application to Request an Amendment to the Village of Westlake Uniform Sign Criteria Agreement. (West Lake Hills Code Sec. 32.01.016). Applicant Ann Lewis.

Requested Action:

The applicant is requesting approval of a Uniform Sign Agreement Amendment to install the following signs:

- Wall Mounted Sign – E05a - 33.39 sf (21'-7/8" x 1'-7-3/4")
- Wall Mounted Sign – E02 - 51.51 sf (16'-2-7/8" x 3'-2-7/16")

Applicant Information: Ann Lewis

Location: The property is located southeast at the intersection of Bee Cave Road and South Capital of Texas Highway. The business is in Suite Q900.

Zoning & Site Characteristics:

The property is zoned B – 3 – Business 3 District. The property is subject to the Village at Westlake Uniform Sign Agreement.

Hearing Dates:

October 27, 2021 City Council

Background/Analysis:

The applicant is requesting two new signs for the Ascension Seton Medical. The tenant isn't changing, just the name of the business is going from Seton to Ascension. The Uniform Sign Agreement for the property allows the following:

- 1) If the total number of letters in the tenant's sign is equal to or less than 14 letters, the tenant may utilize up to 18" high letters.
- 2) If the total number of letters in tenant's sign is 15 – 20 letters, the tenant may utilize up to 15" high letters.
- 3) If the total number of letters in tenant's sign is 21 – 32 letters, the tenant may utilize up to 12" letters.

- 4) The greater of 1 letter for each word in tenant's sign, or 2 letters, may be up to 9" or higher than otherwise allowed for total number of letters.
- 5) The sign area (surface area) of a sign shall not exceed 24 square feet
- 6) Only one sign is permitted per tenant under these provisions

Sign area, per the Uniform Sign Agreement, is calculated as follows: (Height of letter in inches squared x 0.75) * # letters/144.

The proposed sign E05a is (21'-7/8" wide x 1'-7-3/4" tall) has 32 letters.

The proposed sign E02 is 16'-2-7/8" wide x 3'-2-7/16" tall and has 21 letters.

The proposed colors are Pantone 3275C (Ascension Green), Pantone 286C (Ascension Blue) and Pantone 248C (Ascension Violet) are not listed within the uniform sign agreement.

The maximum width allowed per the Uniform Sign Agreement is no more than 75% of the storefront width. In this case, the storefront width is 80 feet, allowing a sign

Per the Uniform Sign Agreement, included in the packet is the landlord approval for the signage.

A copy of the Village at Westlake Uniform Sign Agreement is included in the backup material.

Traffic/Transportation

Not expected to have an impact on traffic.

Lighting

The proposed signs will be internally illuminated.

Building Code

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

Subdivision

This will not impact the subdivision.

Comprehensive Planning Analysis

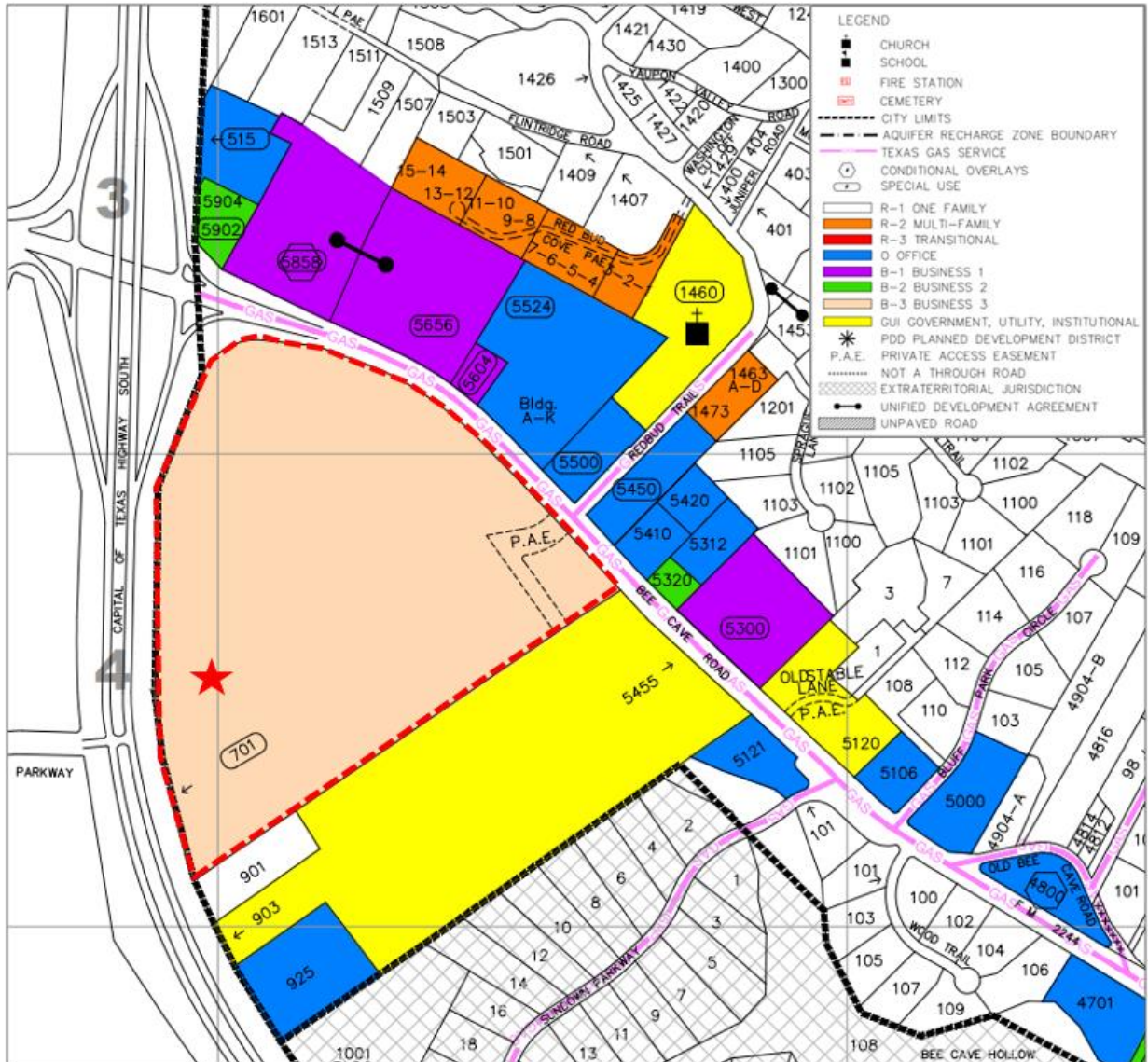
The use with the Master Plan in terms of existing and future land use.

Staff Recommendation

Staff recommends approval of the proposed amendment.

(Maps to follow)

Zoning:



Aerial:





SIGN PERMIT APPLICATION

Date of Receipt: _____ Permit Fees: _____
Collected By: _____ Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: 701 Capital of Texas Hwy West Lake Hills TX 78746
Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Material Marketing Ltd Phone: _____ Email: _____

Address: 120 W. Josephine City: San Antonio State: TX Zip: 78212

Agent (with written approval from Owner):

Name: Ann Lewis Phone: 512-361-9286 Email: _____

Address: PO Box 1665 City: Buda State: TX Zip: 78610

Signature: AB Lewis Date: _____

Sign Contractor: Lewis Sign Phone: 512-361-9286 Email: _____

Address: PO Box 1665 City: Buda State: TX Zip: 78610

SIGN SPECIFICATIONS*

Check one option below:
☒ Permanent Sign ☐ Temporary Sign ☐ Uniform Sign Agreement Amendment

Sign Category (refer to Code, Sec. 32.03): Sec 32.03.008

Is the property subject to a Uniform Sign Agreement? ☐ Y ☒ N

Dimensions: 1'7 3/4" x 21' 7/8" Total Square Feet: 33.39 # of Signs Proposed: 2

Type of Material: Aluminum Acrylic Sign Colors: Blue Green Violet

Method of Attachment: Bolt thru

Type of Sign Lighting (if applicable): LED

Width of Storefront: 80' Linear Frontage of Business: 80'

Sign Message: Ascension Medical Group Express Care

Temporary Signs Only:

21.50 existing

South Elevation

80' of footage

Sign Recommendation

E05a
701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-0"
W: 15'-0"
OAH: 15'-0"
HOG: 14'-8"
Comment:

Action: Replace

Recommended

Sign Type: Plate Letters
Sign Code: ASC-PL-H-AMG-C-7
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 0'-7"
W: 11'-4 1/8"
OAH: 1'-3 3/8"
Comment:

Technical Survey: Required
Code Compliant: Yes

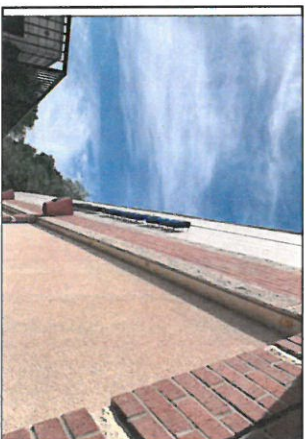
Ascension



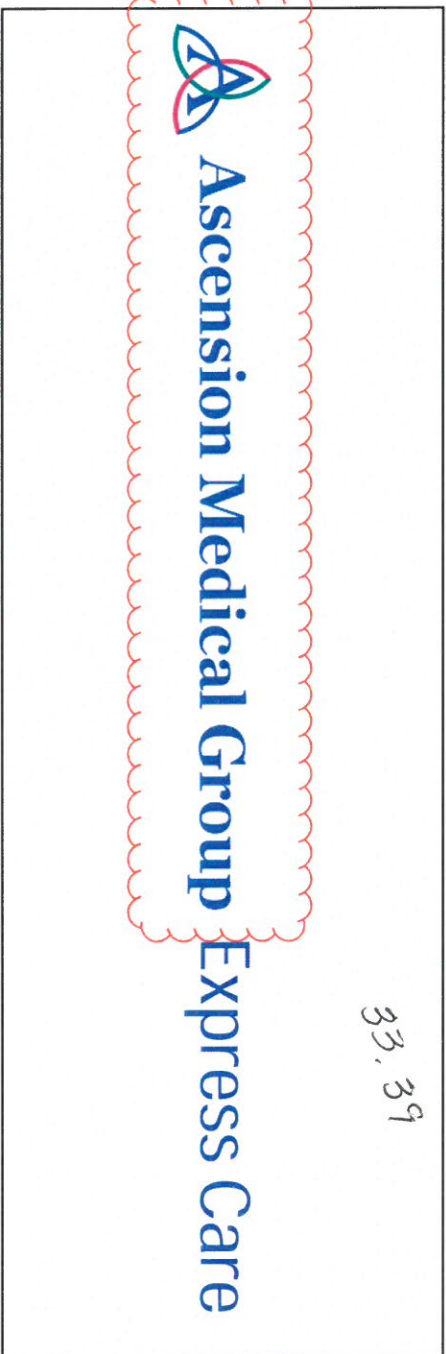
Context



Detail Side A



Rendering



Recommended - Side A

[illegible]

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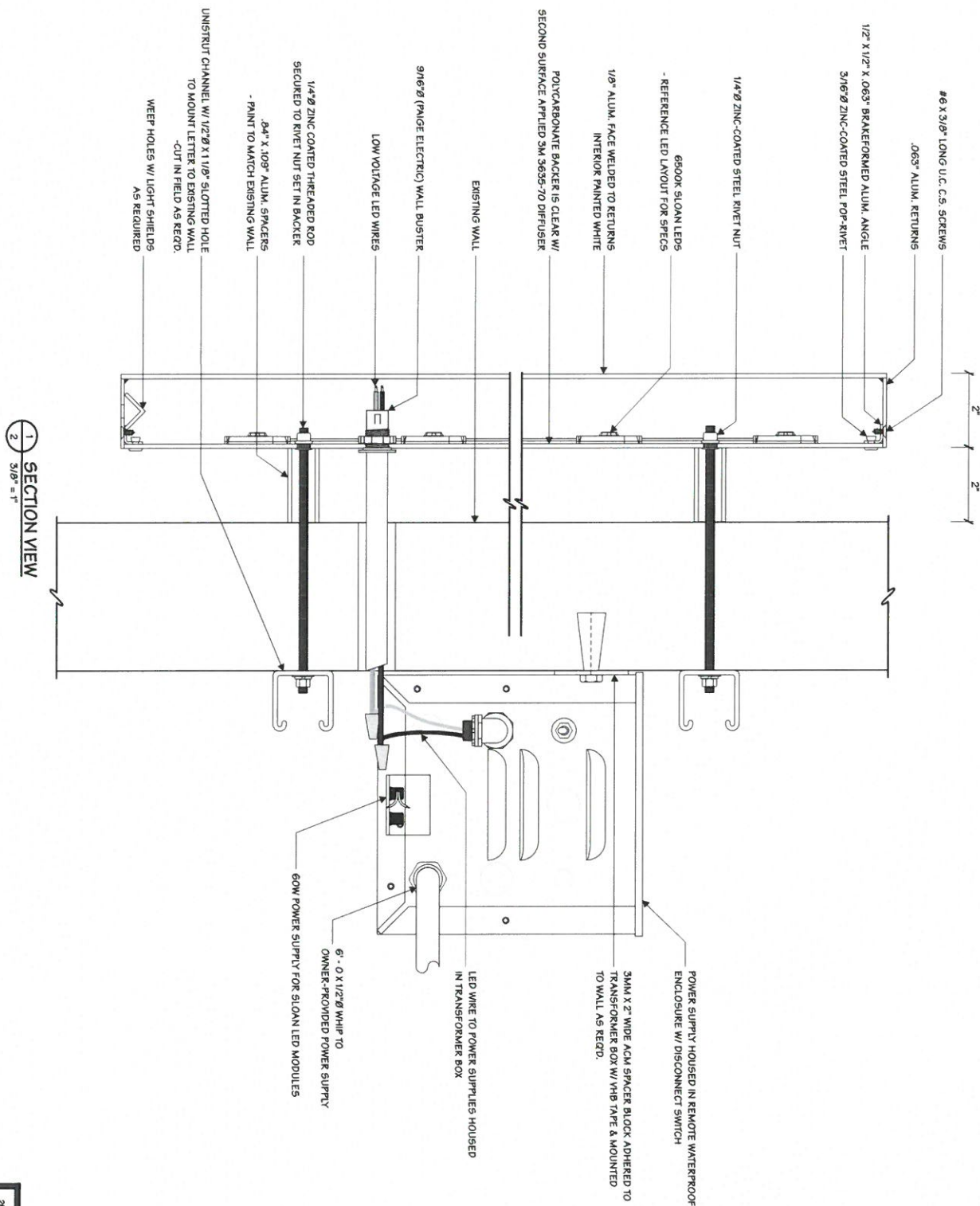
ASC

Type

2655 International Parkway

HL-CS-AMG-C-15

PG #





Project Title
ASCENSION

Date 05.04.21

Adi Eor J. Applebach
Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior

☐ Single Faced ☐ Double Faced

☐ Non-Illuminated

☐ Illuminated

Location Austin, TX

Windowed

Votes _____ Amps(4/-)

Drawn By	Date	Change
AJP	05.04.21	ER# 47082 - INITIAL RELEASE

This document is the sole property of Ascension Medical Group. It is to be used only for the project and not to be distributed outside the project. It is to be stored in a secure location and not to be loaned or otherwise made available to the public. It is to be destroyed when no longer needed for the project. It is to be kept in a secure location and not to be loaned or otherwise made available to the public. It is to be destroyed when no longer needed for the project.

2655 International Parkway
Virginia Beach, VA 23462

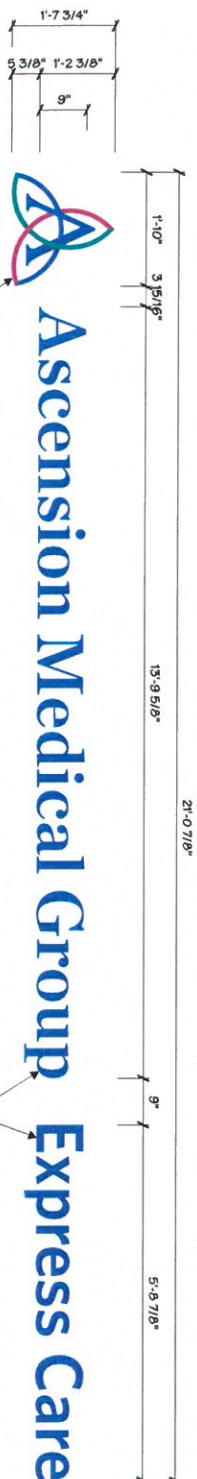
Sign Type
HL-H-AMG-EC-C-9

Pg #: **1**

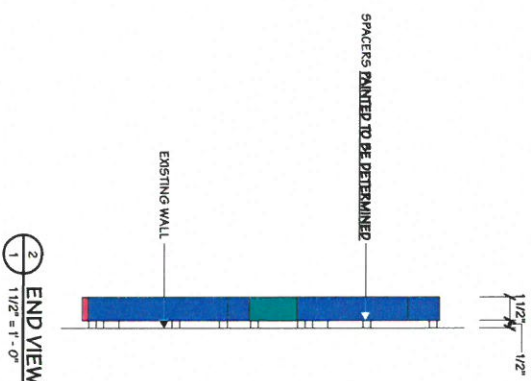
- NOTES:
1. MOUNTING TO BE AS SHOWN
 2. MUST BE PACKAGED IN CARDBOARD BOX NO WOOD!

LOCATION:
E05a/E05b

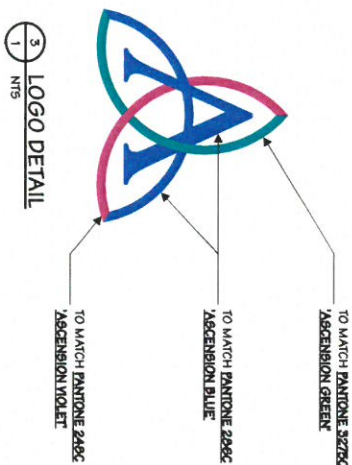
33.305F



1 FRONT ELEVATION
1 1/2" = 1'-0"



2 END VIEW
1 1/2" = 1'-0"



3 LOGO DETAIL
1 NTS



SIGN PERMIT APPLICATION

Date of Receipt: _____ Permit Fees: _____
Collected By: _____ Date Permit Issued: _____

APPLICANT INFORMATION

Property Address: 701 Capital of Texas Hwy Westlake Hills 78146
Street City State Zip

Block: _____ Lot: _____ Tax Parcel ID: _____ Zoning District: _____

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Material Marketing Ltd Phone: _____ Email: _____

Address: 180 W. Josephine City: San Antonio State: TX Zip: 78212

Agent (with written approval from Owner):

Name: Ann Lewis Phone: 512-361-9286 Email: _____

Address: PO Box 1665 City: Buda State: TX Zip: 78610

Signature: AB Lewis Date: _____

Sign Contractor: Lewis Sign Phone: 512-361-9286 Email: _____

Address: PO Box 1665 City: Buda State: TX Zip: 78610

SIGN SPECIFICATIONS*

Check one option below:
☒ Permanent Sign ☐ Temporary Sign ☐ Uniform Sign Agreement Amendment

Sign Category (refer to Code, Sec. 32.03): Sec 32.03.008

Is the property subject to a Uniform Sign Agreement? ☐ Y ☒ N

Dimensions: 3'2 1/4" X 16'2 1/8" Total Square Feet: 51.51 # of Signs Proposed: 2

Type of Material: Aluminum Acrylic Sign Colors: Blue Green Violet

Method of Attachment: Bolt thru

Type of Sign Lighting (if applicable): LED

Width of Storefront: 107' Linear Frontage of Business: 107'

Sign Message: Ascension Medical Group

Temporary Signs Only:

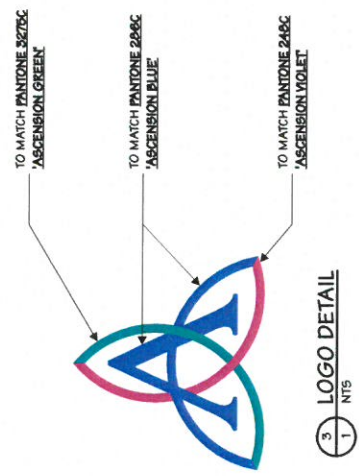
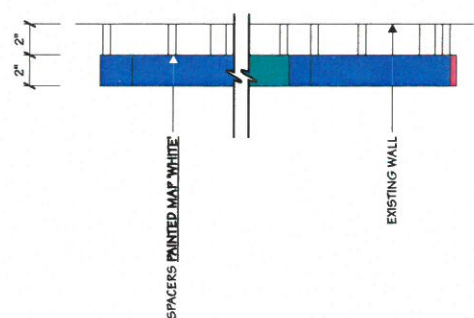
51.51 SF

NOTES:
1. MOUNTING TO BE AS SHOWN
2. MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!

LOCATION:
E02



1 FRONT ELEVATION
1 1/2" = 1' - 0"



Project Title
ASCENSION

Date 05.04.21

AGI EOR J. APPLEBACH
Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior

☐ Single Faced ☐ Double Faced

☐ Non-Illuminated

☐ Illuminated

Volts _____ Amps(4-1)

Location Austin, TX

Windload _____

Change
ER# 47082 - INITIAL RELEASE

Drawing Revisions
Drawn By Date
AJP 05.04.21

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Code
ASC
Type
C

Sign Type
HL-CS-AMG-C-15
PG #
1

2655 International Parkway
Virginia Beach, VA 23462

East Elevation

107' of frontage

Sign Recommendation

E02
701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plaque Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-8"
W: 15'-4"
OAH: 15'-4"
HOG: 14'-8"
Comment: "Plus Express Care" Dimensions: 1'-0" H X 9'-8" W

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CL-CS-AMG-C-15-R-Halo
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 16'-2 7/8"
OAH: 3'-2 3/8"
Comment:

Technical Survey: Required
Code Compliant: Yes



Context



Detail Side A



Rendering

51.515F



Recommended - Side A



Sign Permit Application Administrative Completeness Checklist

All applications must be deemed administratively complete by the City of West Lake Hills before the permit review process will begin.

- ☒ Completed and signed Sign Permit Application
- ☒ Color renderings of proposed sign(s) to scale including sign dimensions, details on sign materials, letter height and lighting specifications as applicable
- ☒ Elevation views of sign on building
- ☒ Landlord/owner approval letter
- ☐ Business license/DBA for commercial signage
- ☐ Calculations showing structure is designed for dead load and wind pressures in any direction (if required by City Administrator)
- ☒ Permit application fee:
 - (a) Permit application (temporary, permanent or banner style): \$25.00.
 - (b) Each commercial type: \$50.00.
 - (c) Subdivision or monument: \$100.00.
 - (d) Site development: \$100.00.
 - (e) Each variance:
 - (1) Commercial: \$500.00.***
 - (2) Residential: \$250.00.***
 - (f) Sign impoundment: \$25.00.

*** An additional fee of \$150.00 will be added for notification costs.
(Ordinance 315, att. A, sec. 4, adopted 9/21/15)

04-11-2021

Updated
E01, E02, E05a, E05b
E06 & E07

Approved by Landlord (6/25/21)
Colin Bearden



Approval

DEPARTMENT	STATUS
FACILITIES	
MARKETING	
LEGAL	
SLT	SLT Approval 03-10-2021



Ascension

Site Information:

Children's Bone Joint & Spine Center

701 Capital of TX Hwy
Austin, TX 78746

Street View Link

Site Notes:

Site ID: TXAUS_AMG_11

Date: April 12, 2019

Sign Recommendation

E02

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-8"
W: 15'-4"
OAH: 14'-8"
HOG: 14'-8"
Comment: "Plus Express Care" Dimensions: 1'-0" H X 9'-8" W



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CL-CS-AMG-C-15-R-Halo
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 16'-2 7/8"
OAH: 3'-2 3/8"
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes



Project Title

 **ASCENSION**

Date 05.04.21

AGI EoR J. APPLEBACH
Lead Draftsman JRA
Drawn By AJP
Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior
☒ Single Faced ☐ Double Faced
☐ _____
☒ Non-Illuminated
☐ Illuminated
 _____ Volts _____ Amps(+/-)
 Location Austin, TX
 Windload _____

Drawing Revisions			
Drawn By	Date	Change	
△ AJP	05.04.21	ER# 47082 - INITIAL RELEASE	
△ 2			
△ A			
△ A			
△ B			
△ A			
△ A			
△ B			
△ B			
△ B			
△ C			
△ A			

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Code	ASC	Type	C
------	-----	------	---

Sign Type	PG #:
HL-CS-AMG-C-15	1

NOTES:

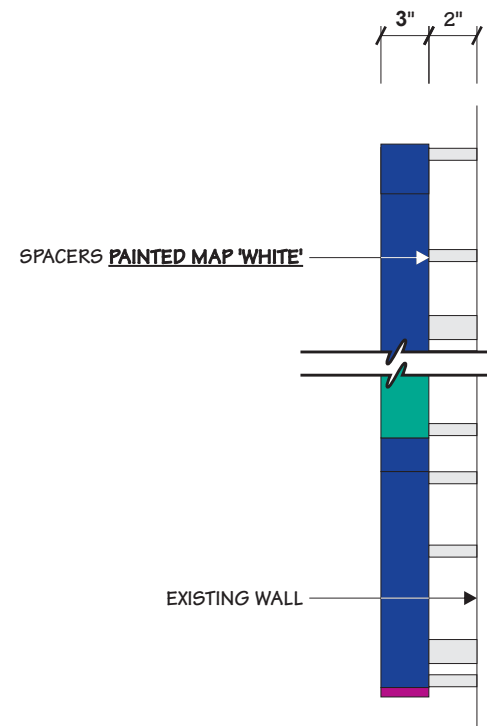
1. MOUNTING TO BE AS SHOWN
2. MUST BE PACKAGED IN CARDBOARD BOX

NO WOOD!

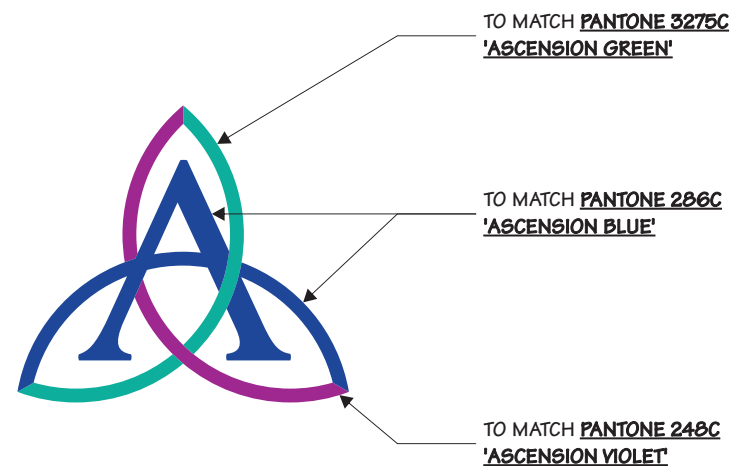
LOCATION:
EO2



1 FRONT ELEVATION
1 1/2" = 1' - 0"



2 END VIEW
1 1 1/2" = 1' - 0"



3 LOGO DETAIL
1 NTS

2655 International Parkway
Virginia Beach, VA 23452



AGI EoR J. APPLEBACH
Lead Draftsman JRA
Drawn By AJP
Project Mgr. A. WARRICK

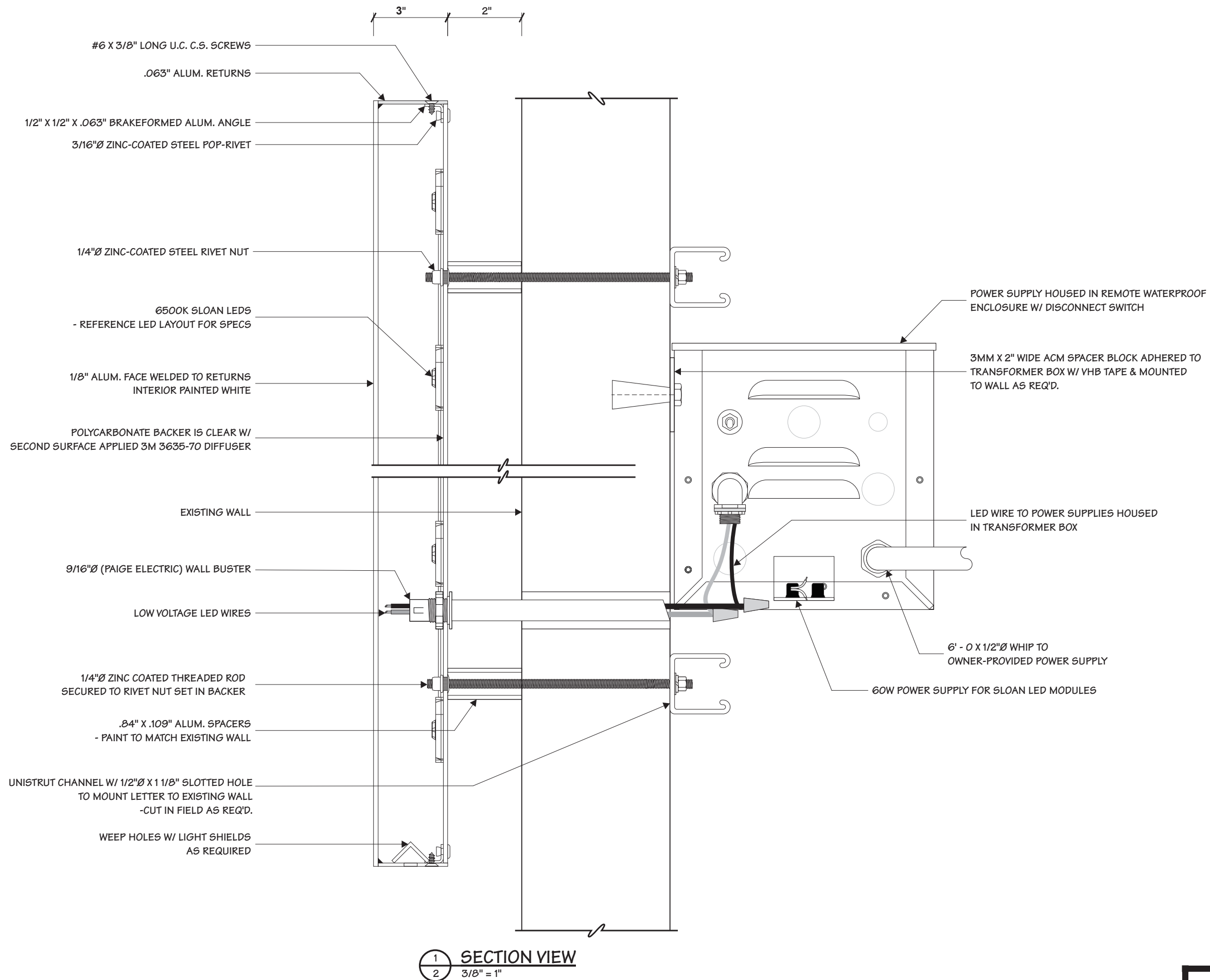
Location Austin, TX

Windload _____

Drawing Revisions		
Drawn By	Date	Change
△ AJP	05.04.21	ER# 47082 - INITIAL RELEASE
△ 2		
△ A		
△ A		
△ B		
△ B		
△ A		
△ B		
△ B		
△ B		
△ A		

Code	ASC	Type	C
Sign Type	HL-CS-AMG-C-15	PG #:	2

Page 60 of 258



Sign Recommendation

E05a

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-0"
W: 15'-0"
OAH: 14'-8"
HOG: 14'-8"
Comment:



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Plate Letters
Sign Code: ASC-PL-H-AMG-C-7
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 0'-7"
W: 11'-4 1/8"
OAH: 1'-3 3/8"
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes

Sign Recommendation

E05b

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-0"
W: 15'-0"
OAH: 14'-8"
HOG: 14'-8"
Comment:



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Plate Letters
Sign Code: ASC-PL-H-CUST-C-7
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 0'-7"
W: xxxxx
OAH: xxx
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes



ASCENSION

Date 05.04.21

AGI EoR J. APPLEBACH

Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior

☒ Single Faced ☐ Double Faced

☐ _____

☐ Non-Illuminated

■ Illuminated

_____ Volts _____ Amps(+/-)

Location Austin, TX

Windload _____

Drawing Revisions		
Drawn By	Date	Change
1 AJP	05.04.21	ER# 47082 - INITIAL RELEASE
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

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C

Sign Type

Sign Type
HL-H-AMG-EC-C-9

G #:

G #:
3

2655 International Parkway
Virginia Beach, VA 23452

Page 65 of 258

04-11-2021

Updated
E01, E02, E05a, E05b
E06 & E07

Approved by Landlord (6/25/21)
Colin Bearden



Approval

DEPARTMENT	STATUS
FACILITIES	
MARKETING	
LEGAL	
SLT	SLT Approval 03-10-2021



Ascension

Site Information:

Children's Bone Joint & Spine Center

701 Capital of TX Hwy
Austin, TX 78746

Street View Link

Site Notes:

Site ID: TXAUS_AMG_11

Date: April 12, 2019

Sign Recommendation

E02

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-8"
W: 15'-4"
OAH: 14'-8"
HOG: 14'-8"
Comment: "Plus Express Care" Dimensions: 1'-0" H X 9'-8" W



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Channel Letters
Sign Code: ASC-CL-CS-AMG-C-15-R-Halo
Quantity: 1
Attachment: Fasteners Behind
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 16'-2 7/8"
OAH: 3'-2 3/8"
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes



Project Title

 **ASCENSION**

Date 05.04.21

AGI EoR J. APPLEBACH

Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior
☒ Single Faced ☐ Double Faced

Non-Illuminated

☐ **Illuminated**

_____ Volts _____ Amps(+/-)

Location Austin, TX

Windload ____

Drawing Revisions		
Drawn By	Date	Change
A J P	05.04.21	ER# 47082 - INITIAL RELEASE
2		
A		
A		
5		
A		
A		
A		
8		
9		
10		
A		

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Code	ASC	Type	C
------	-----	------	---

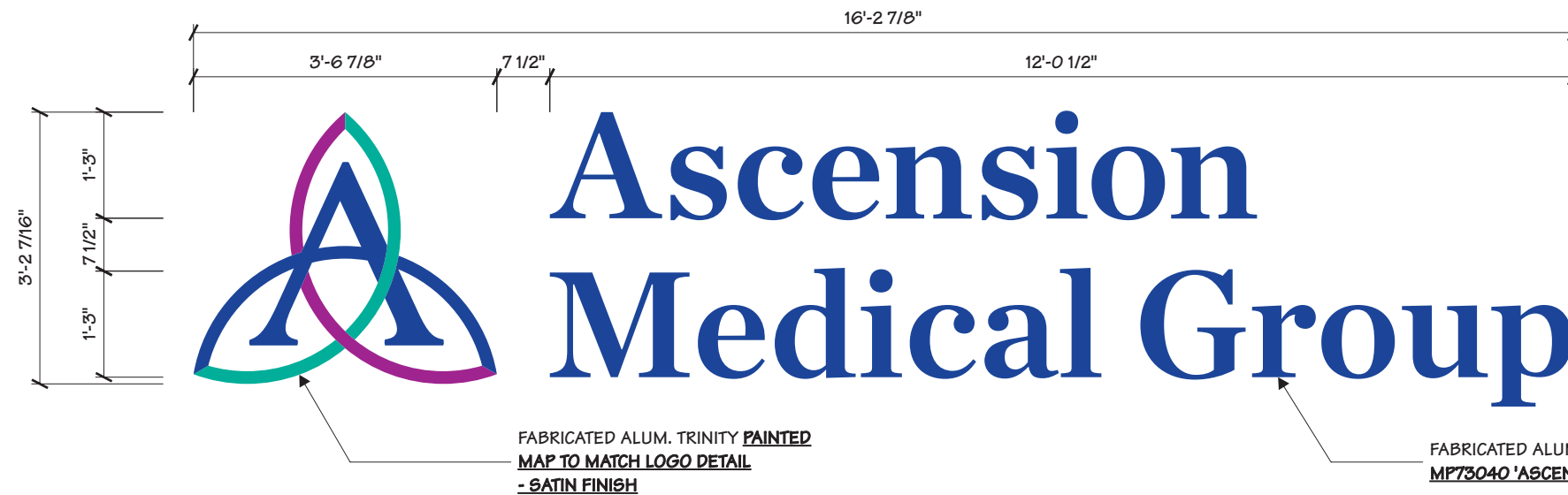
Sign Type	PG #:
HL-CS-AMG-C-15	1

NOTES:

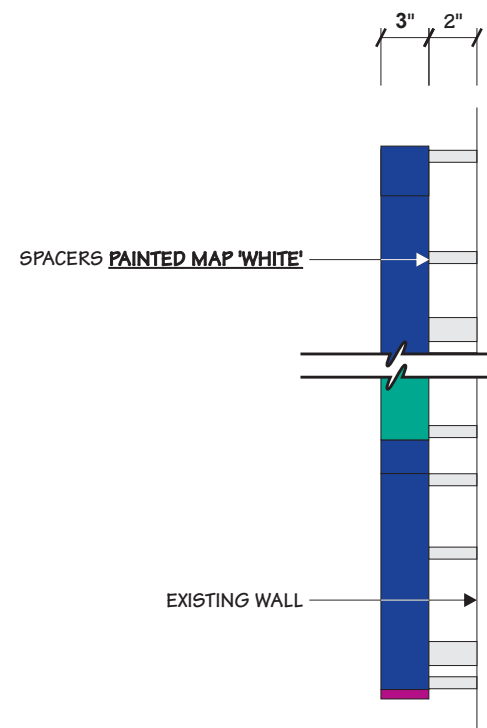
1. MOUNTING TO BE AS SHOWN
2. MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!

LOCATION:

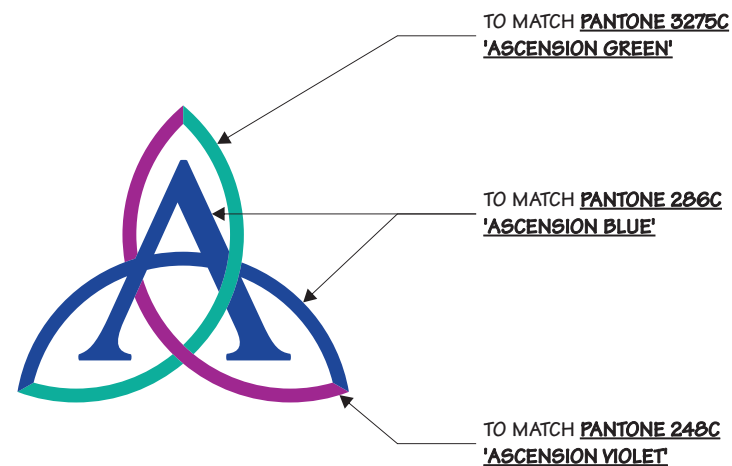
EO2



1 FRONT ELEVATION
1 1/2" = 1' - 0"



2 END VIEW
1 1 1/2" = 1' - 0"



3
1

LOGO DETAIL

NTS

2655 International Parkway
Virginia Beach, VA 23452



ASCENSION

Date 05.04.21

AGI EoR J. APPLEBACH

Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior

☒ Single Faced ☐ Double Faced

☐ _____

■ **Non-Illuminated**

☐ **Illuminated**

_____ Volts _____ Amps(+/-)

Location Austin, TX

Windload ____

Drawing Revisions		
Drawn By	Date	Change
A JAJ	05.04.21	ER# 47082 - INITIAL RELEASE
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		

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C

Sign Type

Sign Type
HL-CS-AMG-C-15

G #:

G #:
2

2655 International Parkway
Virginia Beach, VA 23452

Page 69 of 258

Sign Recommendation

E05a

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-0"
W: 15'-0"
OAH: 14'-8"
HOG: 14'-8"
Comment:



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Plate Letters
Sign Code: ASC-PL-H-AMG-C-7
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 0'-7"
W: 11'-4 1/8"
OAH: 1'-3 3/8"
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes

Sign Recommendation

E05b

701 Capital of Texas Highway

Existing

Sign Type: Dimensional Letters/Plate Letters
Quantity: 1
Location: Public Facing
Illumination: None
Approx. Size:
H: 1'-0"
W: 15'-0"
OAH: 14'-8"
HOG: 14'-8"
Comment:



Context



Detail Side A



Rendering

Action: Replace

Recommended

Sign Type: Plate Letters
Sign Code: ASC-PL-H-CUST-C-7
Quantity: 1
Attachment: Fasteners Behind
Illumination: None
Approx. Size:
H: 0'-7"
W: xxxxx
OAH: xxx
Comment:



Recommended - Side A

Technical Survey: Required
Code Compliant: Yes



Date 05.04.21

AGI EoR J. APPLEBACH

Lead Draftsman JRA

Drawn By **AJP**

Project Mgr. **A. WARRICK**

General Sign Specifications

☐ Interior ☒ Exterior
☒ Single Faced ☐ Double Faced

☐ Non-Illuminated

■ Illuminated

_____ Volts _____ Amps(+/-)

Location Austin, TX

Windload ____

Drawing Revisions		
Drawn By	Date	Change
△ AJP	05.04.21	ER# 47082 - INITIAL RELEASE
△ β		
△ A		
△ A		
△ β		
△ β		
△ A		
△ A		
△ β		
△ A		
△ A		

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Code	ASC	Type	C
------	-----	------	---

Sign Type	PG #:
HL-H-AMG-EC-C-9	1

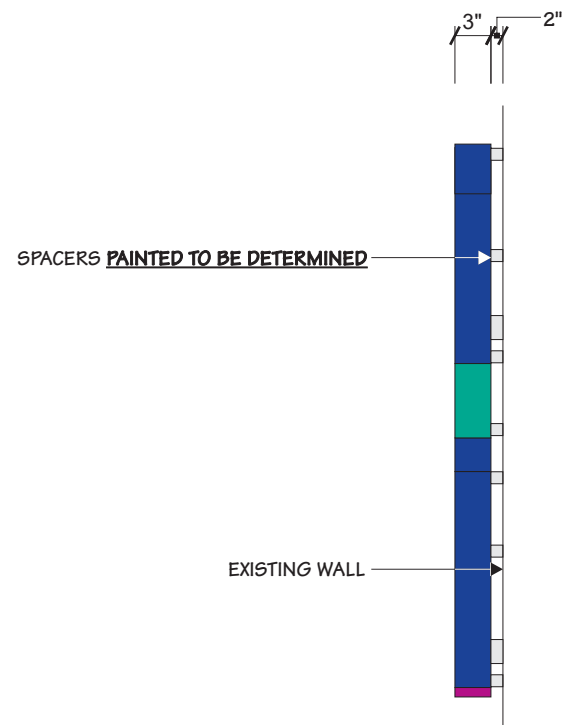
NOTES:

1. MOUNTING TO BE AS SHOWN
2. MUST BE PACKAGED IN CARDBOARD BOX
NO WOOD!

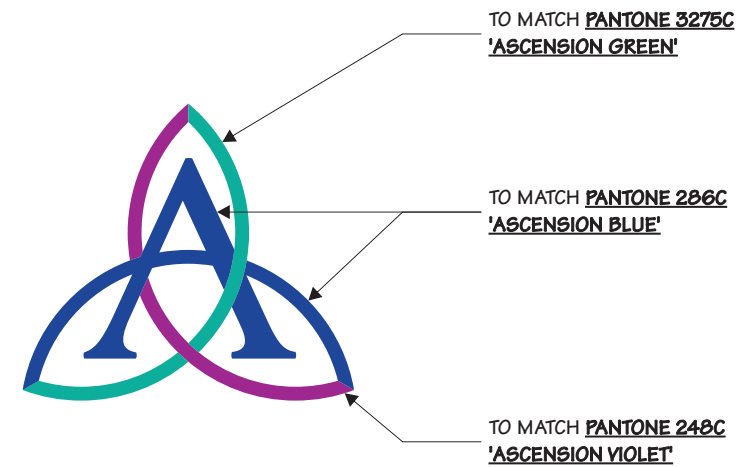
LOCATION:
E05a/E05b



1 FRONT ELEVATION
1 1/2" = 1' - 0"



2 END VIEW
1 1 1/2" = 1' - 0"



3 LOGO DETAIL
1 NTS



ASCENSION

Date 05.04.21

AGI EoR J. APPLEBACH

Lead Draftsman JRA

Drawn By AJP

Project Mgr. A. WARRICK

General Sign Specifications

☐ Interior ☒ Exterior

☒ Single Faced ☐ Double Faced

☐ _____

☐ Non-Illuminated

■ Illuminated

_____ Volts _____ Amps(+/-)

Location Austin, TX

Windload ____

[illegible]

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Code**ASC**

type

C

Sign Type

HL-H-AMG-EC-C-9

G #:

3

2655 International Parkway
Virginia Beach, VA 23452

Page 74 of 258

VILLAGE AT WESTLAKE UNIFORM SIGNAGE CRITERIA

I. GENERAL TENANT SIGNAGE CRITERIA

- A. Signs shall be individual channel letters, open to the back wall, internally illuminated with white LED's to match the color of 6500 white neon.
- B. Each tenant may use an individual style of lettering, subject to landlord's approval.
- C. Sign letters shall be constructed of .090 aluminum and painted.
- D. Sign colors to be compatible with building architectural design and approved by landlord.
- E. Sign letter depth shall be 3 inches. Signs shall be mounted with two inches of clearance between the back of the letters and the masonry face.
- F. The advertising and informative content of all exterior tenant signage except as expressly provided herein shall be limited to letters designating the store name and as long as it does not conflict with the architectural character of the shopping center (determined by landlord) a crest, shield or logo which shall be subject to the constraints of one letter.
- G. The maximum overall length of signs, except as provided herein, shall not exceed 75% of the storefront width (or in the case of architectural tower signage, 90% of the tower width.) In no case shall any sign or portion of any sign extend beyond 75% of the storefront (or building wall length) of the tenant's lease premises without landlord's approval. Where allotted, fascia length is less than the storefront width (as at corners), the sign shall be no longer than 90% of the applicable fascia length, without landlord's approval.
- H. Formula to calculate square footage of the sign:
 - 1. Calculate area of each letter as follows:
Height of letter (in inches) squared X .75.
 - 2. Sum the areas of the individual letters from (a).
 - 3. Divide the sum from (b) by 144.
- I. Maximum area of any sign is 95 square feet.
- J. Color samples are attached to be used for verification purposes.

K. APPROVED (UNIVERSAL) COLORS:

PMS 153U (burnt orange)
PMS 4625U (dark brown)
PMS 3305U (dark green)
PMS 484U (dark red)
PMS 7506U (cream/white)
Hexachrome Black

- L. All tenants shall submit design drawings of their signage to landlord for landlord's approval and shall be subject to compliance to The Village at Westlake sign criteria approved by the City of West Lake Hills.

II. TENANT IDENTIFICATION SIGNAGE CRITERIA BY BUILDING

- A. General Provisions. Except as otherwise provided herein, each tenant shall be limited to one sign containing the name of the business and is subject to the following conditions:

1. If the total number of letters in tenant's sign is ≤ 14 letters, the tenant may utilize up to 18" high letters.
2. If the total number of letters in tenant's sign is 15-20 letters, the tenant may utilize up to 15" high letters.
3. If the total number of letters in tenant's sign is 21-32 letters, the tenant may utilize up to 12" letters.
4. The greater of 1 letter for each word in tenant's sign, or 2 letters, may be up to 9" higher than otherwise allowed for total number of letters.
5. The sign area (surface area) of a sign shall not exceed 24 square feet.

- B. Special Provisions. The special provisions are subject to landlord's approval on a case-by-case basis and in no event shall the total square feet of any one sign exceed 95 square feet.

1. **Building A.** If a tenant leases over 5,000 sq. ft. and leases the tower element, tenant may have a) up to 18" high letters for up to two signs (if two sides of the leased storefront face the interior of the site) with not more than 32 letters for the two signs combined; or b) up to 24" high letters but not more than 48 sq. ft. of sign area for the two signs combined for alternative "b".
2. **Building C.** If a tenant leases 35,000 sq. ft. or more, the tenant may have up to 24" high letters for one sign and the sign may also contain the nature of tenant's business (≤ 12 letters), tenant's logo and tenant's name.
3. **Building E.** If a tenant leases 4,000 sq. ft. or more and leases the tower element, the tenant may have one sign on the exterior of each of two sides of the leased premises that are visible from the interior of the site. If a tenant leases 6,500 sq. ft. or more and leases the tower element, the tenant may have a) up to two signs with up to 24" high letters but not more than 75 sq. ft. of sign area for the two signs combined.

4. **Building F, (G).** If a tenant leases the space facing loop 360, the tenant may have one sign with up to 24" high letters on the side facing loop 360, and one other sign on the side of Building F, (G) facing building H, (J) so long as the sign sq. ft. of the two signs combined does not exceed 48 sq. ft. per tenant.
5. **Building H.** One tenant leasing the entire building may have signs as permitted in II.A, but a sign on three sides of the building shall be allowed.
6. **Buildings J, K.** A tenant may have signs on two sides of the building as long as the total sq. ft. of the two signs combined does not exceed 60 sq. ft. with a maximum individual letter height of 38". The signs may also contain the nature of tenant's business and tenant's logo.
7. **Buildings L, M.** A tenant may have signs on two sides of the building as long as the total sq. ft. of the two signs combined does not exceed 48 sq. ft. with a maximum individual letter size of 36". The signs may also contain the nature of tenant's business and tenant's logo. One wood sign may also be included on the building entry side as part of one of the two signs allowed (with total signage sq. ft. still limited to 48 sq. ft.)
8. **Building N, (Q).** If a tenant leases the front corner closest to to building M, (P), the tenant may have 2 signs per tenant, one facing building M, (P), the other at the front of building N, (Q).
9. **Building P.** If a tenant leases 20,000 sq. ft. or more, the tenant may have two signs with letters up to 30" high for one sign, and up to 30" for a second sign on a different side of the building visible from the interior of the site. The sign may also include the nature of tenant's business (<=12 letters) and tenant's logo.

III. TENANT ADDRESS SIGNAGE CRITERIA

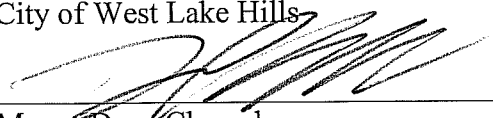
Standard vinyl applied address numerals/letters for identification of tenant's space and hours of operation shall be allowed on tenant's storefront. Numeral/letter height shall be 4". Color to be silver, gold leaf or white.

IV. TENANT SERVICE ENTRY SIGN CRITERIA

Tenant identification on rear or side service doors shall be 5" in height and the color shall be black.

Approved:

City of West Lake Hills



Mayor Dave Claunch

Westlake Retail Limited Partnership
dba WLR Limited Partnership

By: LaSalle Investment Management, Inc., its Authorized Agent

By: 

Name: Colin Bearden

Title: Sr. Property Manager



TREE VARIANCE
STAFF REPORT

October 27, 2021

Project Address: 402 Camp Craft Road

Project Number: 2021-1003

Agenda Item: Land Use: **402 Camp Craft Road:** Discussion/recommendation on an application for a variance request the removal of two trees with a trunk diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Robert and Tanja Lee.

- Section 22.03.304 – Tree Removal and Replacement

Applicant Information: Robert and Tanja Lee

Hearing Dates:

September 15, 2021 ZAPCO (Postponed)

October 20, 2021 ZAPCO

October 27, 2021 City Council

Location: The subject property is located at 402 Camp Craft Road.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

There were variances granted by the Board of Adjustment and City Council on October 14, 2020 for the following:

- Refurbish an existing non-conforming structure in the side setback;
- Refurbish an existing non-conforming structure in the rear setback;
- Enclose/refurbish an existing non-conforming structure in the rear and side setback;
- Allow an existing non-conforming driveway to be rehabilitated in the site setback;
- Removal of two trees with trunk diameters of greater than 14 inches

Surrounding Properties:

- North – GUI (Eanes ISD)
- East – Office
- South – Office
- West – ETJ (Residential)

Background & Analysis:

The applicant is requesting a variance to remove T167, a 17-Inch Hackberry and T169, a 14.5-Inch Hackberry.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

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

The application states –

A previous variance was approve in order to maintain the existing sport court foundation. The foundation is more than 40 years old and is planned to be returned to use with the addition of a roof. The foundation is a substantial concrete slab. The 17” hackberry proposed for removal will allow the court to be enclosed. If the tree is not approved for removal the foundation will not be able to be enclosed.

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

The application states –

There are 250 trees on the lot, 221 of which are proposed to remain. Considering the number of trees on the lot we believe the removal of the hackberry is not an unreasonable disruption to the flora considering the scope of the proposed work. We are happy to provide mitigation for these trees as needed.

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

The application states –

The proposed addition and renovations were carefully designed to maintain the wooded lot of which 221 trees are proposed to remain. The 17” hackberry is too close to the existing concrete slab and should have been removed as a maintenance measure before it reached the size it is now.

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

The application states –

The proposed addition and renovations were carefully designed to maintain the wooded lot of which 221 trees are proposed to remain. The trees proposed for removal causes the least disruption for the property as a whole. The trees and their preservation was a key component to the proposed design for the property.

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

The application states –

Granting this variance is not in violation of the goals in that the highest priorities of the West Lake Hills' master plan is the preservation of flora, fauna, and natural terrain while respecting and protecting individuals' privacy in all building projects and land use. Granting this variance is in keeping with those goals.

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

The application states –

Removing the hackberry listed will not affect any neighboring properties as the lot is heavily wooded and the tree in question is both in the interior of the lot and due to poor health is not providing substantial shade or any screening.

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation

ZAPCO voted to recommend approval of the tree variance unanimously, (3-0).

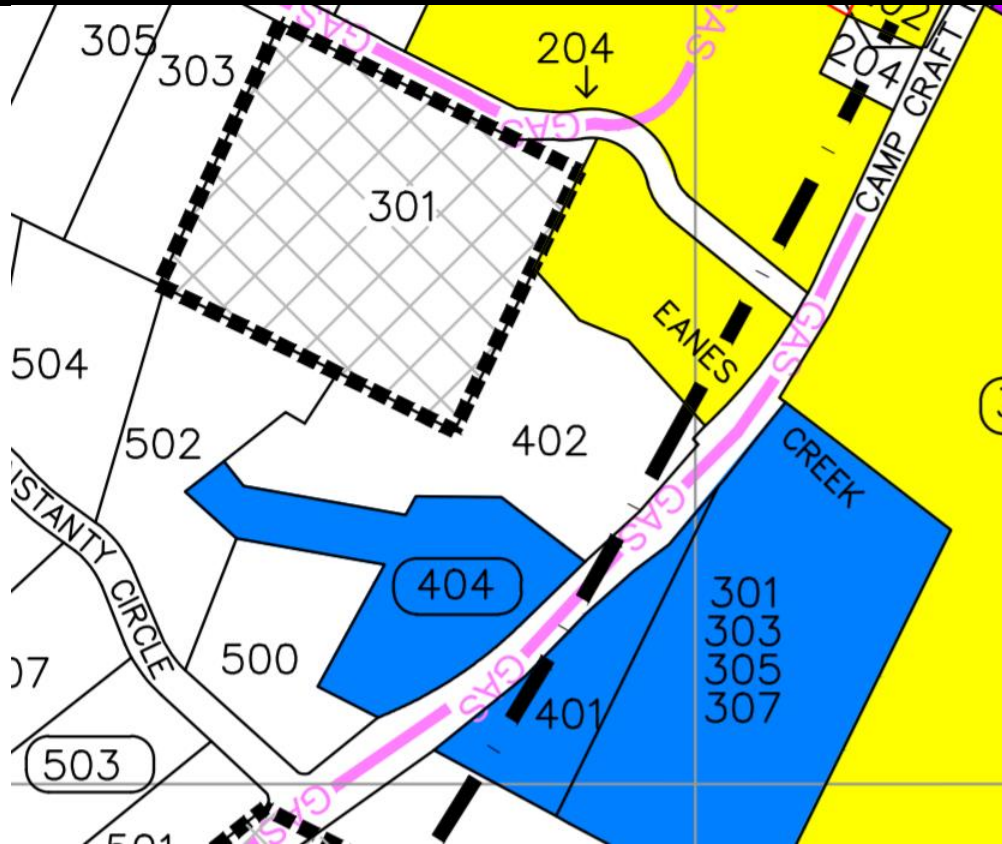
Staff Recommendation

Staff recommends APPROVAL of the variance request. The replacement required for this request is 38.75 inches.

Links to Relevant Code:

- [Sec. 22.03.304 – Tree and Vegetation Removal and Replacement](#)

ZONING MAP



AERIAL PHOTO



APPLICATION COVER SHEET

Property Address: 402 Camp Craft Rd. 78746
Applicant Name: Robert and Tanja Lee
Designated Agent (if any, Power of Attorney Required): _____
Applicant Phone Number: 312-479-5026 Email Address: _____
Date Application was Submitted: 7/30/2021
Variance(s) Requested: to allow for the removal a 17" and 14.5" hackberry. Trees #167 and #169 on site plan.

Applicant completes above section; City Staff completes the section below.

Variance File Number: _____ [A sequential identifier based on application date and noted in a Variance Application Log maintained by staff. Examples: 20110903A, 20110903B, 20111021A, etc.]

Application Fees Due: \$ _____ ☐ Fees Received on _____ by _____

DRAFT APPLICATION PACKET MATERIALS

Draft Application Packet Received on _____ by _____
☐ Letter to ZAPCO Chairperson ☐ Variance Approval Criteria Answers
☐ Site Plan Coversheet ☐ Site Plan Drawings
☐ Elevation Views and Floor Plans (new structures only)
☐ Septic Assessment (new structures only)
☐ Additional Support Materials (if any): _____
☐ Power of Attorney (if any) – Designated Representative: _____
Staff Analysis completed on _____ by _____
Staff Analysis sent to Applicant on _____ by _____

FINAL APPLICATION PACKET

Final Application Packet Reviewed and Approved on _____ by _____
Notice to Proceed Letter sent to Applicant on _____ by _____
• Notification Letter must be postmarked by _____ ☐ Confirmed by _____
• Sign must be posted by _____ ☐ Confirmed by _____
15 Copies of Final Packet received on _____ ☐ Confirmed by _____

ZAPCO

Scheduled for ZAPCO Hearing on: _____
ZAPCO Action Letter sent on _____ by _____
ZAPCO Recommendation: _____
Conditions/Comments (if any): _____
Modified application and materials (if any) received on _____ by _____

BOA/CITY COUNCIL

Scheduled for BOA/Council Hearing on: _____
BOA/Council Action: _____
Conditions/Comments (if any): _____
BOA/Council Action Letter sent on _____ by _____

FOLLOW-UP

Follow-up dates (vegetative screening installed, survival verification, etc.): _____
• Notifications added to Incode on _____ by _____
Postponement History (if any): _____
Notes: _____

Tanja and Robert Lee
402 Camp Craft Rd
West Lake Hills, Texas 78746

September 24, 2021

West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

RE: REQUEST FOR VARIANCE – 402 CAMP CRAFT RD

Dear ZAPCO Chairman,

This is the second time we have requested a variance as the excited new owners of 402 Camp Craft Rd. It was almost a year ago to the day when we last wrote to ZAPCO about our property. This beautiful property with its historic buildings is on its way to becoming our quirky family home! Because of the peculiarities of the property and the the historic buildings, which we intend to preserve, we are applying for additional variances to removed a 17” and a 14.5” hackberry.

When we came to ZAPCO last year, a variance to preserve the existing sport court foundation for repurposing was approved. As we move toward a final plan for the property we have found that one of hackberry trees which has sprouted up around the edges of the existing court foundation is in need a variance in order to remove.

As well as sprouting in an untenable location the hackberry also appears to be in poor health. The tree can be located on the site plan to the left, or south, of the existing concrete slab. Photos have been included with this request.

It is our goal to keep as many as many trees as possible, and to utilizing the existing improvements as efficiently as possible. We sincerely hope and request that you will approve this request.

Thank you,

Two handwritten signatures in black ink. The first signature on the left is 'Tanja' followed by a stylized 'Lee'. The second signature on the right is more complex, starting with a large 'R' and ending with a long horizontal stroke.

Tanja and Robert Lee

ANSWERS TO VARIANCE APPROVAL CRITERIA QUESTIONS

West Lake Hills City Code requires applicants to answer each of the following questions. The ZAPCO Commissioners, Board of Adjustment and City Council Members consider your answers to these questions when evaluating your application. *(Feel free to respond to these questions on a separate page or document.)*

- (1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

Please see separate document for answers.

- (2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

Please see separate document for answers.

- (3) What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exists?

Please see separate document for answers.

- (4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

Please see separate document for answers.

- (5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

Please see separate document for answers.

- (6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

Please see separate document for answers.

Property Address: 402 Camp Craft Rd.

(1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

A previous variance was approved in order to maintain the existing sport court foundation. The foundation is more than 40 years old and is planned to be returned to use with the addition of a roof. The foundation is a substantial concrete slab. The 17" and 14.5" hackberry trees will need to be removed in order for the court to be enclosed and used as a workshop.

(2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

There are 250 trees on the lot, 221 of which are proposed to remain. Considering the number of trees on the lot we believe the removal of the two hackberry trees is not an unreasonable disruption to the flora considering the scope of the proposed work. We are happy to provide mitigation for these trees as needed.

(3) What other reasonable alternatives have you considered? Why won't these other options alleviate the difficulty or hardship that you think exists?

The proposed addition and renovations were carefully designed to maintain the wooded lot of which 221 trees are proposed to remain. The 17" and 14.5" hackberry trees are too close to the existing concrete slab and should have been removed as a maintenance measure before they reached the size they are now.

(4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

The proposed addition and renovations were carefully designed to maintain the wooded lot of which 221 trees are proposed to remain. The trees proposed for removal causes the least disruption for the property as a whole. The trees and their preservation was a key component to the proposed design for the property.

(5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

Granting this variance is not in violation of the goals in that the highest priorities of the West Lake Hills' master plan is the preservation of flora, fauna, and natural terrain while respecting and protecting individuals' privacy in all building projects and land use. Granting this variance is in keeping with those goals.

(6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

Removing the hackberry trees #165 and #167 will not affect any neighboring properties as the lot is heavily wooded and the trees in question are both in the interior of the lot. The trees in question do not provide substantial shade or screening.



Tree #167 - 17" hackberry
Page 89 of 258



Tree #167 - 17" hackberry
Page 90 of 258



Tree #167 - 17" hackberry
Page 91 of 258



Tree #167 - 17" hackberry
Page 92 of 258



Tree #166 - 13" hackberry
Page 93 of 258



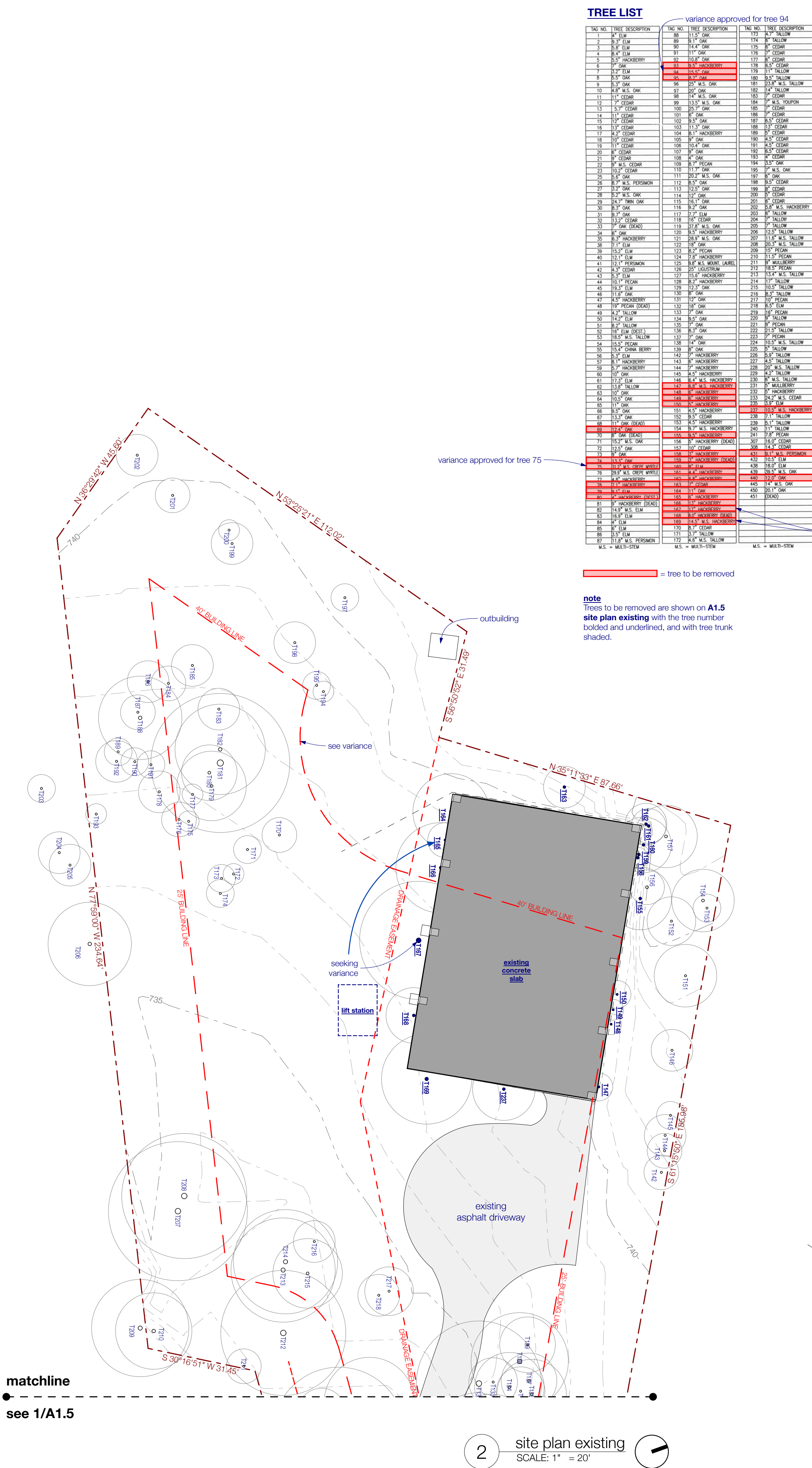
Tree #166 - 13" hackberry
Page 94 of 258



Tree #169 - 14.5" multi-stem hackberry



Tree #169 - 14.5" multi-stem hackberry
Page 96 of 258



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Lee Residence
402 Camp Craft Road
West Lake Hills, Texas 78746

Philip Keil
Texas Architect
registration #17643

this document is incomplete
and cannot be used for
regulatory approval,
permitting or construction

revisions

date	description
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permit set

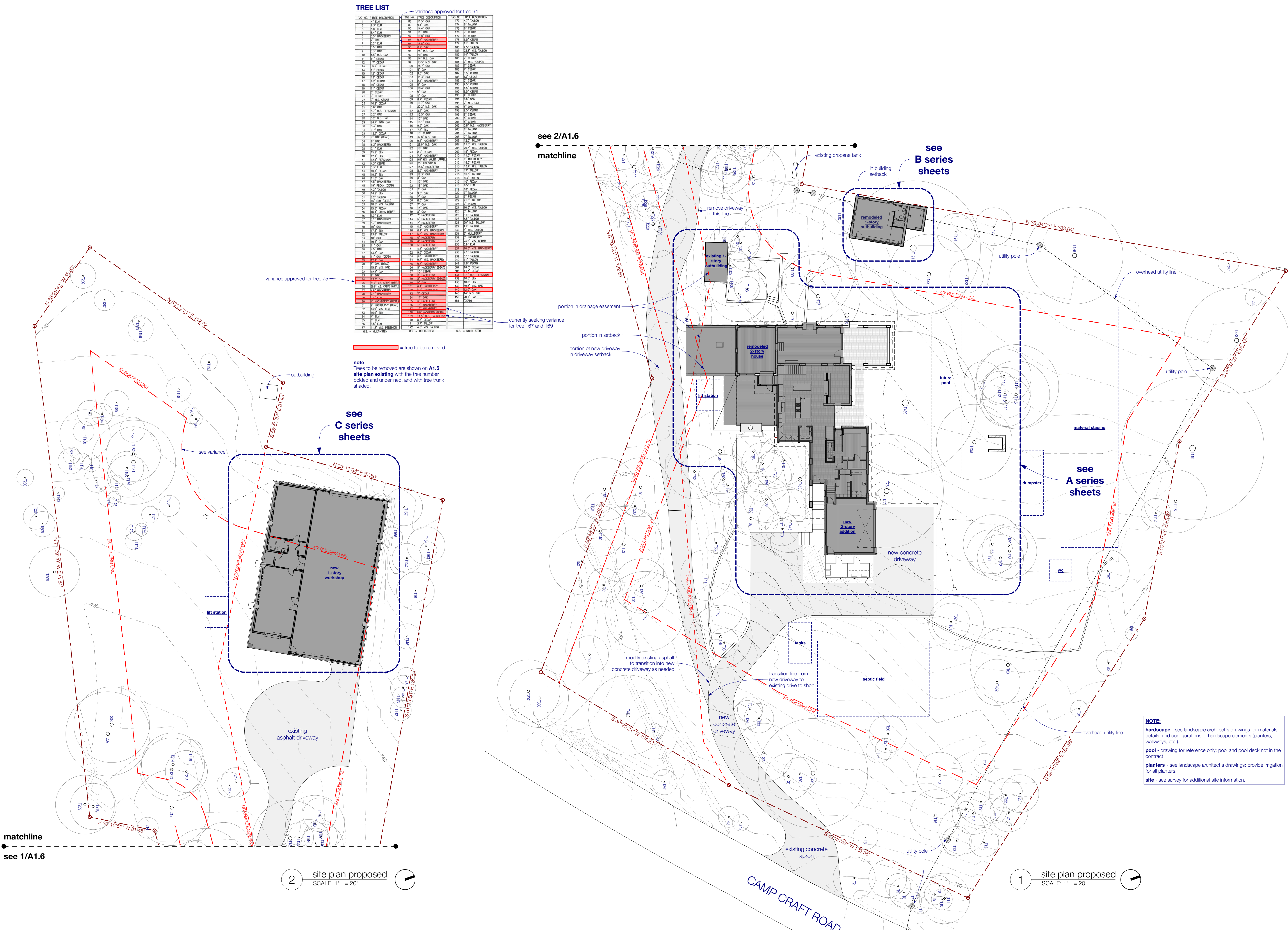
9/16/21

site plan existing

A1.5

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TREE LIST		variance approved for tree 94	
TREE NO.	TREE DESCRIPTION	TREE NO.	TREE DESCRIPTION
1	8' ELM	169	11' ELM
2	8' ELM	170	11' ELM
3	8' ELM	171	11' ELM
4	8' ELM	172	11' ELM
5	8' ELM	173	11' ELM
6	8' ELM	174	11' ELM
7	8' ELM	175	11' ELM
8	8' ELM	176	11' ELM
9	8' ELM	177	11' ELM
10	8' ELM	178	11' ELM
11	8' ELM	179	11' ELM
12	8' ELM	180	11' ELM
13	8' ELM	181	11' ELM
14	8' ELM	182	11' ELM
15	8' ELM	183	11' ELM
16	8' ELM	184	11' ELM
17	8' ELM	185	11' ELM
18	8' ELM	186	11' ELM
19	8' ELM	187	11' ELM
20	8' ELM	188	11' ELM
21	8' ELM	189	11' ELM
22	8' ELM	190	11' ELM
23	8' ELM	191	11' ELM
24	8' ELM	192	11' ELM
25	8' ELM	193	11' ELM
26	8' ELM	194	11' ELM
27	8' ELM	195	11' ELM
28	8' ELM	196	11' ELM
29	8' ELM	197	11' ELM
30	8' ELM	198	11' ELM
31	8' ELM	199	11' ELM
32	8' ELM	200	11' ELM
33	8' ELM	201	11' ELM
34	8' ELM	202	11' ELM
35	8' ELM	203	11' ELM
36	8' ELM	204	11' ELM
37	8' ELM	205	11' ELM
38	8' ELM	206	11' ELM
39	8' ELM	207	11' ELM
40	8' ELM	208	11' ELM
41	8' ELM	209	11' ELM
42	8' ELM	210	11' ELM
43	8' ELM	211	11' ELM
44	8' ELM	212	11' ELM
45	8' ELM	213	11' ELM
46	8' ELM	214	11' ELM
47	8' ELM	215	11' ELM
48	8' ELM	216	11' ELM
49	8' ELM	217	11' ELM
50	8' ELM	218	11' ELM
51	8' ELM	219	11' ELM
52	8' ELM	220	11' ELM
53	8' ELM	221	11' ELM
54	8' ELM	222	11' ELM
55	8' ELM	223	11' ELM
56	8' ELM	224	11' ELM
57	8' ELM	225	11' ELM
58	8' ELM	226	11' ELM
59	8' ELM	227	11' ELM
60	8' ELM	228	11' ELM
61	8' ELM	229	11' ELM
62	8' ELM	230	11' ELM
63	8' ELM	231	11' ELM
64	8' ELM	232	11' ELM
65	8' ELM	233	11' ELM
66	8' ELM	234	11' ELM
67	8' ELM	235	11' ELM
68	8' ELM	236	11' ELM
69	8' ELM	237	11' ELM
70	8' ELM	238	11' ELM
71	8' ELM	239	11' ELM
72	8' ELM	240	11' ELM
73	8' ELM	241	11' ELM
74	8' ELM	242	11' ELM
75	8' ELM	243	11' ELM
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99	8' ELM	267	11' ELM
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106	8' ELM	274	11' ELM
107	8' ELM	275	11' ELM
108	8' ELM	276	11' ELM
109	8' ELM	277	11' ELM
110	8' ELM	278	11' ELM
111	8' ELM	279	11' ELM
112	8' ELM	280	11' ELM
113	8' ELM	281	11' ELM
114	8' ELM	282	11' ELM
115	8' ELM	283	11' ELM
116	8' ELM	284	11' ELM
117	8' ELM	285	11' ELM
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137	8' ELM	305	11' ELM
138	8' ELM	306	11' ELM
139	8' ELM	307	11' ELM
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158	8' ELM	326	11' ELM
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164	8' ELM	332	11' ELM
165	8' ELM	333	11' ELM
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265	8' ELM	433	11' ELM
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316	8' ELM	484	11' ELM
317	8' ELM	485	11' ELM
318	8' ELM	486	11' ELM
319	8' ELM	487	

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4	11/11/21
5	11/11/21
6	11/11/21

permit set

9/16/21

site plan proposed

A1.6

1

site plan proposed
SCALE: 1" = 20'

2

site plan proposed
SCALE: 1" = 20'

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TREE VARIANCE
STAFF REPORT

October 27, 2021

Project Address: 703 Loma Linda

Project Number: 2021-1000

Agenda Item: Land Use: **703 Loma Linda:** Discussion/recommendation on an application for a variance request to remove two trees with a trunk diameter of 14 inches or greater (West Lake Hills Code Sec. 22.03.304). Steven Johnson.

- Section 22.03.304 – Tree and Vegetation Removal and Replacement

Applicant Information: Steven Johnson

Hearing Dates:

October 20, 2021 ZAPCO

October 27, 2021 City Council

Location: The subject property is located at 703 Loma Linda.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

The site is surrounded by single-family residential lots.

Background & Analysis:

The applicant is requesting tree removal variances for the following trees:

- T7110 – Multi-Stem Live Oak (13 and 9)
- T113 – 20 Inch Live Oak

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

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

The application states – *“Trees are up against the foundation and decking, which can cause severe foundation movement and damage if not remedied.”*

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

The application states – *“We will provide replacement trees in accordance with the city code.”*

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

The application states – *“With the trees up against the foundation, the only viable option would be for tree removal.”*

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

The application states – *“With the trees up against the foundation, the only viable option would be for tree removal.”*

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

The application states – *“Trees are up against the foundation and decking, which can cause severe foundation movement and damage if not remedied.”*

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

The application states – *“These trees are in the center of the property and not shade or enjoyment for other neighbors. Moreover, we’ll be eager to replace these trees with approved tree replacement to meet the city requirements.”*

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation

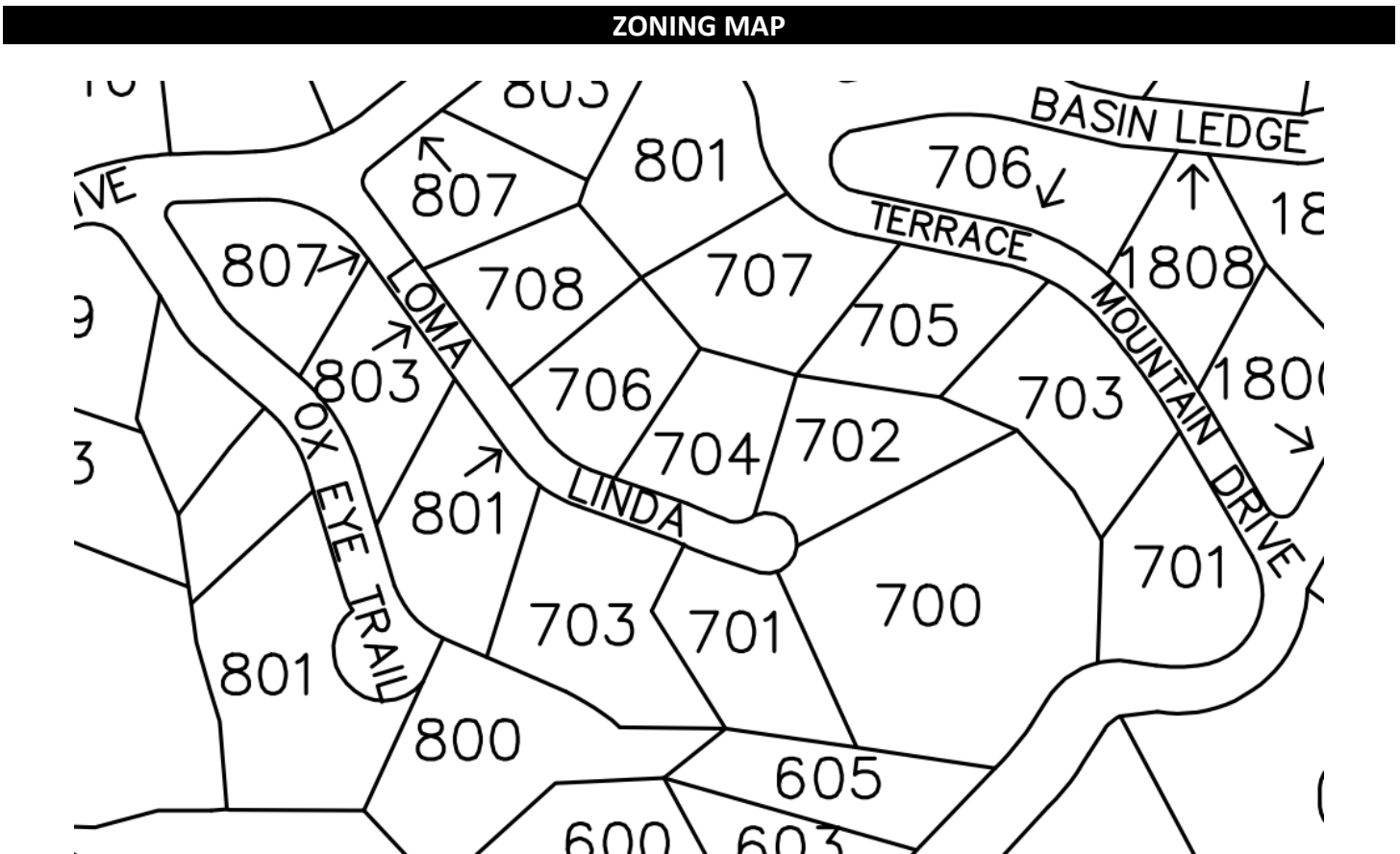
ZAPCO voted to recommend approval unanimously, 3-0.

Staff Recommendation

At the ZAPCO meeting, the discussion centered around the future of the lot. The owner stated they are planning for new construction on the lot. That being the case, staff recommends the City Council either postpone the variance pending additional information about the foundation impact from the trees, or the owner provide plans related to new construction to ensure there are no additional variances sought for the project.

Links to Relevant Code:

- [Sec. 22.03.304 – Tree and Vegetation Removal and Replacement](#)



AERIAL PHOTO



VARIANCE APPLICATION



Date Received: <u>7/03/21</u>	Received By: <u>[Signature]</u>	
Amount Due \$ <u>150.00</u>	Date Payment Received: <u>7/23/21</u>	
Admin Complete Date: _____	Permit No: <u>16797</u>	

7284

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Steven Johnson Phone: 512.789.5320
 Email: [REDACTED]

Address: 308 Reveille RD City: West Lake Hills State: TX Zip: 78746

Agent*: _____ Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: 78746

Property Address: 703 Loma Linda DR City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Stonehedge Estates

Block: N Lot: 8 TCAD Tax Parcel ID: 119836

Current Zoning Classification: Residential Total Lot Size (Acres): 0.76

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) tree variance tree #110 multi-stem live oak 13" & 9" _____
- 2) tree variance tree #113 live oak 20" _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

- 6) _____
7) _____
8) _____
9) _____
10) _____

Brief Description of project/why variances are needed: _____

~~Trees are up against the foundation and decking, which can cause severe foundation movement and damage if not remedied.~~

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.*)

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

~~Trees are up against the foundation and decking, which can cause severe foundation movement and damage if not remedied.~~

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

~~We will provide replacement trees in accordance with city code.~~

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

~~with the trees up against the foundation, the only viable option would be for tree removal.~~

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

~~mentioned above in #3~~



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

~~mentioned above #1~~

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

~~these trees are in the center of the property and not shade or enjoyment trees for other neighbors. Moreover, we'll be eager to replace these trees with approved tree replacment to meet the city requirements.~~

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

Signature

Date

7/22/21

Steven Johnson

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☐ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☒ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☒ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☒ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:

Austin Title Company

1601 S. MoPac Expressway, Suite C120, Austin, TX 78746
Phone: (512)306-0988 | Fax: (512)306-0989

BORROWER'S STATEMENT

Settlement Date: June 3, 2021

Disbursement Date: June 3, 2021

Escrow Number: AUT21006340

Escrow Officer: Phillip Pense

Borrower: Steven Derek Johnson
308 Reveille RD
West Lake Hills, TX 78746

Seller: Cynthia A. Phillips, fka as Cynthia A. LaFrance
703 Loma Linda Dr
West Lake Hills, TX 78746

Property: 703 Loma Linda Dr
West Lake Hills, TX 78746
Lot(s): 8 Block: N Stonehedge Estates

Lender: Zions Bancorporation N.A. dba Amegy Bank
4576 Research Forest Drive
The Woodlands, TX 77381

Loan Number: 508721040136120

Lender: Amegy Bank

proof of ownership

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			1,250,000.00		
Deposit or earnest money					12,500.00
Loan Amount	Zions Bancorporation N.A. dba Amegy Bank				1,000,000.00
PRORATIONS/ADJUSTMENTS					
Option Fee					500.00
2021 Tax Estimate @ 2021 Value at \$13,052.69	01/01/21-06/03/21 (\$13,052.69 / 365 X 153 days)				5,471.40
NEW LOAN CHARGES - Zions Bancorporation N.A. dba Amegy Bank					
Total Loan Charges: \$12,313.20					
Funding Fee	Zions Bancorporation N.A. dba Amegy Bank		200.00		
Processing Fees	Zions Bancorporation N.A. dba Amegy Bank		650.00		
Underwriting Fees	Zions Bancorporation N.A. dba Amegy Bank		350.00		
Appraisal Fee	ZBA fbo Jackson Appraisal Service				
\$750.00 paid outside closing by Borrower					
Credit Report	ZBNA fbo CoreLogic Credco		53.03		
Flood Certification	ZBNA fbo CoreLogic Flood Services		9.25		
MERS(R) Registration Fee	ZBNA fbo MERS		11.95		
Tax Service	ZBNA fbo CoreLogic Solutions		100.00		
Prepaid Interest			2,109.52		
\$75.34 per day from 06/03/21 to 07/01/21					
Zions Bancorporation N.A. dba Amegy Bank					
Homeowner's Insurance	Zions Bancorporation N.A. dba Amegy Bank		764.46		
3.000 Months at \$254.82 per Month					
Property Taxes	Zions Bancorporation N.A. dba Amegy Bank		9,593.91		
9.000 Months at \$1,065.99 per Month					
Aggregate Adjustment	Zions Bancorporation N.A. dba Amegy Bank				1,528.92

"TREE SURVEY"

J164651R



ROOT
ZONE
+/-

THREE
3

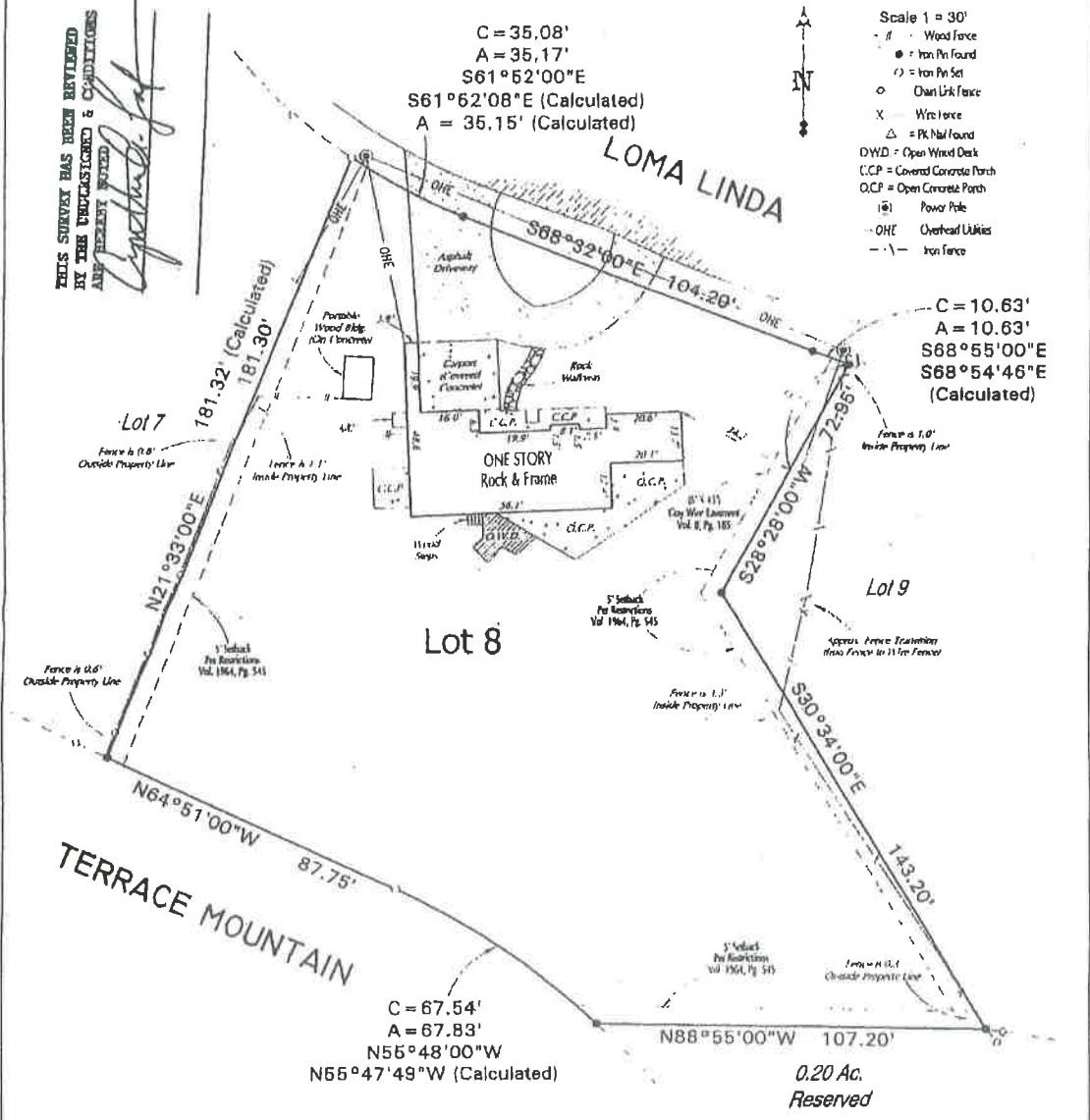
SURVEY PLAT OF

Local Address: 703 LOMA LINDA Re: LAFRANCE
Legal Description: Lot 8, STONEHEDGE ESTATES-BLOCK "N"
a Subdivision of record in Volume 8 Page 185, of the Travis County, Texas
Plat Records, situated in Travis County Texas.

↑
N

Scale 1" = 30'

- // - Wood Fence
- - Iron Pin Foured
- - Iron Pin Set
- - Chain Link Fence
- X - Wire Fence
- △ - PK Nail Found
- W.D. = Open Wood Deck
- C.P. = Covered Concrete Porch
- C.P. = Open Concrete Porch
- Ⓟ - Power Pole
- OHE - Overhead Utilities
- - - - - Iron Fence



TO: Heritage Title Company of Austin, Inc., Title Resources Guaranty Company,
Cynthia A. LaFrance, CF No. : 00021208,

STATE OF TEXAS:
COUNTY OF TRAVIS;

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown herein and certifies only to the legal description and easements shown on the referenced title commitment.

Dated, this the 15th day of July, 2002

Steve H. Boyson

STEVE H. BRYSON, R.P.L.S. NO. 4248
STEVE H. BRYSON SURVEYING CO.
1715 Capital of Texas Bldg. 5. Ste. 208
Austin, Texas 78746 (512) 347-9503

He has testified in court as a witness, as a juror, and as a defendant in criminal cases. He has been a member of the National Rifle Association since 1954, and is a member of the National Rifle Association's Rifle Club, Inc.

The legally described property is not within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 48453C-0705C for Forth County, Texas, dated 8-16-92.

Located in Zone X.

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

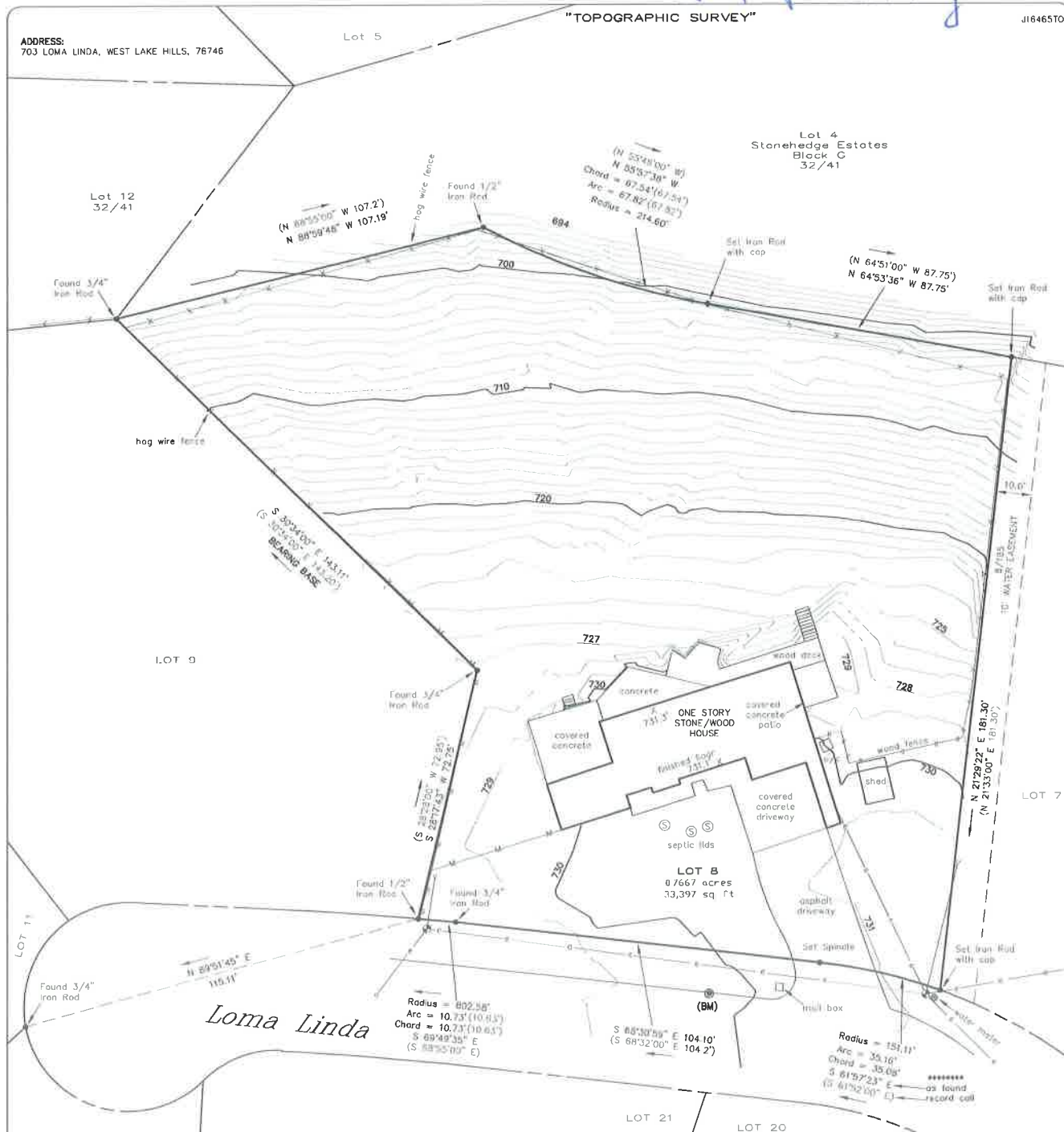
Revised on: 7-02-02

JOU N(1); 02-410

"TOPOGRAPHIC SURVEY"

J16465TO

ADDRESS:
703 LOMA LINDA, WEST LAKE HILLS, 76746



NOTE:
SEE SHEET TWO (2) FOR TREE SURVEY

THE UNDERSIGNED DOES HEREBY CERTIFY TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY, REGIONS BANK dba
REGIONS MORTGAGE AND STEVEN JOHNSON AS PER TITLE COMMITMENT
HAVING A GENERAL FILE NUMBER AUT-22-053-AUT21006340T WITH AN
EFFECTIVE DATE OF MARCH 21,2021

AS PER GENERAL FILE NUMBER AUT-22-053-AUT21008340T, LOT 8 IS SUBJECT TO:

- [1] RESTRICTIVE COVENANTS RECORDED IN VOLUME 1964, PAGE 545,
DEED RECORDS OF TRAVIS COUNTY, TEXAS
- [2] RESTRICTIVE COVENANTS RECORDED IN VOLUME 4754, PAGE 2389
DEED RECORDS OF TRAVIS COUNTY, TEXAS. (NOT SUBJECT TO: EASEMENT IS OUT OF LOT 15)
- [3] ALL ITEMS, CONDITIONS AND STIPULATIONS AS SET OUT IN THE ABOVE REFERENCED
TITLE COMMITMENT

LEGAL DESCRIPTION:
LOT 8, STONEHEDGE ESTATES BLOCK N, A SUBDIVISION IN TRAVIS

July 22, 2021

RE: Tree variance request

Property: 703 Loma Linda DR, West Lake Hills, TX 78746

Attention: ZAPCO Chairperson

To whom it may concern,

Please accept this letter as a reference point related to the large trees that are up against our property's foundation and decking. This is of concern, as we have tenants in the home and we're concerned about foundation challenges now and in the future. Moreover, with the extreme weather we've recently encountered, having these trees up against the home and over the roof creates additional concerns as well.

We're prepared to follow the necessary requirements of replacement trees with the removal of these, so know that is our goal to ensure we re-beatify our property with trees in areas that aren't endangering the home or those inside.

Very much appreciated,



Steven Johnson
Owner/703 Loma Linda
512.789.5320

July 22, 2021

RE: Tree variance request

Property: 703 Loma Linda DR, West Lake Hills, TX 78746

Attention: ZAPCO Chairperson

To whom it may concern,

Please accept this letter as a reference point related to the large trees that are up against our property's foundation and decking. This is of concern, as we have tenants in the home and we're concerned about foundation challenges now and in the future. Moreover, with the extreme weather we've recently encountered, having these trees up against the home and over the roof creates additional concerns as well.

We're prepared to follow the necessary requirements of replacement trees with the removal of these, so know that is our goal to ensure we re-beatify our property with trees in areas that aren't endangering the home or those inside.

Very much appreciated,



Steven Johnson
Owner/703 Loma Linda
512.789.5320











FINAL SUBDIVISION PLAT STAFF REPORT

OCTOBER 27, 2021

Project Name: 0 Wildcat Hollow - A proposed subdivision consisting of six (6) single-family residential lots and two (2) open space lots to be known as Wildcat Club Subdivision.

Agenda Item: Wildcat Estates - 0 Wildcat Hollow - A proposed Final Plat of a subdivision to be known as Wildcat Club Subdivision, consisting of six (6) single-family residential lots and two (2) open space lots, described as Abstract 75 503 Bonham AD, 12.306 acres (West Lake Hills Code, Chapter 36 – Subdivisions). Applicant Wes Wigginton.

Applicant Information: Wes Wigginton, Four Square Builders

Hearing Dates:

October 20, 2021

ZAPCO

October 27, 2021

City Council

Requested Action:

The applicant is requesting final plat approval of a subdivision that has six (6) residential lots and two (2) open space lots Abstract 75 503 Bonham AD, 12.306 acres.

Location: The subject property is located east of Caravan Circle, west of Westlake Drive, north of Redbud Trail, and south of Terrace Mountain Drive.

Zoning & Site Characteristics:

The subject property and surrounding neighborhood are zoned R – 1 – One-Family Residential. The subject tract is vacant and is approximately 12.306 acres.

Background & Analysis:

A variance was granted by the City Council on March 24, 2021, to allow the subdivision to develop using a private street in lieu of a public street.

Lot Sizes

- Total Acreage: 12.306 acres
- Lot 1: 1.077 acres (Single-Family)
- Lot 2: 1.002 acres (Single-Family)
- Lot 3: 2.778 acres (Single-Family)
- Lot 4: 1.698 acres (Open Space Lot)
- Lot 5: 1.406 acres (Single-Family)

- Lot 6: 1.093 acres (Single-Family)
- Lot 7: 1.179 acres (Open Space Lot)
- Lot 8: 2.072 acres (Single-Family)

Floodplain – There is no floodplain on this property.

Access – Access for the subdivision will be from a private drive that connects to Wildcat Hollow at Terrace Mountain Drive. All the lots in the subdivision will have driveways that connect to the private drive.

Lot Density – The subdivision density being proposed is 8 lots. Per the Code of Ordinances, Subdivision Sec. 36.01.009, density for subdivisions five acres or greater is measured by multiplying the area of the subdivision by 0.67 and rounded down to the next whole number. By this calculation, a maximum of 8 lots are allowed. Once the subdivision has been completed, the resultant plats are final and cannot be further subdivided. A plat note is required on the final plat.

Next Steps:

The plat currently being considered is only preliminary. The next steps are to file construction plans with a final plat. Approval of a preliminary plat provides the applicant the ability to proceed with the final plat. Approval of a preliminary plat expires within 180 days, unless a final plat of at least a portion of the subdivision has been submitted. An extension can be granted if necessary.

Traffic/Transportation

If the subdivision is approved, there could be up to six total homes in this subdivision, which may have an impact on existing traffic in the area.

Lighting

Outdoor lighting must comply with provisions in the outdoor lighting ordinance.

Building Code

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

Subdivision

The proposed subdivision would divide the existing lot into eight lots, six of which are designated for single-family homes accessed by a private drive.

Comprehensive Planning Analysis

The proposed subdivision is in compliance with the Master Plan based on current and future land use.

Zoning and Planning Commission Recommendation

ZAPCO voted to recommend approval of the final plat unanimously, 3-0 with the following conditions:

- The declarations be modified to be consistent with the master plan and code of ordinances specific to landscaping and fencing;
- Clearly set out the HOA/Developer obligation with respect to maintenance of the private roads, including from Terrace Mountain Drive to the Wildcat Club Subdivision;
- Clearly set out the HOA/Developer obligation to maintain the open space lots;
- Make the City the beneficiary of the maintenance obligation with the private road.

Staff Recommendation:

Staff recommends approval. The preliminary plat was approved by the City Council on September 8, 2021 and the final plat is in compliance with the City's Code of Ordinances and the Local Government Code.

Links to Relevant Code:

- [Chapter 36 Subdivisions](#)

(Maps to follow)

An aerial photograph of a residential neighborhood. A large, irregularly shaped lot in the center-left is outlined in a thick red line. This lot is mostly covered in dense green trees and vegetation. Surrounding this central lot are several other lots, some of which contain houses with visible roofs and driveways. The lots are separated by thin black lines representing property boundaries. Various lot numbers are printed in small white text throughout the image, including 110958, 110955, 110957, 110953, 110950, 110967, 110913, 110910, 117376, 117352, 117350, 117349, 117354, 117355, 117359, 117375, 117373, 355343, 117383, 110951, 110955, 110956, 110957, 110958, 110959, 110960, 110961, 110962, 110963, 110964, 110965, 110966, 110967, 110968, 110969, 110970, 110971, 110972, 110973, 110974, 110975, 110976, 110977, 110978, 110979, 110980, 110981, 110982, 110983, 110984, 110985, 110986, 110987, 110988, 110989, 110990, 110991, 110992, 110993, 110994, 110995, 110996, 110997, 110998, 110999, 111000, 111001, 111002, 111003, 111004, 111005, 111006, 111007, 111008, 111009, 111010, 111011, 111012, 111013, 111014, 111015, 111016, 111017, 111018, 111019, 111020, 111021, 111022, 111023, 111024, 111025, 111026, 111027, 111028, 111029, 111030, 111031, 111032, 111033, 111034, 111035, 111036, 111037, 111038, 111039, 111040, 111041, 111042, 111043, 111044, 111045, 111046, 111047, 111048, 111049, 111050, 111051, 111052, 111053, 111054, 111055, 111056, 111057, 111058, 111059, 111060, 111061, 111062, 111063, 111064, 111065, 111066, 111067, 111068, 111069, 111070, 111071, 111072, 111073, 111074, 111075, 111076, 111077, 111078, 111079, 111080, 111081, 111082, 111083, 111084, 111085, 111086, 111087, 111088, 111089, 111090, 111091, 111092, 111093, 111094, 111095, 111096, 111097, 111098, 111099, 111100, 111101, 111102, 111103, 111104, 111105, 111106, 111107, 111108, 111109, 111110, 111111, 111112, 111113, 111114, 111115, 111116, 111117, 111118, 111119, 111120, 111121, 111122, 111123, 111124, 111125, 111126, 111127, 111128, 111129, 111130, 111131, 111132, 111133, 111134, 111135, 111136, 111137, 111138, 111139, 111140, 111141, 111142, 111143, 111144, 111145, 111146, 111147, 111148, 111149, 111150, 111151, 111152, 111153, 111154, 111155, 111156, 111157, 111158, 111159, 111160, 111161, 111162, 111163, 111164, 111165, 111166, 111167, 111168, 111169, 111170, 111171, 111172, 111173, 111174, 111175, 111176, 111177, 111178, 111179, 111180, 111181, 111182, 111183, 111184, 111185, 111186, 111187, 111188, 111189, 111190, 111191, 111192, 111193, 111194, 111195, 111196, 111197, 111198, 111199, 111200, 111201, 111202, 111203, 111204, 111205, 111206, 111207, 111208, 111209, 111210, 111211, 111212, 111213, 111214, 111215, 111216, 111217, 111218, 111219, 111220, 111221, 111222, 111223, 111224, 111225, 111226, 111227, 111228, 111229, 111230, 111231, 111232, 111233, 111234, 111235, 111236, 111237, 111238, 111239, 111240, 111241, 111242, 111243, 111244, 111245, 111246, 111247, 111248, 111249, 111250, 111251, 111252, 111253, 111254, 111255, 111256, 111257, 111258, 111259, 111260, 111261, 111262, 111263, 111264, 111265, 111266, 111267, 111268, 111269, 111270, 111271, 111272, 111273, 111274, 111275, 111276, 111277, 111278, 111279, 111280, 111281, 111282, 111283, 111284, 111285, 111286, 111287, 111288, 111289, 111290, 111291, 111292, 111293, 111294, 111295, 111296, 111297, 111298, 111299, 111300, 111301, 111302, 111303, 111304, 111305, 111306, 111307, 111308, 111309, 111310, 111311, 111312, 111313, 111314, 111315, 111316, 111317, 111318, 111319, 111320, 111321, 111322, 111323, 111324, 111325, 111326, 111327, 111328, 111329, 111330, 111331, 111332, 111333, 111334, 111335, 111336, 111337, 111338, 111339, 111340, 111341, 111342, 111343, 111344, 111345, 111346, 111347, 111348, 111349, 111350, 111351, 111352, 111353, 111354, 111355, 111356, 111357, 111358, 111359, 111360, 111361, 111362, 111363, 111364, 111365, 111366, 111367, 111368, 111369, 111370, 111371, 111372, 111373, 111374, 111375, 111376, 111377, 111378, 111379, 111380, 111381, 111382, 111383, 111384, 111385, 111386, 111387, 111388, 111389, 111390, 111391, 111392, 111393, 111394, 111395, 111396, 111397, 111398, 111399, 111400, 111401, 111402, 111403, 111404, 111405, 111406, 111407, 111408, 111409, 111410, 111411, 111412, 111413, 111414, 111415, 111416, 111417, 111418, 111419, 111420, 111421, 111422, 111423, 111424, 111425, 111426, 111427, 111428, 111429, 11

SUBDIVISION APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org*****

APPLICANT INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Michael + Wes Company, LLC Phone: 512-912-7533

Email: [REDACTED]

Address: 507 Walsh Street City: Austin State: TX Zip: 78703

Agent*: Michael Loftis Phone: 512-646-2237

Email: [REDACTED]

Address: 2600 Via Fortuna, Terrace I, Suite 300 City: Austin State: TX Zip: 78746

**Please submit Power of Attorney form designating authorized agent.*

SUBDIVISION INFORMATION

Property Address: 0 Wild Cat Hollow, West Lake Hills, TX 78746

Subdivision Name: Wildcat Hollow

Tax Parcel ID: 117378 Total Acreage: 12.306

Type of Plat: Replat ☐ Amending Plat ☐ Minor Plat ☐ Preliminary Plat ☒ Major Plat ☐

Final Plat ☒ Plat Vacation ☐

Proposed number of lots: 8 Will project be connecting to central sewer? Y ☒ N ☐

Current Zoning Classification: R-1 Proposed Land Use: Single Family Residential

Does subdivision require variances? Y ☐ N ☒

If the subject area is already subdivided, please complete below:

Recorded in: Volume #: _____ Page #: _____ Instrument #: _____



SUBDIVISION APPLICATION

Briefly describe purpose of project:

The Wild Cat Hollow project is a proposed single-family homes subdivision development composed of 8 lots located in the city limits of West Lake Hills, TX.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described herein is owned by me and all others as assigned below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form). If said property is owned by a corporation, please list title and name of corporation.

Signature

Elisa Guerrero

Printed Name

Elisa Guerrero

Notary



Date

8-24-2021

Date

8-24-2021



SUBDIVISION APPLICATION

APPLICATION CHECKLIST

Application Requirements (refer to City Code Chapter 36)

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Tax certification
- ☐ Plat Document (must include required approval/signature blocks and other contents as required, depending on type of plat. Refer to Code Chapter 36 for all requirements)
- ☐ Proof of ownership of subject property
- ☐ Letter addressed to the chair of the Zoning & Planning Commission (if plat requires ZAPCO/City Council approval)
- ☐ Plat document prepared by surveyor/engineer, including all required signature blocks and plat notes
- ☐ Variance approval letter, if applicable
- ☐ Approvals from all other applicable entities (Water District 10, ESD 9, TxDOT, TCEQ, Austin Energy, OSSF/Sewer verification, etc.)
- ☐ Existing or proposed covenants and restrictions
- ☐ Construction Plans, if applicable
- ☐ Payment of application fees (including public notification fees) by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*). Call 512-327-3628 to pay by credit card or mail or drop off a check
- ☐ Traffic Impact Analysis, if applicable
- ☐ Other applicable information as required by staff and City Code

APPROVAL PROCESS & PROCEDURES

Public Hearings

Some types of subdivision applications require action by the Zoning and Planning Commission (ZAPCO), which meets on the third (3rd) Wednesday of the month (does not meet in December) and the City Council, which meets the second (2nd) and fourth (4th) Wednesdays of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 6:30pm (ZAPCO) and 7:00pm (City Council). The agendas and meeting packets are posted on the City website the Friday before the meeting.

Pre-Application Meeting

Subdivision pre-application meetings are required before filing an application. Please schedule a meeting by contacting planner@westlakehills.org. A concept plan needs to be prepared prior to scheduling a pre-application meeting.

Complete Application

An application must be considered complete by staff (official filing date) in order to be routed for technical review or be placed on an agenda for consideration. The filing date is the tenth (10th) business day after a submission has been submitted to the City if the City Administrator or designee has not yet acted on the submission.



SUBDIVISION APPLICATION

STAFF NOTES

For Completion by Staff Only

Official Filing Date (Administratively Complete): _____

Date of ZAPCO Hearing: _____

ZAPCO Recommendation: _____

Date of City Council Hearing: _____

City Council Action: _____

Notes:

WILDCAT CLUB SUBDIVISION

IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- EXISTING ZONING CLASSIFICATION: ONE FAMILY RESIDENTIAL.
- PRIVATE SEWAGE FACILITIES FOR EACH RESIDENTIAL LOT SHALL BE IN ACCORDANCE WITH ARTICLE 36.01.010 OF THE WEST LAKE HILLS CODE OF ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- A 25-FOOT DRAINAGE EASEMENT IS HEREBY DEDICATED FOR THE EXISTING UNNAMED CREEK TRIBUTARY ALONG THE SUBDIVISION NORTH PROPERTY LINE AND WILL CONTAIN THE 25-YEAR AND 100-YEAR FLOODPLAIN.
- EXISTING 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC DATA SHOWN IS BASED FROM AN ON THE GROUND SURVEY.
- DRIVEWAYS TO EACH LOT SHOWN ARE TO BE AT FINISH GRADE NO GREATER THAN 20% UNLESS APPROVED BY CITY COUNCIL UP TO 35% PER CITY OF WEST LAKE HILLS CODE 22.03.250 C 9.
- THE FEDERAL INSURANCE ADMINISTRATION MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453CO445K, REVISED DATE JANUARY 22, 2020 FOR TRAVIS COUNTY, TEXAS.
- MAINTENANCE OF DETENTION PONDS AND ASSOCIATED CONTROL MEASURES SHALL BE BY the HOME OWNER'S ASSOCIATION OR BY LOT OWNER AND CONVEYS TO FUTURE OWNERS.
- CITY HAS THE RIGHT TO ACCESS DRAINAGE SYSTEMS FOR INSPECTION.
- THE HEIGHT OF ALL STRUCTURES SHALL NOT BE ALLOWED TO EXCEED 30 FEET ABOVE NATURAL GRADE OR 32 FEET IF GRADE IS GREATER THAN 25%.
- MAXIMUM ALLOWABLE IMPERVIOUS COVER ON EACH RESIDENTIAL LOT SHALL BE 25%.
- SEPTIC SYSTEMS: EVERY LOT WITHIN THE CITY'S MUNICIPAL BOUNDARIES 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 IT'S 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.
- SITE CLEARANCE, SITE DISTURBANCE, OR IMPERVIOUS COVER: EVERY LOT IN THIS SUBDIVISIONS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NOT 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.
- EACH HOME SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM - NFPA TYPE.
- SUBDIVIDER SHALL PROVIDE CONSERVATION EASEMENT 50 FEET IN WIDTH AROUND THE PERIMETER OF THE SUBDIVISION. (SEC 30.01.009 (F)(1)).
- ALL EXTERIOR LIGHTING SHALL CONFORM WITH DARK SKY LIGHTING REQUIREMENTS AND ARTICLE 24.03.
- 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.
- THE LOTS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED.
- PUBLIC UTILITY EASEMENTS IF ANY NEEDED MAY BE DEDICATED BY SEPARATE INSTRUMENTS.
- RESTRICTIONS OR COVENANTS FILED AS DOCUMENT NO. 2021209577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- "LOTS 4 AND 7 WILL BE OWNED AND MAINTAINED BY THE OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, INC., IN ACCORDANCE WITH THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WILDCAT CLUB SUBDIVISION, WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 20, 2021. THE LAND USE OF THESE LOTS IS OPEN SPACE AND CANNOT BE DEVELOPED.
- WILDCAT CLUB SUBDIVISION OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS IS SUBJECT TO ARTICLE 24.04 OAK WILT DISEASED TREES, IN THE CITY OF WEST LAKE HILLS CODE ORDINANCES. THIS SITE HAS BEEN CERTIFIED BY TREE ASSOCIATES, LLC AS TO NOT FINDING ANY SIGNS OF OAK WILT CURRENTLY PRESENT ON THE 6 LOTS INSPECTED AND INDICATED IN A LETTER BY LEE EVANS DATED 10/13/2021.
- MAINTENANCE OF ALL EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE HOME OWNER'S ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDCAT CLUB, WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2021209577 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- A VARIANCE TO WEST LAKE HILLS CODE SECTION 36.01.009(A)(3) REQUIRING SUBDIVISIONS GREATER THAN 10.0 ACRES TO PROVIDE A NEW INTERNAL PUBLIC STREET HAS BEEN GRANTED, THEREBY ALLOWING THE CONSTRUCTION OF A PRIVATE STREET APPROXIMATELY 20 FEET WIDE IN PLACE OF THE INTERNAL PUBLIC STREET.

ENGINEERS CERTIFICATION:

I, MICHAEL LOFTIS, REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL LOFTIS, PE NO. 137305
KIMLEY-HORN (TEXAS REGISTRATION NO. 90248
5301 SOUTHWEST PARKWAY, SUITE 100
AUSTIN, TX 78735

SURVEYOR'S CERTIFICATION:

I, FELIX M. GONZALEZ REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FELIX M. GONZALEZ, RPLS 5418
BIG SKY SURVEYING, LLC
4025 CHRIS DRIVE
ABILENE, TX 79606

FIRM NO. 10194204
PHONE: (325) 428-6959
EMAIL: bigskysurvey@yahoo.com

DATE OF PREPERATION: 10/15/2021

APPROVAL BY THE CITY COUNCIL:

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF WEST LAKE HILLS, TEXAS

DATED THIS _____ DAY OF _____ 2021.

LINDA ANTHONY, MAYOR
CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

STEPHANIE MILLS, CITY SECRETARY
CITY OF WEST LAKE HILLS, TEXAS

CITY ADMINISTRATOR CERTIFICATION:

I, THE UNDERSIGNED CITY ADMINISTRATOR OF THE CITY OF WESTLAKE 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.

TRAVIS ASKEY, CITY ADMINISTRATOR
CITY OF WEST LAKE HILLS, TEXAS

WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10 CERTIFICATION:

THIS 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

RECOMMENDATION BY THE ZONING AND PLANNING COMMISSION (ZAPCO) OF THE CITY:

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

OAK WILT CERTIFICATION:

ZAPCO CHAIRPERSON CITY OF WEST LAKE HILLS, TEXAS

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS MICHEAL+WES & COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNER(S) OF 12.306 ACRES OF LAND OUT OF THE A L D BENHAM SURVEY, TRAVIS COUNTY TEXAS, TEXAS CONVEYED TO ME (US) BY DEED RECORDED AS INSTRUMENT NO. 2021111255, OFFICIAL PUBLIC RECORDS 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 WILDCAT CLUB SUBDIVISION OF THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID, 12.306 ACRES OF LAND TO BE KNOWN AS THE WILD CAT HOLLOW SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE PUBLIC FOREVER AS STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

MICHAEL WES
507 WALSH STREET
AUSTIN, TEXAS 78703

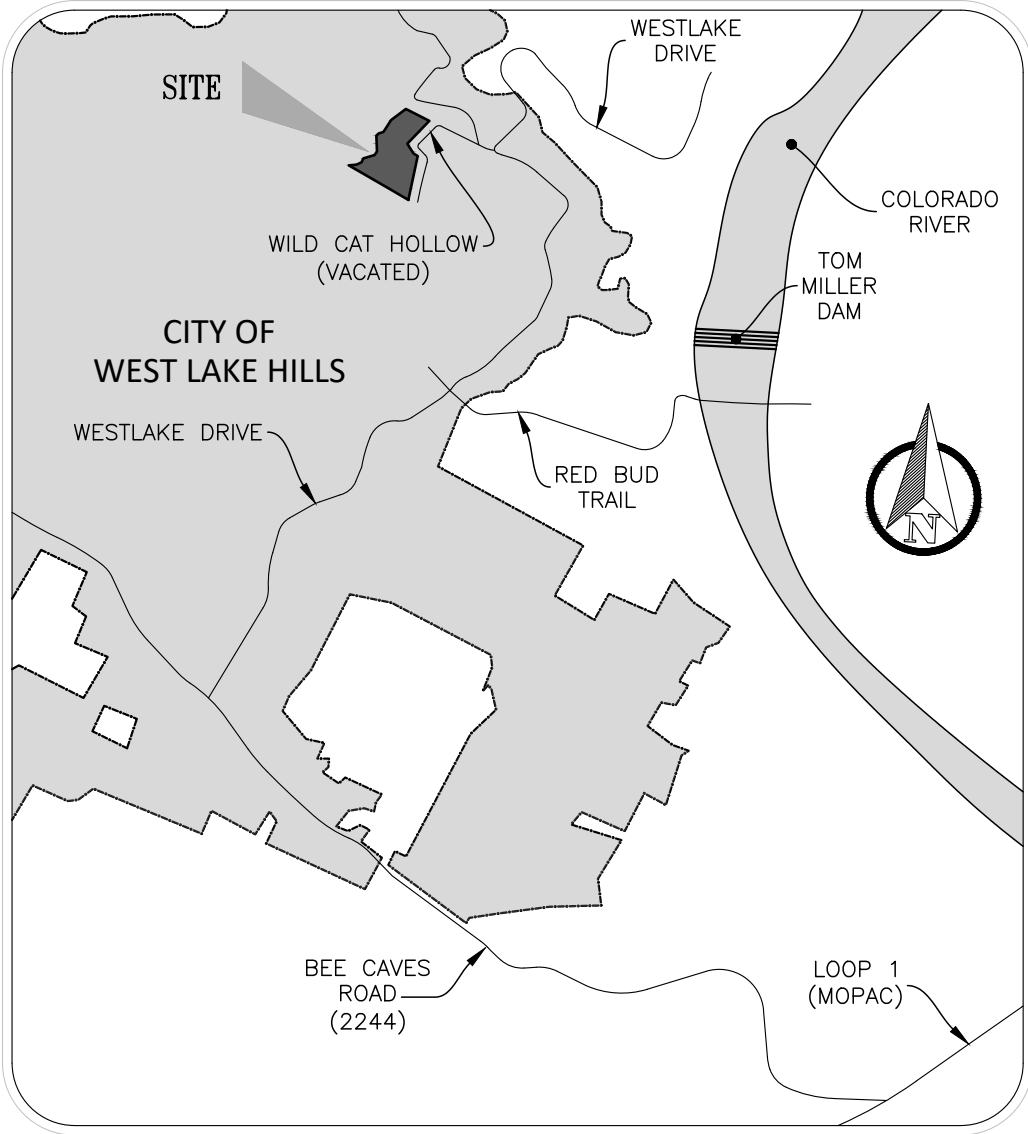
STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSONS OR AGENTS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,

_____, 20____, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

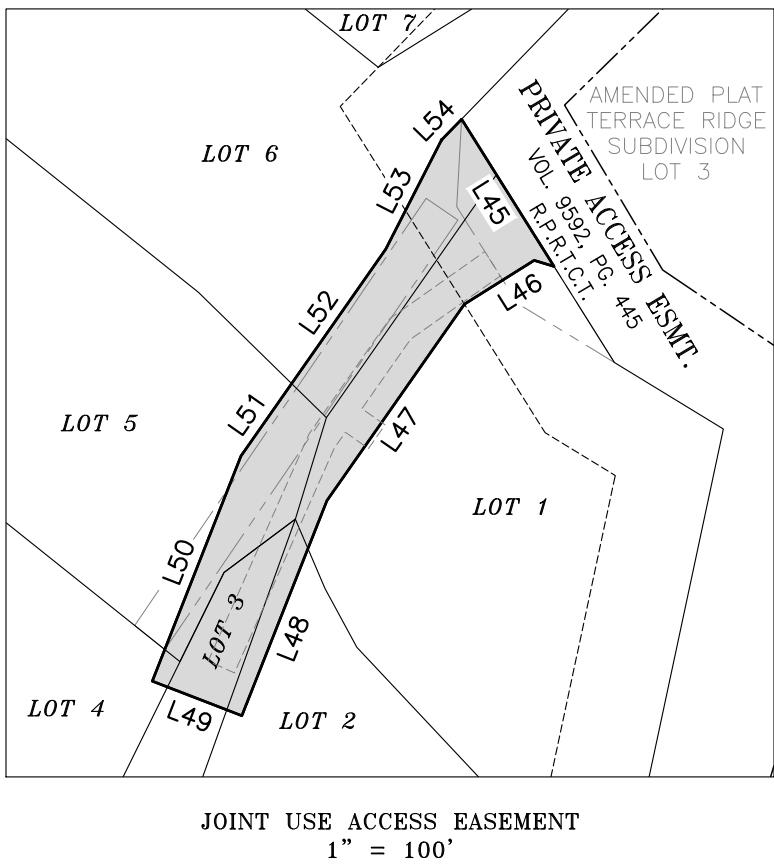
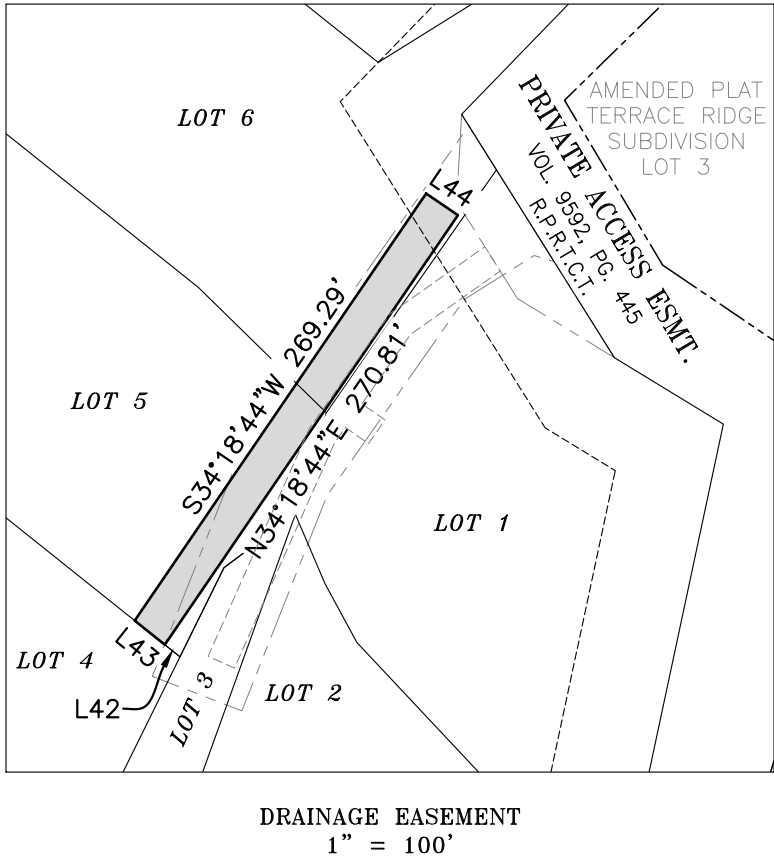
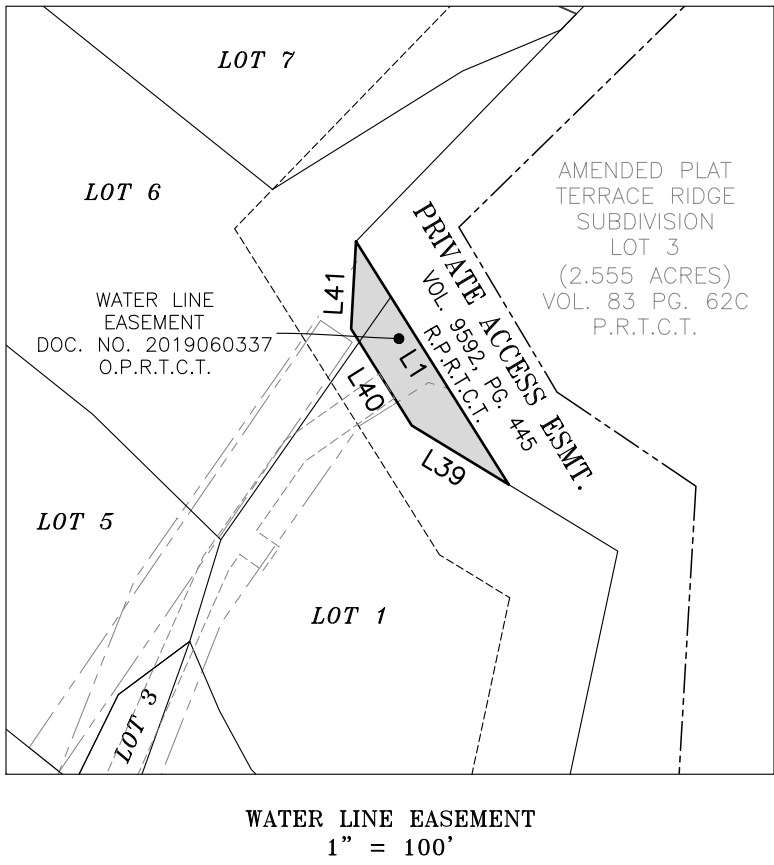


VICINITY MAP
NOT TO SCALE

Density Calculation Table		
Total Area (ac)	(0.67) Density Calculation (ac)	Density Calculation Rounded Down (ac)
12.306	8.245	8
Lot #'s	Area (sf)	Area (ac)
Lot 1	46,913.413	1.077
Lot 2	43,662.558	1.002
Lot 3	121,026.672	2.778
Lot 4	73,977.913	1.698
Lot 5	61,234.511	1.406
Lot 6	47,115.558	1.082
Lot 7	51,858.963	1.191
Lot 8	90,238.977	2.072
Totals	536,028.564	12.306

WILDCAT CLUB SUBDIVISION

IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS



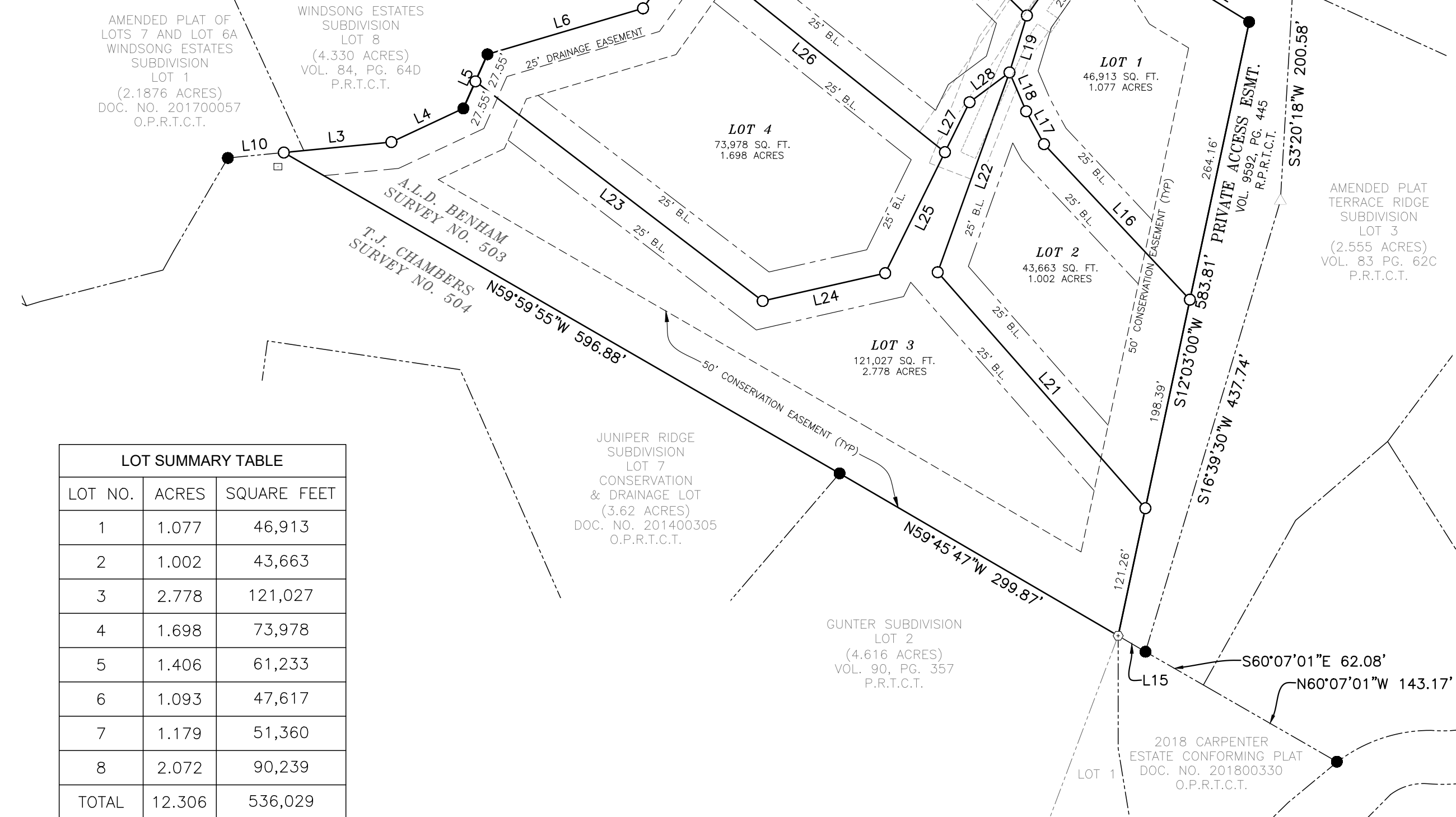
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S32°07'25"E	149.62'
L2	S58°36'09"E	66.49'
L3	N84°27'10"E	100.54'
L4	N64°56'08"E	73.88'
L5	N23°59'44"E	55.10'
L6	N73°31'20"E	150.82'
L7	N35°29'28"E	57.40'
L8	N47°12'21"E	45.61'
L9	N73°06'50"E	60.93'
L10	S84°27'10"W	52.27'
L11	N63°04'07"W	101.21'
L12	S11°58'44"E	63.58'
L13	S30°45'06"E	99.88'
L14	S55°51'56"E	87.41'
L15	N59°41'29"W	29.45'
L16	N43°10'13"W	198.36'
L17	N28°29'36"W	34.76'
L18	N23°09'08"W	39.32'
L19	N17°00'31"E	55.32'
L20	N34°59'19"E	154.43'
L21	N41°20'30"W	292.42'
L22	N19°46'25"E	197.50'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L23	N52°35'58"W	336.30'
L24	S77°13'01"W	116.85'
L25	S26°16'10"W	125.52'
L26	N51°22'01"W	317.75'
L27	S26°16'10"W	51.79'
L28	S53°15'24"W	46.39'
L29	N25°49'44"E	83.04'
L30	N51°22'01"W	71.38'
L31	N51°22'01"W	196.98'
L32	N45°36'47"W	93.30'
L33	S38°37'59"W	150.00'
L34	N51°22'01"W	196.98'
L35	S58°02'41"W	119.28'
L36	N45°54'36"W	21.23'
L37	S44°05'24"W	60.00'
L38	S66°18'37"E	380.63'
L39	N58°37'26"W	59.15'
L40	N32°07'25"W	59.45'
L41	N03°12'52"E	45.63'
L42	N51°22'01"W	10.11'
L43	S51°22'01"E	20.06'
L44	N55°41'16"W	20.00'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L45	S32°07'25"E	90.56'
L46	N57°52'35"E	42.92'
L47	N34°59'19"E	124.86'
L48	N21°34'36"E	120.46'
L49	S68°54'24"E	50.00'
L50	S21°29'30"W	125.98'
L51	S34°59'19"W	37.97'
L52	S34°59'19"W	93.56'
L53	S27°04'00"W	63.90'
L54	S44°12'30"W	14.99'
L55	S32°07'25"E	15.02'
L56	S54°47'25"W	57.10'
L57	S35°01'48"W	44.21'
L58	S55°00'11"E	14.71'
L59	S34°59'49"W	15.00'
L60	N55°00'11"W	14.72'
L61	S35°01'48"W	10.00'
L62	S23°57'09"W	128.14'
L63	N66°02'51"W	15.00'
L64	N23°57'09"E	129.60'
L65	N35°01'48"E	73.27'
L66	N54°47'25"E	60.53'

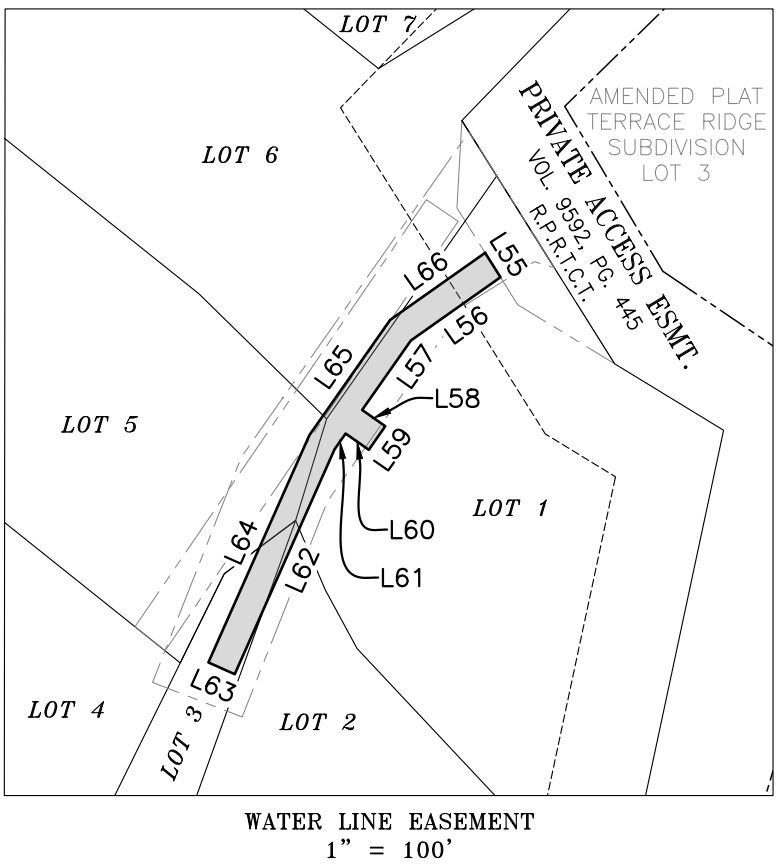
NOTES:

1.) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE.



LOT SUMMARY TABLE		
LOT NO.	ACRES	SQUARE FEET
1	1.077	46,913
2	1.002	43,663
3	2.778	121,027
4	1.698	73,978
5	1.406	61,233
6	1.093	47,617
7	1.179	51,360
8	2.072	90,239
TOTAL	12.306	536,029

LEGEND			
●	1/4" IRON ROD FOUND UNLESS OTHERWISE NOTED	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
•	IRON PIPE FOUND	P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
○	IRON ROD SET WITH CAP STAMPED (BIGSKY RPLS 5418)	P.U.E.	PUBLIC UTILITY EASEMENT
⊙	60D NAIL FOUND	B.L.	BUILDING LINE EASEMENT
VOL. PG.	VOLUME PAGE	()	RECORD INFORMATION
DOC. NO.	DOCUMENT NUMBER		PROPERTY LINE
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		ADJACENT PROPERTY LINE
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS		BUILDING SET BACK
			CONSERVATION EASEMENT
			DRAINAGE EASEMENT



October 14, 2021

City of West Lake Hills
Zoning & Planning Commission
911 Westlake Drive
West Lake Hills, TX 78746

Re: Summary Letter – Wild Cat Hollow Subdivision
Subdivision Application
0 Wildcat Hollow
West Lake Hills, Texas 78746

Dear Mr. Robert Meisel:

Please accept this formal application request for the above referenced project. Wildcat Hollow is a proposed 8-lot single family residential site on 12.306 acres located within the Full Purpose limits of West Lake Hills, TX. This project is located within the Bee Creek Watershed and is regulated as a Suburban watershed. The site is located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map Viewer.

The lot consists of 12.306 acres of previously undeveloped land. The project includes the subdivision and associated improvements for 8 lots:

- 6 lots allocated to single family residential units
- 2 lots allocated to open space, no development shall be permitted on the open space lots
- 2 detention ponds
- Associated site work, paving, utility, landscaping and other site improvements

If you have any questions or comments regarding this request, please contact me at 512-912-7533.

Yours very truly,

Wes Wigginton
Managing Director
Foursquare Builders



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 20, 2021 02:36 PM Fee: \$ 170.00

2021209577

Electronically Recorded

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WILDCAT CLUB

WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

Declarant: **Michael + Wes & Company, LLC**
a Texas limited liability company

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILDCAT CLUB

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WILDCAT CLUB (the “Declaration”) is made effective as of the 20th day of September 2021, by Michael + Wes & Company, LLC, a Texas limited liability company, the owner of certain unimproved real property located at 0 Wild Cat Hollow, West Lake Hills, Texas 78746, and further described on Exhibit A, attached hereto and made a part hereof, together with all improvements thereon and all easements, rights, and appurtenances thereto (the “**Property**”).

NOW, THEREFORE, it is hereby declared that the Property will be held sold, conveyed, leased, occupied, used, insured, and encumbered with this Declaration, which shall run with the Property and be binding upon all parties having any right, title, or interest in or to the Property, and their heirs, successors, and assigns, and shall inure to the benefit of each such owner.

Declarant hereby declares that all of the Property shall be held, sold, used and conveyed subject to the easements, restrictions, covenants and conditions contained in this Declaration, which shall run with the title to the Property. This Declaration shall be binding upon all parties having any right, title or interest in any portion of the Property, their heirs, successors, successors-in-title and assigns, and shall inure to the benefit of each owner of any portion of the Property.

ARTICLE I DEFINITIONS

1.1 **“ACC” or “Architectural Control Committee”** shall have the meaning given to such terms in Section 6.2 hereof.

1.2 **“ACC Standards”** means standards adopted by the ACC regarding architectural and related matters, including, without limitation, architectural design, placement of improvements, landscaping, color schemes, exterior finishes and materials and similar features which may be either recommended or required by the ACC for use within the Property.

1.3 **“Architectural Committee”** means the committee established under Section 6.3 hereof.

1.4 **“Association”** means Wildcat Club Homeowners Association, Inc., a Texas non-profit corporation, established for the purposes set forth herein.

1.5 **“Association Easement”** means (a) any easement reserved herein or created elsewhere intended for the construction, installation, operation, location or repair of any subdivision improvement, including, without limitation, the easement for subdivision fencing reserved in Section 9.6 hereof and any easement for any landscaping, subdivision sign, monument or entry feature, retaining, screening or perimeter wall or drainage facility, or (b) any other easement for the benefit of the Association shown on a Recorded plat of the Property or otherwise

created or shown in any instrument of Record.

1.6 **“Association Maintenance Fencing”** means any fencing installed by Declarant pursuant to an Association Easement.

1.7 **“Board”** means the Board of Directors of the Association.

1.8 **“Builder”** means Foursquare Builders, LLC.

1.9 **“Bylaws”** means the bylaws of the Association.

1.10 **“Certificate”** means the Certificate of Formation of the Association.

1.11 **“City”** means the City of West Lake Hills, Texas.

1.12 **“Common Area”** and **“Common Areas”** means any property and facilities that the Association owns or in which it otherwise holds rights or obligations, including, without limitation, any property that the Association holds under a lease, license or easement in favor of the Association. Some Common Area will be solely for the common use and enjoyment of the Owners, while other portions of the Common Area may be for the use and enjoyment of the Owners and members of the public. The Common Area shall generally include community wide recreational facilities, open space, detention areas, wetlands and green areas. The Common Area shall not include any streets, streetlights, water mains or sanitary sewers or other improvements which have been dedicated to a municipality or governmental authority. Common Area may be on a separate subdivided lot or may be part of a Lot.

1.13 **“Common Expenses”** means the actual and estimated expenses incurred or anticipated to be incurred by the Association for the benefit of the Member(s) and/or the Common Maintenance Areas.

1.14 **“Common Maintenance Areas”** means the Common Areas, if any, and any areas within public rights-of-way or easements (public and private), portions of Lots, public parks, private streets, landscaping, entry features and/or fence or similar areas that either the Board deems necessary or appropriate to maintain for the common benefit of the Members or that are shown on a Recorded plat of the Property or portion thereof as being maintained by the Association.

1.15 **“County”** means Travis County, Texas.

1.16 **“Declarant”** means Michael + Wes & Company, LLC, a Texas limited liability company, its successors or assigns; provided that any assignment(s) of the rights of Michael + Wes & Company, as Declarant, must be expressly set forth in writing and recorded in the Official Public Records of Travis County, Texas

1.17 **“Declaration”** means this Declaration of Covenants, Conditions and Restrictions for Wildcat Club, and any amendments and supplements thereto made in accordance with its terms.

1.18 **“Designated Interest Rate”** means the interest rate designated by the Board from time to time, subject to any interest limitations under Texas law. If the Board fails to designate an interest rate, then the interest rate shall be the lesser of twelve percent (12%) per annum or the highest rate permitted by Texas law. The Designated Interest Rate is also subject to the limitations in Section 12.6 hereof.

1.19 **“Development Period”** means the period commencing coincident with the date of this Declaration and expiring upon the earlier of: (a) when Declarant does not own any real property within the Property, or (b) when Declarant executes a document stating the Development Period has terminated, which termination document may be executed during the period when Declarant still owns real property within the Property.

1.20 **“Dwelling”** means any residential dwelling situated upon any Lot.

1.21 **“Entry Signs”** means the entry feature signs for the subdivision that are or may be placed by Declarant or its agents on the Common Area, Common Maintenance Areas and/or any area covered by an Association Easement.

1.22 **“Land”** means any real property (other than areas dedicated to the City or County or other applicable governmental authority) within the Property that has not been platted as a Lot.

1.23 **“Lot”** means any separate residential building parcel shown on a Recorded subdivision plat of the Property, the boundaries of which are shown on the Plat and Plans attached hereto as Exhibit B, but only if such parcel has in place the infrastructure (including utilities and streets) necessary to allow construction of a Dwelling thereon. Common Areas and areas deeded to a governmental authority or utility, together with all improvements thereon, shall not be included as part of a Lot. All Lots are Builder and designer attached.

1.24 **“Member”** means any person, corporation, partnership, joint venture or other legal entity that is a member of the Association pursuant to the terms in Article III hereof.

1.25 **“Owner”** means the record owner, whether one or more persons or entities, of fee simple title to any Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Lot is sold under a Recorded contract for deed, then the purchaser (rather than the fee Owner) will be considered the Owner.

1.26 **“Record,” “Recording” or “Recorded”** means the filing of a legal instrument in the Public Records of Travis County, Texas, or such other place as may be designated as the official location for filing deeds, plats and similar documents affecting title to real property.

ARTICLE II PROPERTY RIGHTS

2.1 **Owners' Easements of Use and Enjoyment.** Every Owner will have a right and non-exclusive easement of use, access and enjoyment in and to the Common Areas, subject to any limitations set forth herein, including, without limitation, the following:

(a) **Rules.** The right of the Association to establish and publish rules and regulations governing the use of the Common Areas and/or the Lots.

(b) **Suspension of Common Area Use Rights.** The right of the Association to suspend the right of use of the Common Areas for any period of time during which any assessment against such Owner's Lot is due and remains unpaid.

(c) **Conveyance of Common Area.** The right of the Association, subject to the provisions hereof, to dedicate, sell or transfer all or any part of the Common Areas. However, no such dedication, sale or transfer will be effective unless there is an affirmative vote of sixty-seven percent (67%) or greater of all outstanding votes of the Members entitled to be cast.

(d) **Mortgage Common Area.** The right of the Association, subject to the provisions hereof, to mortgage or lien all or any part of the Common Areas. However, the Common Areas cannot be mortgaged or liened without an affirmative vote of sixty-seven percent (67%) or greater of all outstanding votes of the Members entitled to be cast.

2.2 **Prohibitions on Easement of Use and Enjoyment.** Each Owner's right and easement of use and enjoyment in and to the Common Area is further limited as follows:

(a) **No Transfer without Lot.** An Owner's right and easement of use and enjoyment in and to the Common Area shall not be conveyed, transferred, alienated or encumbered separate and apart from an Owner's Lot.

(b) **No Partition.** Except as provided in Section 2.1(c) hereof, the Common Area shall remain undivided and no action for partition or division of any part thereof shall be permitted.

2.3 **Right to Delegate Use and Enjoyment of Common Area.** Any Owner may extend his or her right of use and enjoyment to the members of such Owner's family, lessees and guests, as applicable, subject to the terms of this Declaration, the Bylaws and any reasonable rules of the Board. An Owner who leases his or her or its Dwelling is deemed to have assigned all such rights to the lessee of such Dwelling.

ARTICLE III MEMBERSHIP AND VOTING

3.1 **Membership - Owners.** Every Owner by virtue of ownership of a Lot or Land will be a member of the Association. Membership will be appurtenant to and will not be separated from ownership of any Lot or Land (as applicable).

3.2 **Voting Rights.** The voting rights in the Association shall be as follows:

(a) **Members other than Declarant.** Except as provided in Section 3.2(b) below, Members shall be entitled to one (1) vote for each Lot owned. However, when more than one person or Member holds an interest in any Lot, only one vote in total may be cast per Lot as the

Owners of such Lot determine among themselves and advise the Secretary of the Association in writing prior to the vote being taken. The Association shall have no affirmative obligation to take any action to determine which Member is the person designated to cast the Lot's vote. If the Members fail to advise the Association of the person designated to cast the Lot's vote, then the Lot's vote shall be suspended if more than one person or entity seeks to exercise it.

(b) **Declarant.** Declarant shall be entitled to eight (8) votes for each Lot owned by Declarant, regardless if the time of the vote is within or after the Development Period.

ARTICLE IV ASSESSMENTS

4.1 **Obligation to Pay Assessments.** Subject to and except as provided in this Article IV, each Owner of any Lot by acceptance of a deed therefor, whether or not it will be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (a) annual assessments as provided in Section 4.3 hereof, (b) special assessments as provided in Section 4.6 hereof, and (c) specific assessments as provided in Section 4.7 hereof.

4.2 **Rate of Assessments.** Both annual assessments and special assessments shall be fixed at a uniform rate for all Lots, regardless of a Lot's location or size or the value of the Dwelling thereon.

(a) **Improved Lot.** A Lot that has thereon a Dwelling that has been occupied at any time (past or current) for residential purposes (an “**Improved Lot**”) shall be assessed at the full rate.

(b) **Vacant Lot.** A Lot that does not have thereon a Dwelling that has been occupied at any time (past or current) for residential purposes shall be assessed at the full rate.

(c) **Lots and Land Owned by Declarant - Exempt.** Except as provided in Section 4.5 below, during the Development Period all Lots owned by Declarant shall be exempt from all assessments (annual assessments, special assessments and/or specific assessments) and Declarant shall not be obligated to pay any assessments for the Lots. Notwithstanding anything contained herein to the contrary, Declarant shall never be obligated to pay assessments for any Land owned by Declarant.

4.3 **Date of Commencement of Annual Assessments; Due Dates.** The annual assessments provided for herein shall commence as to all Lots on the date of conveyance of the first Lot to an Owner (other than to Declarant or an entity that assumes Declarant status as provided herein), unless the Board elects to commence the annual assessment earlier. Until January 1st of the year immediately following the conveyance of the first Lot to an Owner (other than to Declarant or an entity that assumes Declarant status as provided herein), the annual assessment shall be \$432.00 per Lot, provided that such first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The amount of subsequent annual assessments against each Lot shall be fixed by the Board at least thirty (30) days in advance of each assessment period. Written notice of the annual assessment shall be sent to an Owner of every

Lot subject thereto. The due dates shall be established by the Board. The Board shall also establish whether the annual assessment shall be paid annually, quarterly or monthly.

4.4 Annual Assessment - Increases. The annual assessment may be increased by the Board, provided that the Board gives written notice of the increase to the Members at least thirty (30) days in advance of the effective date of such increase. No vote or other approval shall be required for the increase to be effective, unless the increase is more than ten percent (10%) of the prior annual assessment. If the increase is more than ten percent (10%), then the increase may be disapproved by a sixty-seven percent (67%) or greater vote of the votes of Members entitled to be cast, provided that the vote occurs and the Board receives evidence thereof within sixty (60) days of the date of the increase notice.

4.5 Declarant's Obligation to Pay Budget Deficits. If at any time during the Development Period the Association's operating expenses exceed the assessments received by the Association from the Owners (the "**Budget Deficit**"), Declarant shall fund the amount of such deficit to the Association: provided, however, that in no event shall Declarant be obligated to pay more than an amount equal to the full assessment rate applicable to Improved Lots for the Lots (but not Land) Declarant owns to make up such Budget Deficit. Notwithstanding the foregoing, if the Budget Deficit is the result of the failure or refusal of an Owner or Owners to pay their annual, special or specific assessments, the Association will diligently pursue (and Declarant may also pursue at its option) all available remedies against such defaulting Owners and will promptly reimburse Declarant for any Budget Deficit funded by Declarant from any amounts collected from such Owner or Owners. In no event shall Declarant be obligated to pay any Budget Deficit attributable to the period of time after the Development Period. Furthermore, Declarant's agreement to pay Budget Deficits under this Section 4.5 shall in no way eliminate or diminish Declarant's exemption from all assessments when no Budget Deficit exists.

4.6 Special Assessments. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment to cover expenses which the Board determines, in its sole discretion, to more appropriately be handled outside of the regular operating budget, provided that any such special assessment must have an affirmative vote of sixty-seven percent (67%) or greater of all outstanding votes of the Members entitled to be cast.

4.7 Specific Assessments. The Association shall have the power to levy specific assessments against a particular Lot to (a) cover costs incurred in bringing a Lot into compliance with this Declaration, (b) cover costs incurred as a consequence of the conduct (or the failure to act) of the Owner or occupant of a Lot, their agents, contractors, employees, licensees, invitees or guests, and/or (c) collect any sums due by the Owner to the Association (other than annual assessments or special assessments or interest or late charges related thereto), including, without limitation, fines.

4.8 Purpose of Annual and Special Assessments - Reserve. Annual assessments and special assessments levied by the Association shall be used for Common Expenses. The Association may establish and maintain a reserve fund for the periodic maintenance, inspection, repair and replacement of improvements to the Common Maintenance Areas.

4.9 **Personal Obligation to Pay Assessments.** Each assessment provided for herein, together with interest at the Designated Interest Rate, late charges and collection costs (including, without limitation, reasonable attorneys' fees) shall be the personal obligation of the person who was the Owner of such Lot at the time when the assessment arose. Upon a transfer of title to a Lot, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance. However, no mortgagee under a Recorded first purchase money mortgage or beneficiary of a Recorded first deed of trust (meaning any Recorded mortgage or deed of trust with first priority over other mortgages or deeds of trust), shall be liable for unpaid assessments which accrued prior to the mortgagee's acquisition of title. In addition, no mortgagee shall be required to collect assessments.

4.10 **Capitalization of Association - Payment.**

(a) Each Owner (other than Declarant) of a Lot with a completed Dwelling thereon will pay a one-time initial working capital contribution to the Association (the **"Initial Contribution"**) in an amount equal to Two Thousand Five Hundred and No/100 Dollars (\$2,500.00), which amount shall be due immediately upon the transfer of title to the Lot.

(b) Notwithstanding the foregoing provision, the following transfers will not be subject to the requirement to pay the Initial Contribution: (i) foreclosure of a deed of trust lien, tax lien, or the Association's assessment lien; (ii) transfer to, from, or by the Association; or (iii) voluntary transfer by an Owner to one or more co-owners, or to the Owner's spouse, child or parent. In the event of any dispute regarding the application of the Initial Contribution to a particular Owner, the Board's determination regarding application of the exemption will be binding and conclusive without regard to any contrary interpretation of this Section 4.10. The Initial Contribution will be in addition to, not in lieu of, any other assessments or other charges levied in accordance with this Article IV and will not be considered an advance payment of such assessments. The Association will have the power to waive the payment of any Initial Contribution attributable to a Lot by the execution and recordation in the Public Records of a waiver notice executed by a majority of the Board.

4.11 **Failure to Pay Assessments; Remedies of the Association.** With respect to any assessment or other sum due herein not paid within ten (10) days after the due date, the Association shall have the right to: (a) charge a late fee, in an amount determined by the Board; (b) charge interest on the amount due at the Designated Interest Rate from the due date until the date the sum is paid; (c) charge costs and fees related to the collection of the sum due; and/or (d) exercise any other remedies available to the Association as provided elsewhere in this Declaration. In addition, the Association may bring an action at law against the Owner personally obligated to pay the same. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Maintenance Areas or abandonment of his or her Lot. The failure to pay assessments shall not by the terms of this Declaration constitute a default under an insured mortgage, unless otherwise provided by the terms of such mortgage.

4.12 **Lien.**

(a) **Creation of Lien.** The Association shall hereby have a continuing lien against each Lot to secure payment of delinquent assessments (annual assessments, special assessments and specific assessments), as well as interest at the Designated Interest Rate, late charges and costs of collection, including, without limitation, court costs and attorneys' fees, and any other fees or charges that are authorized under or pursuant to this Declaration. Although no further action is required to create or perfect the lien, the Association may, as further evidence and notice of the lien, execute and Record a document setting forth as to any Lot, the amount of delinquent sums due the Association at the time such document is executed and the fact that a lien exists to secure the payment thereof. However, the failure of the Association to execute and Record any such document shall not, to any extent, affect the validity, enforceability, perfection or priority of the lien.

(b) **Enforcement of Lien - Judicial or Nonjudicial.** The lien may be enforced by judicial foreclosure or by nonjudicial foreclosure; provided, however, that prior to any nonjudicial foreclosure, the Association shall first obtain a court order as required under Section 209.0092(a) of the Texas Property Code, as amended, and otherwise comply with any applicable prerequisites or requirements for nonjudicial foreclosure under applicable law, including, without limitation, Chapter 209 of the Texas Property Code, as amended. Each Owner by accepting title to a Lot hereby grants to the Association, whether or not it is so expressed in the deed or other instrument conveying such Lot to the Owner, a private power of nonjudicial sale. The Board may appoint, from time to time, any person including an officer, agent, trustee, substitute trustee or attorney, to exercise the Association's lien rights on behalf of the Association, including the power of sale. The appointment must be in writing and may be in the form of a resolution recorded in the minutes of a Board's meeting. A foreclosure must comply with the requirements of applicable law, including, without limitation, Chapter 209 of the Texas Property Code, as amended. A nonjudicial foreclosure must be conducted in accordance with the provisions applicable to the exercise of powers of sale as set forth in Section 51.002 of the Texas Property Code, as amended, or in any manner permitted by law. In any foreclosure, the Owner is required to pay the Association's costs and expenses for the proceedings, including reasonable attorneys' fees, subject to applicable provisions of the Bylaws and applicable law, such as Chapter 209 of the Texas Property Code, as amended. The Association has the power to bid on the lot at foreclosure sale and to acquire, hold, lease, mortgage and convey same.

(c) **Subordination of Lien.** The lien of the assessments provided for herein is subordinate to the lien of any Recorded first purchase money mortgage or deed of trust against a Lot.

(d) **Effect of Conveyance.** An Owner that conveys title to a Lot shall not be liable for assessments that are attributable to the period after the conveyance of the Lot, except as provided in Section 4.12(e) below. However, a conveyance of title to a Lot shall not affect the assessment lien or relieve the Owner that conveys the Lot from personal liability for any assessments attributable to the period prior to the date of the conveyance, except as provided in Section 4.12(e) below.

(e) **Effect of Foreclosure.** The foreclosure of a first purchase money mortgage, trustee's sale of a first deed of trust or a deed in lieu thereof will extinguish the lien of such assessment as to payments attributable to the period prior to the foreclosure, trustee's sale or deed in lieu thereof. However, a foreclosure of a first purchase money mortgage, trustee's sale of a first deed of trust or a deed in lieu thereof will not relieve such Lot or Owner thereof from liability for any assessment attributable to the period after the foreclosure, trustee's sale or deed in lieu thereof. The foreclosure of a first purchase money mortgage, trustee's sale of a first deed of trust or a deed in lieu thereof shall not release the Owner whose Lot is being foreclosed, sold at a trustee's sale or conveyed pursuant to a deed in lieu from the Owner's obligation to pay assessments attributable to the period prior to the date of such foreclosure, trustee's sale or deed in lieu thereof. For purposes of this Declaration, the use of the term “**first**” in connection with a mortgage or deed of trust shall refer to the lien priority as compared to other mortgages or deeds of trust.

ARTICLE V THE ASSOCIATION

5.1 **The Association - Duties and Powers.** The Association is a Texas nonprofit corporation charged with the duties and invested with the powers prescribed by law and set forth in the Certificate, the Bylaws and this Declaration. The Association shall continue to exist until the Association is dissolved, regardless if the corporate status expires or lapses. The Association shall have such rights, duties and powers as set forth herein and in the Certificate and the Bylaws.

5.2 **Board of Directors.** The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint, in accordance with the Certificate and the Bylaws. The Board shall have the powers granted in this Declaration, the Certificate, the Bylaws, and all powers provided by Texas law and all powers reasonably implied to perform its obligations and/or duties provided herein.

5.3 **Limitation on Liability.** The liability of an officer, director or committee member of the Association shall be limited as provided in the Certificate.

5.4 **Indemnification.** Subject to the limitations and requirements of the Texas Business Organizations Code, as amended (the “**TBOC**”), and in the Bylaws, the Association shall indemnify, defend and hold harmless every officer, director and committee member against all damages and expenses, including, without limitation, attorneys' fees, reasonably incurred in connection with any threatened, initiated or filed action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which such officer, director or committee member may be a party by reason of being or having been an officer, director or committee member, except that such obligation to indemnify, defend and hold harmless shall be limited to those actions for which a director's, officer's or committee member's liability is limited under the Certificate. Additionally, subject to the limitations and requirements of the TBOC and in the Bylaws, the Association may voluntarily indemnify, defend and hold harmless a person who is or was an employee, trustee, agent or attorney of the Association, against any liability asserted against such person or party in that capacity and arising out of that capacity.

5.5 **Insurance.**

- (a) **Required Coverages.** The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect, the following insurance coverage, if reasonably available:
 - (i) **Property Insurance - Common Area.** Blanket property insurance covering loss or damage on a “special form” basis (or comparable coverage by whatever name denominated) for all insurable improvements on the Common Area and within the Common Maintenance Areas to the extent that the Association has assumed responsibility in the event of a casualty, regardless of ownership.
 - (ii) **General Liability Insurance.** Commercial general liability insurance on the Common Maintenance Areas, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents or contractors while acting on its behalf.
- (b) **Additional Insurance.** The Board may obtain additional insurance as the Board determines advisable, including, without limitation, directors and officers liability insurance, fidelity insurance and any insurance to comply with any applicable insurance requirements of any federal agency or secondary mortgage market entity, to the extent applicable. In determining whether to obtain additional insurance and/or endorsements thereto that are discretionary the Board shall use its own business judgment to determine if such insurance and/or endorsement is advisable based on the cost and availability of the insurance and/or the endorsement compared to the risks associated therewith.
- (c) **Review of Policies.** The Board shall periodically review the types and amounts of insurance coverage for sufficiency.

5.6 **Contracts; Management and Maintenance.** The Association shall have the right to contract with any person or entity for the performance of various duties and functions. This right shall include, without limitation, the right to enter into management, operational or other agreements with other persons or entities; provided, however, that any such agreement shall require approval of the Board. The Board may employ for the Association a management agent or agents at such compensation as the Board may establish, to perform such duties and services as the Board shall authorize. The Board may delegate such powers as are necessary to perform the manager's assigned duties but shall not delegate policymaking authority.

5.7 **Books and Records.** The books and records of the Association shall be made available to the Members for inspection and copying as provided in the Bylaws and in accordance with the requirements of applicable law, including, without limitation, Chapter 209 of the Texas Property Code, as amended.

5.8 **Dissolution of Association; Conveyance of Assets.** If the Association is dissolved

other than incident to a merger or consolidation, the assets both real and personal of the Association, shall be conveyed as provided in the Certificate.

5.9 **Enforcement-Notice.** The Association may impose sanctions for violation of this Declaration (including any rules, guidelines or standards adopted pursuant to this Declaration) in accordance with and subject to the applicable procedures set forth in this Declaration, the Bylaws and applicable law, including Chapter 209 of the Texas Property Code, as amended. Specifically, written notice and opportunity for a hearing must be given prior to the Association exercising its remedies if such notice and hearing is required by this Declaration, the Bylaws and applicable law, including Chapter 209 of the Texas Property Code, as amended. Such sanctions may include all remedies available at law and/or in equity and all remedies herein, including, without limitation, the following:

(a) **Fines.** The Association may impose reasonable monetary fines which shall constitute a lien upon the Owner of the Lot related to or connected with the alleged violation. The Owner shall be liable for the actions of any occupant, guest or invitee of the Owner of such Lot.

(b) **Suspension of Rights to Use Common Area.** The Association may suspend any person's or entity's right to use any Common Area; provided, however, that nothing herein shall authorize the Association to limit ingress or egress to or from a Lot.

(c) **Right of Self-Help.** The Association may exercise self-help or take action to enter upon the Lot to abate any violation of this Declaration.

(d) **Right to Require Removal.** The Association may require an Owner, at the Owner's expense, to remove any structure or improvement on such Owner's Lot in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Association or its designee shall have the right to enter the Lot, remove the violation and restore the property to substantially the same condition as previously existed, without such action being deemed a trespass.

(e) **Levy Specific Assessment.** The Association may levy a specific assessment to cover costs incurred by the Association in bringing a Lot into compliance with this Declaration.

(f) **Lawsuit; Injunction or Damages.** The Association has the right, but not the obligation, to bring a suit at law or in equity to enjoin any violation or to recover monetary damages, or both.

(g) **Perform Maintenance.** In addition to any other enforcement rights, if an Owner fails to perform properly such Owner's maintenance responsibility with respect to a Lot and/or Dwelling, the Association may record a notice of violation in the Records and/or enter onto the Lot and perform such maintenance responsibilities and assess all costs incurred by the Association against the Lot and the Owner as a specific assessment.

The decision to pursue enforcement action, including the commencement of legal

proceedings, in any particular case shall be left to the Association's sole and absolute discretion, except that the Association shall not be arbitrary or capricious in taking enforcement action. Without limiting the generality of the foregoing sentence, the Association may determine that, under the circumstances of a particular case: (i) the Association's position is not strong enough to justify taking any or further action; (ii) the covenant, restriction or rule being enforced is, or is likely to be construed as, inconsistent with applicable law; (iii) although a technical violation may exist or may have occurred, it is not of such a material nature as to be objectionable to a reasonable person or to justify expending the Association's resources; or (iv) it is not in the Association's best interests, based upon hardship, expense or other reasonable criteria, to pursue enforcement action. Such a decision shall not be construed as a waiver of the right of the Association to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other covenant, restriction or rule.

ARTICLE VI ARCHITECTURAL CONTROLS

6.1 No Improvements Unless Approved by Architectural Control Committee-Except Improvements by Declarant. No building, fence, wall, outbuilding, landscaping, pool, detached building, athletic or play equipment or facility, structure or improvement will be erected, altered, added onto or repaired upon any portion of any Lot without the prior written consent of the ACC. However, ACC approval is not required for (a) any improvements constructed, erected, altered, added onto or repaired by Declarant or a Builder designated in writing by Declarant during the Development Period to be exempt from the ACC approval requirements; (b) any improvements to the interior of a Dwelling, except as provided herein; (c) the painting or re-bricking of the exterior of any Dwelling in accordance with the same color or design as originally constructed by Declarant or in accordance with the approved color and design scheme approved by the ACC; (d) improvements for which this Declaration expressly states that the ACC's prior approval is not required; or (e) repair or replacement of worn out or damaged improvements if such repair or replacement is with substantially similar materials. Any improvements pursuant to clauses (c) and (e) immediately preceding must be in compliance with any applicable ACC Standards.

6.2 Architectural Control Committee. The ACC shall have the sole and exclusive authority to perform the functions contemplated by the ACC in this Declaration. The purpose of the ACC is to enforce the architectural standards of the Property and to approve or disapprove plans for improvements proposed for the Lots. The ACC will have the authority to delegate its duties or to retain the services of a professional engineer, management company, architect, designer, inspector or other person to assist in the performance of its duties. The cost of such services shall be included in the Common Expenses. The “ACC” or “Architectural Control Committee” shall be the following entity:

- (a) **Declarant - During Development Period.** Declarant shall be the ACC during the Development Period, unless Declarant has earlier terminated its rights as the ACC in writing.
- (b) **Architectural Committee - After the Development Period.** The Architectural Committee shall be the ACC after Declarant's right to act as the ACC has either expired or

voluntarily been terminated.

6.3 Architectural Committee. A committee to be known as the “Architectural Committee” consisting of a minimum of three (3) members will be established after Declarant's right as the ACC has terminated. The members of the Architectural Committee will be appointed, terminated and/or replaced by the Board. The Architectural Committee will act by simple majority vote.

6.4 Submission of Plans. Prior to the commencement of construction of any work required to be approved by the ACC as provided in Section 6.1 above, the Owner (excluding Declarant and any Builder designated in writing by Declarant during the Development Period to be exempt from the ACC approval requirements as provided herein) will first submit to the ACC a complete set of plans and specifications for the proposed improvements, including site plans, landscape plans, exterior elevations, specifications of materials and exterior colors, and any other information deemed necessary by the ACC for the performance of its function. In addition, the Owner will submit the identity of the individual(s) or company(ies) intended to perform the work and projected commencement and completion dates.

6.5 Plan Review.

(a) **Timing of Review and Response.** Upon receipt by the ACC of all of the information required by this Article VI, the ACC will have thirty (30) days in which to review said plans and other documents and materials submitted pursuant to Section 6.4 hereof. No correspondence or request for approval will be deemed to have been received until all requested documents have actually been received by the ACC in form satisfactory to the ACA. If the ACC requests additional information and the applicant fails to provide such information prior to the date stated in the ACA's notice, then the application shall be deemed denied. If the applicable submittal is denied or deemed denied, then the applicant shall be required to re-apply if the applicant still desires to have the ACC consider the request. If the ACC fails to issue its written approval within thirty (30) days after the ACA's receipt of all materials requested by the ACC to complete the submission, then such failure by the ACC to issue its written approval shall be deemed its disapproval of such materials. The ACC may charge a reasonable fee for reviewing requests for approval. It is the responsibility of the Owner seeking approval from the ACC to verify that the ACC has received its request for review and whether approval has been given by the ACA.

(b) **Approval Considerations - Aesthetics.** The proposed improvements will be approved if, in the sole opinion of the ACA: (i) the improvements will be of an architectural style, quality, color and material that are aesthetically compatible with the improvements within the Property; (ii) the improvements will not violate any term herein or in the ACC Standards; and (iii) the improvements will not have an adverse impact on the Property. Decisions of the ACC may be based on purely aesthetic considerations. The ACC shall have the authority to make final, conclusive and binding determinations on matters of aesthetic judgment and such determination shall not be subject to review so long as the determination is made in good faith and in accordance with the procedures set forth herein. Each Owner acknowledges that opinions on aesthetic matters are subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements and as the ACC and its members change over time.

6.6 **Timing of Completion of Approved Items.** All work approved by the ACC shall be completed within one (1) year after the approval by the ACC or such shorter period that the ACC may specify in the notice of approval, unless the completion is delayed due to causes beyond the reasonable control of the Owner, as determined by the ACA. All work and related improvements shall be in compliance with the items approved by the ACA.

6.7 **Improvements Impact on Drainage.** With respect to any improvements performed on a Lot and/or any alterations to the grade of a yard, the Owner shall take proper precautions to insure that such improvements do not cause the surface water drainage on the Lot to (a) drain onto an adjoining Lot in an amount more than the drainage amount prior to the improvement or alteration, or (b) collect near the foundation of the Dwelling. Although the ACC may comment on and/or deny the approval of plans because of the impact of the proposed improvements or alterations on surface water drainage, the ACA's comments or approval shall not constitute or be construed as a representation, warranty or guaranty that adverse surface water drainage problems will not occur and shall not be relied upon as such. The Owner is responsible for taking the necessary actions in order to avoid any surface water drainage problems, including, without limitation, engaging the services of a qualified consultant.

6.8 **No Waiver.** The approval by the ACC of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring the approval of the ACC under this Declaration, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing specification or matter subsequently submitted for approval.

6.9 **Variances.** The ACC may authorize variances from strict compliance with the requirements herein, in any ACC Standards or any required procedures: (a) in narrow circumstances where the design meets the intent of the provision from which variance is sought and where granting the variance would enhance design innovation and excellence; or (b) when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations so require. For purposes of this Section 6.9, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of any financing as the sole or primary reason for requesting a variance shall not be considered a hardship warranting a variance. No variance shall be contrary to the terms of this Declaration and no variance shall be effective unless in writing, nor shall a variance in one instance estop the ACC from denying a variance in other circumstances.

6.10 **Architectural Control Committee Standards.** The ACC may, from time to time and in its sole and absolute discretion, adopt, amend and repeal, by unanimous vote or written consent, ACC Standards. The ACC Standards may not conflict with the terms of this Declaration. In this regard, any conflict between any ACC Standards and the terms of this Declaration shall be controlled by the terms of this Declaration.

6.11 **Enforcement; Non-Conforming and Unapproved Improvements.** If there are any significant or material deviations from the approved plans in the completed improvements, as determined by the ACA, in its sole and absolute discretion, such improvements will be in violation of this Article VI to the same extent as if made without prior approval of the ACA. In addition to the Association's rights in Section 5.9 hereof, the Association or any Owner may maintain an action

at law or in equity for the removal or correction of (a) the non-conforming improvement or alteration, and/or (b) any improvement or alternation to any improvement on any Lot that is not approved by the ACA.

6.12 **Liability of Declarant and the ACA; Indemnity.**

(a) **Decisions of Declarant and ACA.** Declarant and the members of the ACC shall have no liability for decisions made by them so long as such decisions are made in good faith and are not discriminatory, arbitrary or capricious. Any errors in or omissions from the documents submitted to Declarant or the ACC shall be the responsibility of the entity or person submitting the documents, and neither Declarant nor the ACC shall have any obligation to check for errors in or omissions from any such documents, or to check for such documents' compliance with the general provisions of this Declaration, City codes and other regulations, state statutes or the common law, whether the same relate to Lot lines, building lines, easements or any other issue.

(b) **No Liability of Declarant or ACA.** Declarant shall have no responsibility or liability for (i) the creation, selection, management or operation of the ACA, (ii) any actions taken or omitted to be taken by or on behalf of the ACC in connection with this Declaration or the Property, or (iii) any liabilities, obligations, debts, actions, causes of action, claims, debts, suits or damages incurred by or on behalf of or arising in connection with the ACA, the Property or the duties and obligations of the ACC pursuant to this Declaration. Furthermore, neither Declarant, the Association, the ACA, the Board nor the officers, directors, members, employees and agents of any of them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Association, the ACA, the Board or the officers, directors, members, employees or agents of any of them, to recover any such damages and hereby releases and quitclaims all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given. Plans and specifications are not reviewed, approved and/or rejected for engineering or structural design, adequacy of materials or adequacy of soils or drainage, and by approving such plans and specifications, neither Declarant, the Association, the ACA, the Board nor the officers, directors, members, employees and agents of any of them assumes liability or responsibility therefor, nor for any defect in any structure constructed from such plans and specifications.

(c) **Indemnification of Declarant and ACA.** Without limiting the foregoing provisions of this Section 6.12, subject to any limitations imposed under the TBOC or in the Bylaws, the Association shall indemnify, defend and hold harmless the ACC and Declarant from and against all damages, claims and expenses, including, without limitation, attorneys' fees, reasonably incurred in connection with any threatened, initiated or filed action, suit or other proceeding (including the settlement of any suit or proceeding, if approved by the then Board) to

which the ACC or Declarant may be a party by reason of its activities under or in connection with this Declaration.

ARTICLE VII USE RESTRICTIONS AND COVENANTS

7.1 Single Family Residential Use. All Lots and Dwellings will be used and occupied for single-family residential purposes only and no trade or business may be conducted in or from any Lot and/or Dwelling, except that an Owner of the Dwelling may conduct business activities within the Dwelling so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling; (b) the business activity conforms to all zoning requirements for the Property; (c) the business activity does not involve unreasonable visitation to or from the Dwelling by clients, customers, suppliers or other business invitees; and (d) the business activity is ancillary to the residential use of the Dwelling and does not diminish the residential character of the Property or constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of the other residents in the Property. The determination of whether a business activity satisfies the foregoing requirements set forth in clauses (a) through (d) above in this Section 7.1 shall be made by the Board in its sole and absolute discretion. The business activity prohibition will not apply to the use by Declarant or any Builder of any (i) Dwelling as a model home, construction office and/or sales office, or (ii) Lot as a site for a selection center trailer, construction office trailer and/or sales office trailer and/or parking lot.

7.2 Parking of Motor Vehicles. No vehicles or similar equipment will be parked or stored in an area visible from any street within the Property, except passenger automobiles, motorcycles, passenger vans and pick-up trucks may be parked in any garage or driveway if such vehicle (a) has less than one (1) ton carrying capacity; (b) has less than 3 axles; (c) is in operating condition; and (d) is generally in daily use as a motor vehicle on the streets and highways of the State of Texas. No vehicles, trailers, implements or apparatus may be driven or parked in the Common Areas, the Common Maintenance Areas or on any easement unless such vehicle, trailer, implement or apparatus is in use for maintaining such area or easement: provided, however, that this restriction will not apply to any driveways, roads, parking lots or other areas designated by the Board as intended for such vehicular use. No abandoned, derelict or inoperable vehicles may be stored or located on any Lot or a street within the Property, except within an enclosed garage. No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles or other machinery or equipment will be permitted in any driveway or portions of any Lot that are visible from any street within the Property.

7.3 Trailers, Boats, Commercial and Recreational Vehicles. No campers, boats, trailers, motor homes, travel trailers, camper bodies, golf carts, recreational vehicles, non-passenger vehicles, vehicles with 3 or more axles or greater than 1 ton carrying capacity, and/or equipment or accessories related thereto may be kept on any Lot, unless such item is operable and such item is (a) kept fully enclosed within a garage located on such Lot; (b) kept fully screened from view by a screening structure or fencing approved by the ACA; (c) temporarily parked on

any street within the Property or on a Lot for the purpose of loading or unloading; or (d) a commercial vehicle that is in use for the construction, maintenance or repair of a Dwelling or Lot in the immediate vicinity. The Board will have the absolute authority to determine from time to time whether an item is in operable condition and complies with the requirements in clauses (a) through (d) above in this Section 7.3. Upon an adverse determination by the Board, the Owner will cause the item to be removed and/or otherwise brought into compliance with this Section 7.3. Notwithstanding any provision herein, no trucks or vehicles of any size which transport inflammatory or explosive cargo may be kept on the Property at any time.

7.4 Fences.

(a) **Required Fencing.** The backyard of each Lot must be fully enclosed with a perimeter fence. The Owner must at all times maintain the fence on its Lot in accordance with the terms of this Declaration, unless such Owner obtains the ACA's written approval to modify, replace, relocate or remove such fence in accordance with the provisions of this Declaration.

(b) **Type of Fencing.** (i) Association Maintenance Fencing will be stone, brick and/or masonry; (ii) Restricted Fencing (defined below) will be tubular metal meeting material, design and color specifications approved by the ACA; and (iii) all other perimeter fences will be wood with metal posts. No other type of fencing shall be permitted. All fencing shall comply in all respects (including size and location) with applicable City requirements, including, without limitation the City. All fences shall be six (6) feet in height unless another height is approved by the ACC and shall be a color approved by the ACA. Unless approved by the ACA, fences must be stained or painted with the same color stain or paint as originally applied by Declarant or a Builder, as applicable. The portion of all fences which face a street adjoining such Owner's Lot (front, side or rear streets, but not alleys) or which face a Common Area, open space, park or other recreational area adjoining such Owner's Lot (which area may be separated by an alley) shall have the smooth surface of the fence materials facing the applicable street or Common Area. The fence posts and bracing boards on such front, side and rear fences shall face the interior of the fenced yard. The term **"Restricted Fencing"** as used herein shall mean the tubular metal fencing that shall be installed on the property line of each Lot of Wildcat Club, a subdivision of West Lake Hills, Travis County, Texas.

(c) **Location of Fence.** Unless approved by the applicable governmental authority and the ACA, no fence or wall will be placed (i) on any Lot in a location nearer the street than the front corner of the Dwelling located on such Lot, or (ii) on those certain corner Lots whose rear boundary line adjoins any portion of another Lot's front yard of a Lot behind the corner Lot, in a location nearer to the front building setback line for the street that is in front of the adjoining Lot. The foregoing shall not limit or restrict fences erected in conjunction with model homes or sales offices. In addition to the foregoing, easements may also restrict the placement of fences.

(d) **Maintenance of Fencing.** Except with respect to Association Maintenance Fencing, each Owner shall maintain the portion of fencing on such Owner's Lot in a presentable condition and shall make all repairs and replacements thereto (as deemed necessary by the Board, in its sole and absolute discretion), except that Owners adjoining a Common Fence (as provided in Section 7.4(f) hereof) shall share in the cost of such maintenance as provided in Section 7.4(f)

hereof. The Association shall be responsible to maintain the Association Maintenance Fencing.

(e) **No Changes / Repairs.** All repairs and replacements to the perimeter fencing must be done using the same type and color of materials so that such fencing does not appear to have been repaired or replaced, except to the extent of the new appearance of the repaired or replaced materials. Except as provided in this Section 7.4(e), no fencing (including, without limitation, Association Maintenance Fencing and Restricted Fencing) may be changed or modified without the prior written consent of the ACA. This includes the prohibition against changing the height of the fencing and the fencing materials.

(f) **Common Fencing.** Except for Association Maintenance Fencing, side and rear yard fences that are installed by Declarant or the Builder of the Dwelling to separate adjacent Lots as a common boundary fence (the **“Common Fence”**) shall be maintained jointly by the Owners whose Lot adjoins such Common Fence and the costs associated therewith shall be shared equally by said Owners. An Owner is not released from the joint maintenance obligation even if an Owner constructs a second fence along or near the Common Fence, unless the other Owner agrees in writing otherwise and the ACA's approval is obtained. If the Owners disagree regarding the timing, cost or other applicable issue related to the repair or replacement of a Common Fence or any portion thereof, then either Owner may (i) make the repair or replacement (provided any applicable ACC approval is obtained) and seek collection of one-half (1/2) of the cost of repair or replacement at Arbitration (as defined herein); and/or (ii) seek payment of one-half (1/2) of the cost of repair or replacement at Arbitration, subject to the repair or replacement being made. The term **“Arbitration”** shall mean binding arbitration pursuant to the rules of the American Arbitration Association or such other person or entity approved by the applicable Owners.

7.5 **Common Retaining Wall.**

(a) **Maintenance of Common Retaining Wall.** Any retaining walls that are installed by Declarant on a common boundary of two Lots or that are located on a Lot, but adjacent to (within 3 feet) and generally parallel with another Lot (a **“Common Retaining Wall”**) shall be maintained jointly by the Owner(s) whose Lot the Common Retaining Wall is located on and the Owner whose Lot is adjacent to the Common Retaining Wall (depending upon which is applicable) and the costs associated therewith shall be shared equally by said Owners. An Owner is not released from the joint maintenance obligation unless the other Owner agrees in writing to such release. The Common Retaining Wall shall be maintained in the same location, size, style and design and with the same materials, unless both Owners agree in writing otherwise and the ACA's approval is obtained. If the Owners disagree regarding the timing, cost or other applicable issue related to the repair or replacement of a Common Retaining Wall and/or portion thereof, then either Owner may (i) make the repair or replacement (provided any applicable ACC approval is obtained) and seek collection of one-half (1/2) of the cost of repair or replacement at Arbitration, and/or (ii) seek payment of one-half (1/2) of the cost of repair or replacement at Arbitration, subject to the repair or replacement being made.

(b) **Easement for Common Retaining Wall.** Common Retaining Walls may or may not be located exactly on the common boundary line between two Lots. Therefore, there is hereby created an easement in and on the Lot where the Common Retaining Wall is actually located. The

easement area shall be limited to the area that is within 3 feet of the common boundary line. The easement shall be for the benefit of the Owner of the Lot that adjoins the Common Retaining Wall so that such Owner can maintain the Common Retaining Wall as provided in Section 7.5(a).

7.6 Outbuildings, Sheds and Detached Buildings. No detached accessory buildings (including, but not limited to, detached garages and storage buildings and sheds) shall be erected, placed or constructed upon any Lot, unless (a) the building is approved by the ACC prior to the installation or construction of the building; (b) such building is compatible with the Dwelling to which it is appurtenant in terms of its design and material composition; (c) the exterior paint and roofing materials of such building shall be consistent with the existing paint and roofing materials of the Dwelling; (d) the building is located within a backyard that has a fence that completely encloses the backyard; (e) the height of the walls (excluding the roof) is not greater than 6 feet; (f) the total height of the building (including walls and roof) is not greater than 8 feet; and (g) the building has less than 145 square feet of floor space. In addition, the Owner is required to comply with any applicable governmental requirements, including, without limitation, any necessary permits.

7.7 Animals. No animals, livestock or poultry of any kind will be raised, bred or kept on any Lot, except that a reasonable number of cats, dogs or other generally recognized household pets may be permitted on any Lot. All animals will be kept in strict accordance with all local laws and ordinances (including leash laws) and in accordance with all rules established by the Association. All persons bringing an animal onto the Common Maintenance Areas shall be responsible for immediately removing any solid waste of said animal.

7.8 Signs. Except for Entry Signs, no sign or emblem of any kind, including “for rent” signs, may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible from public view except the following: (a) an Owner may erect one (1) sign on a Lot advertising the Dwelling for sale, provided that the sign does not exceed two (2) feet by three (3) feet in size; (b) an Owner may temporarily place one (1) sign on a Lot advertising the “open house” of a Dwelling for sale, provided that the sign does not exceed two (2) feet by three (3) feet in size and the sign may only be displayed during actual open house hours; (b) an Owner may place one (1) sign on the inside of a window advertising a Dwelling “for rent”, provided that the sign does not exceed one and one-half (1.5) feet by one and one-half (1.5) feet in size; (d) signs or billboards may be erected by Declarant or any Builder designated in writing by Declarant as having the right to erect such signs or billboards; (e) an Owner may temporarily place one (1) sign on a Lot advertising a “garage sale”, provided that the sign does not exceed two (2) feet by three (3) feet in size and the sign may only be displayed during the garage sale hours; or (f) political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs will not be erected more than sixty (60) days in advance of the election to which they pertain and are removed within fifteen (15) days after the election. The ACC may in the ACC Standards permit additional signs and/or place additional restrictions or limitations on the signs permitted in this Declaration, provided that such additional restrictions or limitations do not conflict with the terms hereof. The Association will have the right to remove any sign, billboard or other advertising structure that does not comply with the foregoing. Removal shall not subject Declarant, the Board, the Association or the Association's officers to any liability

in connection with such removal.

7.9 Trash; Containers and Collection. No garbage or trash shall be placed or kept on any Lot, except in covered sanitary containers. In no event shall such containers be stored, kept, placed or maintained on any Lot where visible from the location on the street that is immediately in the front of the Dwelling except solely on a day designated for removal of garbage, then such containers may be placed in the designated location for pick-up of such garbage and the container will be removed from view before the following day. Materials incident to construction of improvements may be stored on Lots during construction by Declarant or any Builder designated in writing by Declarant during the Development Period.

7.10 Nuisances. No noxious or offensive activity, including, without limitation, unreasonable smells, noise or aesthetics, will be carried on upon any Lot, nor will anything be done thereon which the Board determines, in its sole and absolute discretion, is or may become an unreasonable source of annoyance or nuisance to the Property.

7.11 Antennae and Satellite Dishes. Except with the written permission of the ACC or as provided herein, exterior antennae, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind may not be placed on the exterior of any Dwelling or on any portion of the Lot outside the Dwelling, except that (a) antennas, satellite dishes or other apparatuses that are one meter or less in diameter and that are designed to receive transmissions other than television broadcast signals shall be permitted; and (b) antennas or satellite dishes designed to receive television broadcast signals shall be permitted. Any of the foregoing permitted devices and any other device permitted by the ACC (a **“Permitted Device”**), must be located in an area where such Permitted Device is not visible (for aesthetic reasons) from any portion of the street in front of the applicable Lot with the apparatus. However, if the Owner determines that the Permitted Device cannot be located in compliance with the foregoing non-visibility requirement without precluding reception of an acceptable quality signal, then the Owner may install the Permitted Device in the least conspicuous alternative location on the Lot where an acceptable quality signal can be obtained. The ACC shall be the sole and exclusive authority for purposes of determining if the item or device complies with the provisions of this Section 7.11 and the ACC Standards.

7.12 Air-Conditioning Units. Air-conditioning apparatuses must be installed on the ground behind the rear of the Dwelling, on the ground on the side of the Dwelling or in such other location as may be approved by the ACA. No air-conditioning apparatus or evaporative cooler may be located in or on the front of any Dwelling or attached to any roof, wall or any window of any Dwelling.

7.13 No Temporary Structures as a Residence. No structure of a temporary character, including, without limiting the generality thereof, any tent, shack, garage or barn will be used on any Lot at any time as a residence, either temporarily or permanently; except that camping out in a tent, that is erected in the back yard behind a fully screened fence, is permitted provided that such activity is on a temporary basis and does not become or constitute a nuisance or unreasonable source of annoyance to the occupants of other Lots as determined by the Board in its sole and absolute discretion. This restriction will not be interpreted to limit the right of Declarant or any

Builder to use trailers or outbuildings as sales offices, selection center offices, construction offices or material storage facilities.

7.14 Landscaping Maintenance. All yards must be sodded or grassed within a reasonable time period not to exceed three (3) months after the initial conveyance of a Lot with a Dwelling thereon to an Owner. Decorative ground cover rock (excluding flower beds and planters with mulch rather than rock) in the front and side yard may not exceed 10% of the total area of the front and side yard. All trees, grass and other landscaping located on any Lot must be properly maintained at all times by the Owner of such Lot in a trimmed, well-kept and clean condition, as determined by the Board, in its sole and absolute discretion. Each Owner will keep all shrubs, trees, grass and plantings of every kind on his or her Lot cultivated, pruned, free of trash and other unsightly material. In addition, each Owner shall on a regular basis remove weeds from the yard, including, without limitation, flower beds and planter areas. No hardscape, including, without limitation, edging may include any symbols, characters, numbers or letters, unless approved by the ACA.

7.15 Owner's Maintenance of Adjacent Areas. (a) Unless such obligations are expressly assumed in writing by the Association as provided in paragraph (c) below, each Owner shall, at its sole cost and expense, be obligated to undertake all activities and work (collectively, the **"Adjacent Area Maintenance Work"**) necessary to properly mow, irrigate and otherwise maintain in good condition all areas (**"Adjacent Areas"**) situated between the boundary of such Owner's Lot and the back of the curb of any adjacent public or private rights-of-way, street or alley. The Adjacent Area Maintenance Work shall include, without limitation, irrigating, pruning, maintaining and replacing all landscaping and trees located within the Adjacent Areas and maintaining and/or replacing (as necessary) all irrigation equipment or lines located within the Adjacent Areas. Furthermore, no landscaping (including, without limitation, trees) or improvements may be removed from, or modified or installed within, the Adjacent Areas without the advance written consent of the Board.

(b) In the event an Owner fails or refuses to properly and on a timely basis (both standards to be determined by the Board in the Board's sole and absolute discretion) perform any Adjacent Area Maintenance Work for which it is responsible, such failure will constitute a violation of this Declaration. In such event, without limitation on any other rights or remedies arising out of such violation, the Board may additionally cause such Adjacent Area Maintenance Work to be performed in a manner determined by the Board, in its sole and absolute discretion. If the Board causes any Adjacent Area Maintenance Work to be performed due to an Owner's failure to do so, the Owner otherwise responsible therefor will be liable to the Association for all costs and expenses incurred by the Association for effecting such Adjacent Area Maintenance Work. If such Owner fails to pay such costs and expenses timely upon demand by the Association, such costs and expenses (plus interest from the date of demand until paid at the Designated Interest Rate) will be assessed against and chargeable to the Owner's Lot(s). Any such amounts assessed and chargeable against a Lot hereunder will be secured by the liens reserved in this Declaration for assessments and may be collected by any means provided in this Declaration for the collection of assessments, including, but not limited to, foreclosure of such liens against the Owner's Lot(s).

(c) The Association at any time, but without any obligation to do so, may assume

responsibility for all or a portion of the Adjacent Area Maintenance Work associated with one or more Owner's Lots. The Association may also from time to time enter into agreements with one or more Owners pertaining to the Adjacent Area Maintenance Work or the costs thereof, in the sole discretion of the Board.

7.16 **Sidewalks.** The Owner shall be responsible for maintaining any sidewalk located on such Owner's Lot to the extent required by the City or any other applicable governmental authority.

7.17 **Exterior Improvement Maintenance.** All improvements upon any Lot will at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner of such Lot in a presentable well-kept and clean condition, as determined by the Board, in its sole and absolute discretion.

7.18 **Garages.** Each Dwelling must have a garage that will accommodate a minimum of two (2) automobiles. All garages must comply with all applicable governmental requirements. Garages may be used as Declarant's or a Builder's sales offices prior to permanent occupancy of the main structure; however, sales offices must be converted to garages prior to permanent occupancy. With the exception of periods when garages are used by Declarant or Builder as sales offices, all garages will be maintained for the storage of automobiles, and no garage may be enclosed or otherwise used for habitation. No carports are permitted on a Lot.

7.19 **Window Treatment.** No aluminum foil, newspaper, reflective film, bed sheets or similar linens, nor any similar treatment, will be placed on windows or glass doors of a Dwelling.

7.20 **Mailboxes.** Mailboxes shall be similar type and design and in the same location as originally installed, unless the ACC approves additional types and designs or locations of mailboxes.

7.21 **Lighting; Exterior Holiday Decorations.** Lighting and/or decorations on a Lot may not be used or placed in a manner which, in the Board's sole and absolute discretion, constitutes a nuisance or an unreasonable source of annoyance to the occupants of other Lots. Except for lights and decorations within the interior of a Dwelling that are not displayed in a window, lights and decorations that are erected or displayed on a Lot in commemoration or celebration of publicly observed holidays may not be displayed more than six (6) weeks in advance of that specific holiday and must be removed within thirty (30) days after the holiday has ended.

7.22 **Flags, Flagpoles, Lawn Decorations and Sculptures.** The Owner must have the approval of the ACC to place any decorations, sculptures, fountains, flags, flagpoles and similar items on any portion of such Owner's Lot except the interior of the Dwelling, unless (a) such item is placed within a backyard completely enclosed by a fence which blocks the view of the item at ground level; and (b) such item is no taller than the fence. Displays of American patriotism, school pride, and individuality are encouraged within reason and decorum; however, to maintain the overall aesthetic character of the community, the following restrictions shall govern the display of flags within the community. No more than one (1) in-ground flagpole, of not more than twenty feet (20') in height, may be installed in a location within the Owner's Lot as designated or approved

in advance of installation by the ACA. Each Owner is authorized to mount two temporary or permanent flagstaffs on the front, rear or side of their Dwelling by wall bracket. The flagstaffs should not exceed six (6) feet in length. The suggested location for such bracket mounting is on the garage doorframe or near the garage door. No roof-mounted flagstaff is allowed. Multiple flag configurations and any flagstaff in excess of six (6) feet must be approved by the ACC prior to installation or display. The Owner may use the flagpole or flagstaff to display the American flag, the Texas flag, a flag of any branch of the United States armed forces, pennants or banners such as school flags or sports team flags. All flags may contain no more than twenty-four (24) square feet of material and must be of good taste and presentation.

7.23 No Lot Consolidation or Division. No Owner, other than Declarant, may divide any Lot and/or consolidate any adjoining Lots and/or any portion thereof.

7.24 Drainage Alteration Prohibited. Unless approved by the ACA, no Owner will: (a) alter the surface water drainage flows of a Lot as originally established at the time of the initial construction of the Dwelling; or (b) install landscaping or other improvements that may interfere with, obstruct or divert drainage flows established by Declarant or any Builder. The foregoing shall not prevent or limit Declarant from performing any grading work and/or changing any surface water drainage flow on any Lot.

7.25 Construction Activities. This Declaration will not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction or remodeling of or making of additions to improvements by an Owner (including Declarant) upon any Lot within the Property. Specifically, no such construction activities will be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities, provided that such construction is pursued to completion with diligence and conforms to usual construction practices in the area. If construction upon any Lot does not conform to usual practices in the area as determined by the Board, in its sole good faith judgment, the Board will have the authority to obtain an injunction to stop such construction. In addition, if during the course of construction upon any Lot, there is an excessive accumulation of debris of any kind that is offensive or detrimental to the Property or any portion thereof, then the Board may contract for or cause such debris to be removed, and the Owner of such Lot will be liable for all expenses incurred in connection therewith.

7.26 Declarant and Builder Development and Construction. Notwithstanding any other provision herein, Declarant, and its successors and assigns, and any Builders, will be entitled to conduct on the Property all activities normally associated with, and convenient to, the development of the Property and the construction and sale of Dwellings on the Property.

ARTICLE VIII COMMON AREAS

8.1 Association to Hold and Maintain. The Association will accept and own all Common Areas in fee simple title. The Association shall maintain, at the Association's cost, the Common Area and any improvements and landscaping thereon in good repair. The Association

shall also maintain the Common Maintenance Areas, at the Association's cost, to the extent the Board determines that such maintenance is desirable. The costs of such maintenance for the Common Areas and Common Maintenance Areas shall be the Association's responsibility, regardless if such cost was incurred during or after the Development Period.

8.2 Use of Common Areas at Own Risk. Each Owner, by acceptance of a deed to a Lot, acknowledges that the use and enjoyment of any Common Area recreational facility involves risk of personal injury or damage to property. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of its Lot that Declarant, any Builder and the Association, its Board, officers and any committees are not insurers of personal safety and that each person using the Common Area assumes all risks of personal injury and loss or damage to property, resulting from the use and enjoyment of any recreational facility or other portion of the Common Area.

8.3 Condemnation of Common Area. In the event of condemnation or a sale in lieu thereof of all or any portion of the Common Areas, the funds payable with respect thereto will be payable to the Association and will be used by the Association as the Board determines, in its sole discretion, including, without limitation, (a) to purchase additional Common Areas to replace that which has been condemned, (b) to reconstruct or replace on the remaining Common Area any improvements that were on condemned Common Area, (c) to pay for Common Expenses, or (d) to be distributed to each Owner on a pro rata basis.

8.4 Damage to Common Area. If the Common Area or improvements on the Common Maintenance Areas are damaged and if there are insurance proceeds sufficient to repair such damage and return such areas or improvements to their prior condition, then the Association shall cause such damage to be repaired or reconstructed unless sixty-seven percent (67%) or more of all outstanding votes of the Members entitled to be cast vote not to make such repair or reconstruct within ninety (90) days after the loss. If said sixty-seven percent (67%) vote is cast not to repair or reconstruct such damage and no alternative improvements are authorized, the damaged property shall be cleared of all debris and ruins and thereafter shall be maintained by the Association in a neat and attractive condition. Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by and for the benefit of the Association.

8.5 Conveyance of Common Areas by Declarant to Association. Declarant shall have the right to convey title to any portion of the Property owned by Declarant, or any easement interest therein, to the Association as Common Area, and the Association shall be required to accept such conveyance. Property conveyed by Declarant to the Association as Common Area shall be conveyed free and clear of monetary liens and encumbrances other than taxes and assessments imposed by governmental entities or districts authorized by Texas law. Any such conveyance shall be effective upon recording the deed or instrument of conveyance in the Records.

8.6 Annual Inspection of Common Area - Budget. From the period commencing on the expiration of the Development Period until ten (10) years thereafter, the Association shall at least annually examine the condition of the Common Area to evaluate the quality, frequency and adequacy of maintenance performed during the preceding year, and to recommend maintenance

for the upcoming year. The examination and report may be performed by one or more experts hired by the Association for this purpose, such as a professional property manager, an engineer or professional contractors such as landscapers and brick masons. Within fifteen (15) days after performing the inspection, the expert should submit to the Board a written report with findings and recommendations. The Board should evaluate the Association's operating budget and reserve accounts for maintenance, repair and replacement in light of the expert's findings and recommendations. Any decision by the Board to reduce or defer recommended maintenance should be made with an evaluation of the potential consequences for future costs and deterioration. Any expert's report shall be a record of the Association that is available to Owners for inspection and copying.

8.7 No Representations or Warranties Regarding Open Space. Declarant has informed the Association that the areas depicted and/or described on Exhibit B, attached hereto, as open spaces, Lots 4 and 7 specifically (the “**Open Spaces**”), are unimproved open spaces. Declarant makes no representations or warranties regarding the Open Spaces and Declarant hereby disclaims any and all representations and warranties regarding the Open Spaces, including, without limitation, any implied warranties, including any warranty of fitness for a particular purpose and any warranty of good and workmanlike construction. THE ASSOCIATION HEREBY AGREES TO ACCEPT THE OPEN SPACES IN THEIR “AS-IS” CONDITION.

ARTICLE IX EASEMENTS

9.1 Easement for Utilities on Common Area. During the Development Period, Declarant, on behalf of itself, reserves the right to grant perpetual, nonexclusive easements for the benefit of Declarant or its designees, upon, across, over, through and under any portion of the Common Area for the construction, installation, use and maintenance for utilities, including, without limitation, water, sewer, electric, cable television, telephone, natural gas and storm water and drainage related structures and improvements. The Association will also have at all times the right to grant the easements described in this Section 9.1.

9.2 Easement to Correct Drainage on Property. For a period of five (5) years after the expiration of the Development Period, Declarant hereby reserves for the benefit of Declarant and any Builder, a blanket easement on, over and under the ground within the Property (excluding the area where a Dwelling is located) to maintain and correct drainage of surface waters and other erosion controls in order to maintain reasonable standards of health, safety and appearance, and will be entitled to remove trees or vegetation, without liability for replacement or damages, as may be necessary to provide adequate drainage facilities. Notwithstanding the foregoing, nothing herein will be interpreted to impose any duty upon Declarant or any Builder to correct or maintain any drainage facilities within the Property. Any damage to a Lot caused by or due to the exercise of the foregoing drainage easement rights, shall be promptly repaired by the party exercising such easement rights after completing its construction activities in the damaged area.

9.3 Easement for Right to Enter Lot. If an Owner fails to maintain its Lot as required herein, or in the event of emergency, the Association will have the right to enter upon the Lot to make repairs and to do other work reasonably necessary for the proper maintenance and operation

of the Property. Entry upon the Lot as provided herein will not be deemed a trespass, and the Association will not be liable for any damage so created unless such damage is caused by the Association's willful misconduct or gross negligence.

9.4. Easement for Right to Enter and Inspect Common Area. For a period often (10) years after the expiration of the Development Period, Declarant shall have the right, but not the obligation, to enter upon the Common Area for purposes of inspecting and repairing the Common Area and/or any improvements thereon at Declarant's expense; provided; however, nothing contained herein shall obligate Declarant to make any such inspections or repairs.

9.5 Temporary Easement to Complete Construction. All Lots will be subject to an easement of ingress and egress for the benefit of Declarant, its employees, subcontractors, successors and assigns, over and upon the front, side and rear yards of the Lots as may be expedient or necessary for the construction, servicing and completion of Dwellings and landscaping upon adjacent Lots, provided that such easement will terminate as to any Lot twenty-four (24) months after the date such Lot is conveyed to an Owner other than a Builder. Any damage to a Lot caused by Declarant due to exercise of the foregoing completion easement rights, shall be promptly repaired by the party exercising such easement rights after completing its construction activities in the damaged area.

9.6 Association Easement. Declarant hereby reserves an Association Easement for the benefit of Declarant and the Association for the purpose of placing, constructing and maintaining any Entry Signs, Association Maintenance Fencing and landscaping located within or on a Lot. Without limiting the foregoing, Declarant hereby specifically reserves for the benefit of Declarant and the Association an Association Easement over the area described on Exhibit B attached hereto for the purpose of placing, constructing and maintaining subdivision Association Maintenance Fencing thereon. The real property subject to the Association Easement shall be conveyed subject to the Association Easement.

9.7 Joint Use Access Easement. Declarant hereby grants and reserves a perpetual, assignable and non-exclusive joint use access easement (the “**Joint Use Access Easement**”) over, on, under and across the Lots, as depicted on Exhibit B, as may be reasonably necessary for the benefit of each Owner, and Lot, as applicable, for continuous and free pedestrian and vehicular ingress and egress. Solely for the purposes of this Section 9.7, the Joint Use Access Easement shall be treated as a Common Area and maintained by the Association.

ARTICLE X ANNEXATION AND WITHDRAWAL

10.1 Annexation by Declarant. While Declarant owns any real property subject to this Declaration, Declarant may, at its sole option, amend and expand the definition of Property by annexing real property into the Association and subjecting such real property to the terms hereof; provided; however, that Declarant shall not have the right to annex real property that is located more than one-half (1/2) of a mile from the Property (as such term may be amended), without the required approval of the Members as provided in Section 10.2 below.

10.2 **Annexation by Association.** The Association may annex any real property into the Association and subject such real property to the terms hereof with the affirmative vote of sixty-seven percent (67%) or more of all outstanding votes of the Members that are entitled to be cast.

10.3 **Recording of Annexation.** The annexation of such real property shall be evidenced by a written Recorded document.

10.4 **No Duty to Annex.** Nothing herein contained shall establish any duty or obligation on the part of Declarant or any Member to annex any real property, and no owner of any property excluded from the Association shall have any right to have such property annexed thereto.

10.5 **Withdrawal of Property.** While Declarant owns any real property subject to this Declaration, Declarant may amend this Declaration to withdraw any real property from the definition of the Property and from the coverage of this Declaration, provided that the owner of real property to be withdrawn consents to such withdrawal.

ARTICLE XI DISPUTE RESOLUTION

11.1 **Introduction & Definitions.** The Association, the Owners, Declarant and all persons subject to this Declaration (individually a “**Party**” and collectively, the “**Parties**”) agree to encourage the amicable resolution of disputes involving the Property and to avoid the emotional and financial costs of litigation if at all possible. Accordingly, each Party hereby covenants and agrees that this Article applies to all Claims (as hereafter defined). As used in this Article only, the following words, when capitalized, have the following specified meanings:

(a) “**Claim**” means any claim, grievance or dispute between or among the Parties arising from this Declaration, the Bylaws or the Certificate or related to the Property, except Exempt Claims (as defined below), and including, without limitation: (i) Claims arising out of or relating to the interpretation, application or enforcement of this Declaration; (ii) Claims relating to the rights and/or duties of Declarant as Declarant under this Declaration; and (iii) Claims relating to the design, construction or maintenance of the Property.

(b) “**Claimant**” means any Party having a Claim against any other Party.

(c) “**Exempt Claims**” means the following claims or actions, which are exempt from this Article: (i) the Association's claim for assessments, and any action by the Association to collect assessments; (ii) an action by a Party to obtain a temporary restraining order or equivalent emergency equitable relief, and such other ancillary relief as the court deems necessary to maintain the status quo and preserve the Party's ability to enforce the provisions of this Declaration; (iii) enforcement of the easements, architectural control, maintenance and use restrictions of this Declaration; (iv) a suit to which an applicable statute of limitations would expire within the notice period of this Article, unless a Party against whom the Claim is made agrees to toll the statute of limitations as to the Claim for the period reasonably necessary to comply with this Article; and (v) a dispute that is subject to alternate dispute resolution (such as mediation or arbitration) by the terms of a public law or another instrument, such as a contract or warranty agreement, in which

case the dispute is exempt from this Article unless the Parties agree to have the dispute governed by this Article.

(d) **“Respondent”** means the Party against whom the Claimant has a Claim.

11.2 **Mandatory Procedures.** Claimant may not file suit in any court or initiate any proceeding before any administrative tribunal seeking redress or resolution of its Claim until Claimant has complied with the procedures of this Article.

11.3 **Notice.** Claimant must notify Respondent in writing of the Claim (the **“Notice”**), stating plainly and concisely: (a) the nature of the Claim, including date, time, location, persons involved, and Respondent's role in the Claim; (b) the basis of the Claim (i.e., the provision of the Declaration, Bylaws or Certificate other authority out of which the Claim arises); (c) what Claimant wants Respondent to do or not do to resolve the Claim; and (d) that the Notice is given pursuant to this Section 11.3.

11.4 **Negotiation.** Claimant and Respondent will make every reasonable effort to meet in person to resolve the Claim by good faith negotiation. Within sixty (60) days after Respondent's receipt of the Notice, Respondent and Claimant will meet at a mutually-acceptable place and time to discuss the Claim. At such meeting or at some other mutually-agreeable time, Respondent and Respondent's representatives will have full access to the property that is subject to the Claim for the purposes of inspecting the property. If Respondent elects to take corrective action, Claimant will provide Respondent and Respondent's representatives and agents with full access to the property to take and complete corrective action.

11.5 **Mediation.** If the Parties negotiate but do not resolve the Claim through negotiation within one hundred twenty (120) days from the date of the Notice (or within such other period as may be agreed on by the Parties), Claimant will have thirty (30) additional days within which to submit the Claim to mediation under the auspices of a mediation center or individual mediator on which the Parties mutually agree. If Claimant does not submit the Claim to mediation within the thirty (30) day period, Claimant is deemed to have waived the Claim, and Respondent is released and discharged from any and all liability to Claimant on account of the Claim.

11.6 **Termination of Mediation.** If the Parties do not settle the Claim within thirty (30) days after submission to mediation, or within a time deemed reasonable by the mediator, the mediator will issue a notice of termination of the mediation proceedings indicating that the Parties are at an impasse and the date that mediation was terminated. Thereafter, Claimant may file suit or initiate administrative proceedings on the Claim, as appropriate.

11.7 **Allocation of Costs.** Except as otherwise provided in this Section 11.7, each Party bears all of its own costs incurred prior to and during the proceedings described in Sections 11.3, 11.4 and 11.5 above, including its attorneys' fees. Respondent and Claimant will equally divide all expenses and fees charged by the mediator.

11.8 **Enforcement of Resolution.** Any settlement of the Claim through negotiation or mediation will be documented in writing and signed by the Parties. If any Party thereafter fails to

abide by the terms of the agreement, then the other Party may file suit or initiate administrative proceedings to enforce the agreement without the need to again comply with the procedures set forth in this Article. In that event, the Party taking action to enforce the agreement is entitled to recover from the non-complying Party all costs incurred in enforcing the agreement, including, without limitation, attorneys' fees and court costs.

11.9 General Provisions. A release or discharge of Respondent from liability to Claimant on account of the Claim does not release Respondent from liability to persons who are not a party to Claimant's Claim. A Party having an Exempt Claim may submit it to the procedures of this Article.

11.10 Litigation Approval and Settlement. In addition to and notwithstanding the above alternate dispute resolution procedures, the Association may not initiate any judicial or administrative proceeding without the affirmative vote of at least seventy-five percent (75%) of the votes of all Members, except that no such approval is required (a) to enforce provisions of this Declaration, including collection of assessments; (b) to challenge condemnation proceedings; (c) to enforce a contract against a contractor, vendor, or supplier of goods or services to the Association; (d) to defend claims filed against the Association or to assert counterclaims in a proceeding instituted against the Association; or (e) to obtain a temporary restraining order or equivalent emergency equitable relief when circumstances do not provide sufficient time to obtain the prior consents of Owners in order to preserve the status quo. Also, without limiting the provisions of Section 6.12 hereof, the Association may not initiate any judicial or administrative proceeding against Declarant without the affirmative vote of at least seventy-five percent (75%) of the votes of all Members. The Board, on behalf of the Association and without the consent of Owners, is hereby authorized to negotiate settlement of litigation, and may execute any document related thereto, such as settlement agreements and waiver or release of claims.

The provisions of this Article XI may not be amended without the affirmative vote of at least seventy-five percent (75%) of the votes of all Members.

ARTICLE XII MISCELLANEOUS

12.1 Declaration Term-Perpetual. Unless ninety (90%) of all outstanding votes of the Members that are entitled to be cast approve the termination of this Declaration, the provisions of this Declaration shall run with and bind the land and shall be and remain in effect perpetually to the extent permitted by law. A written instrument terminating this Declaration shall not be effective unless Recorded.

12.2 Amendments to Declaration.

(a) **Amendment by Declarant.** While Declarant owns any real property subject to this Declaration, Declarant, in its sole discretion and without a vote or the consent of any other party, shall have the right to amend this Declaration for the following purposes: (i) to add real property to the Property, (ii) to create lots, easements, common areas, common maintenance areas, fencing and signage, (iii) to modify the use and covenant restrictions in Section VII hereof, (iv) to comply

with the requirements of any governmental authority or institutional lender or underwriting lender, (v) to resolve conflicts, clarify ambiguities and to correct misstatements, errors or omissions in this Declaration, and (vi) for any other purpose; provided, however, that any amendment made pursuant to this clause (vi) must not have any material adverse effect on any right of an Owner without the consent of such Owner.

(b) **Amendment by Association.** Except as provided in Article XI above, the Association may amend the terms and provisions of this Declaration by the affirmative vote of sixty-seven percent (67%) or greater of all outstanding votes of the Members entitled to be cast. Any amendment must be Recorded. Notwithstanding the foregoing, the Association shall be required to obtain Declarant's written consent to (i) any amendment during the Development Period, and (ii) any amendment to Section 3.2(b), Section 4.5, Section 6.12, Article IX or Article XI after the Development Period.

12.3 **Enforcement by Association and/or Owner.** The Association or any Owner will have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges imposed now or in the future by the provisions of this Declaration. Failure of the Association or any Owner to enforce any covenant or restriction of this Declaration will in no event be deemed a waiver of the right to do so in the future.

12.4 **Remedies; Cumulative.** In the event any Lot does not comply with the terms hereof or any Owner fails to comply with the terms hereof, the Association and/or any Owner will have each and all of the rights and remedies which may be provided for in this Declaration, the Bylaws and any rules and regulations, and those which may be available at law or in equity, including, without limitation, enforcement of any lien, damages, injunction, specific performance, judgment for payment of money and collection thereof, or for any combination of remedies, or for any other relief. No remedies herein provided or available at law or in equity will be deemed mutually exclusive of any other such remedy, but instead shall be cumulative.

12.5 **Notice to Association of Sale or Transfer.** Any Owner (other than Declarant) desiring to sell or otherwise transfer title to his or her Lot shall give the Board written notice of the name and address of the purchaser or transferee, within thirty (30) days after the date of such transfer of title, and such other information as the Board may reasonably require. With the Board's approval a number of independent fees may be charged in relation to the transfer of title to a Lot, including, but not limited to, fees for resale certificates, estoppel certificates, copies of this Declaration, the Bylaws and/or the Certificate, compliance inspections, ownership record changes and priority processing, provided the fees are customary in amount, kind and number for the local marketplace. Transfer related fees are not refundable and may not be regarded as a prepayment of or credit against regular or special assessments. Transfer-related fees do not apply to the following transfers unless a party to the transfer requests the corresponding documentation: foreclosure of a deed of trust lien, tax lien or the Association's assessment lien; transfer to, from or by the Association; or voluntary transfer by an owner to one or more co-owners, or to the owner's spouse, child or parent. Transfer-related fees may be charged by the Association or by the Association's managing agent, provided there is no duplication of fees. Transfer-related fees charged by or paid to a managing agent must have the prior written approval of the Association, are not subject to the Association's assessment lien, and are not payable by the Association. This Section 12.5 does not

obligate the Board or the manager to levy transfer-related fees.

12.6 Limitation on Interest. All agreements between any Owner and the Association and/or Declarant are expressly limited so that the amount of interest charged, collected or received on account of such agreement shall never exceed the maximum amount permitted by applicable law. If, under any circumstances, fulfillment of any provision of this Declaration or of any other document requires exceeding the lawful maximum interest rates, then, ipso facto, the obligation shall be reduced to comply with such lawful limits. If an amount received by the Association and/or Declarant should be deemed to be excessive interest, then the amount of such excess shall be applied to reduce the unpaid principal and not to the payment of interest. If such excessive interest exceeds the unpaid balance due to the Association and/or Declarant, then such excess shall be refunded to Owner.

12.7 Construction and Interpretation. This Declaration shall be liberally construed and interpreted to give effect to its purposes and intent, except as otherwise required by law.

12.8 Notices. Except as otherwise provided in the Bylaws or this Declaration, all notices, demands, bills, statements and other communications under this Declaration shall be in writing and shall be given personally or by mail. Notices that are mailed shall be deemed to have been duly given three (3) days after deposit, unless such mail service can prove receipt at an earlier date. Owners shall maintain one mailing address for a Lot, which address shall be used by the Association for mailing of notices, statements and demands. If an Owner fails to maintain a current mailing address for a Lot with the Association, then the address of that Owner's Lot is deemed to be such Owner's mailing address. If a Lot is owned by more than one person or entity, then notice to one co-owner is deemed notice to all co-owners. Attendance by a Member at any meeting shall constitute waiver of notice by the Member of the time, place and purpose of the meeting. Written waiver of notice of a meeting, either before or after a meeting, of the Members shall be deemed the equivalent of proper notice

12.9 Not a Condominium. This Declaration does not and is not intended to create a condominium within the meaning of the Texas Uniform Condominium Act, Tex. Prop. Code Ann., Section 82.001, et seq.

12.10 Severability. Invalidity of any one of these covenants, conditions, easements or restrictions by judgment or court order will in no manner affect any other provisions which will remain, in full force and effect.

12.11 Rights and Obligations Run With Land. The provisions of this Declaration are covenants running with the land and will inure to the benefit of, and be binding upon, each and all of the Owners and their respective heirs, representatives, successors, assigns, purchasers, grantees and mortgagees. No Lot is exempt from the terms set forth herein. By the recording or the acceptance of a deed conveying a Lot or any ownership interest in the Lot whatsoever, the person to whom such Lot or interest is conveyed will be deemed to accept and agree to be bound by and subject to all of the provisions of this Declaration, whether or not mention thereof is made in said deed. Notwithstanding any provision herein, the rights of Declarant as provided herein shall not run with the land, but instead may only be transferred or assigned as provided in Section 12.12

hereof.

12.12 Assignment of Declarant's Rights. Declarant may assign, in whole or in part, its rights as Declarant by executing a document assigning such rights. There may be more than one Declarant, if Declarant makes a partial assignment of Declarant status. Without limiting the terms of Section 6.12 hereof, upon a Declarant's assignment of any or all of its rights as Declarant under this Declaration, the assigning Declarant shall automatically, without further acknowledgment or consent of any other party, be fully released and discharged from any obligations accruing under this Declaration after the date of such assignment, including, without limitation, the obligation of such assigning Declarant to fund Budget Deficits arising after such assignment.

12.13 Disclaimer Regarding Security. Neither the Association nor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or of ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants, invitees and licensees that the Association, its Board and committees and Declarant are not insurers and that each person using any portion of the Property assumes all risks for loss or damage to persons, to Lots and to the contents of Lots resulting from acts of third parties.

12.14 Adjacent Land Use. Although this Declaration may contain disclosures about the Property or its location on the date of this Declaration, Declarant makes no representation that these are the only noteworthy features of the Property or its location. A prospective owner or resident must make his own inspection of the Property, its location and nearby land uses, and make inquiries of anything that concerns him. Declarant makes no representation of any kind as to current or future uses, actual or permitted, of any land that is adjacent to or near the Property, regardless of what any plat shows as potential uses of adjoining land. Declarant and the Association cannot and do not guaranty scenic views, volumes of traffic on streets around and through the Property, availability of schools or shopping, or any other aspect of the Property that is affected by the uses or conditions of adjacent or nearby land, water or air.

12.15 Attorneys' Fees and Court Costs. If litigation is instituted to enforce any provision herein, then the prevailing party shall be entitled to all attorneys' fees and court costs related to such legal action.

12.16 Gender. All personal pronouns used in this Declaration, whether used in the masculine, feminine or neuter gender, will include all other genders, and the singular will include the plural, and vice versa.

12.17 Headings. The headings contained in this Declaration are for reference purposes only and will not in any way affect the meaning or interpretation of this Declaration.

12.18 Conflicts. In the event of conflict between this Declaration and any Bylaws, rules, regulations or the Certificate, this Declaration will control.

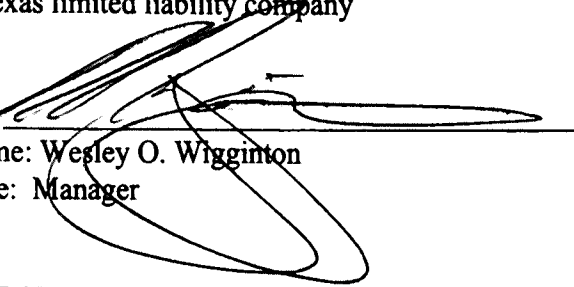
12.19 **Exhibits.** All exhibits referenced in this Declaration as attached hereto are hereby incorporated by reference.

[Signature page to follow]

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on the day and year written below.

DECLARANT:

MICHAEL + WES & COMPANY, LLC
a Texas limited liability company

By: 

Name: Wesley O. Wigginton
Title: Manager

THE STATE OF TEXAS

§

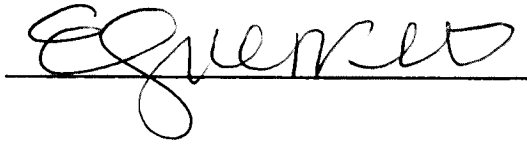
§

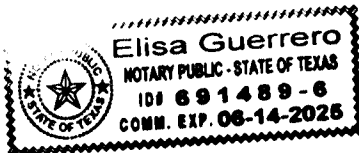
COUNTY OF TRAVIS

§

This instrument was acknowledged before me this 20th day of September 2021, by Wesley O. Wigginton, on behalf of Michael + Wes & Company, LLC, Texas limited liability company, as its Manager.

(SEAL)





After Recording, Please Return To:
Shapiro & Dunn, PLLC
503 Oakland Avenue
Austin, Texas 78703
ATTN: Patrick A. Dunn

EXHIBIT A

THE PROPERTY

Two tract(s) located at 0 Wild Cat Hollow Drive, Austin, Texas, and more particularly described as follows:

TRACT 1: 12.306 ACRES OF LAND OUT OF THE A L D BENHAM SURVEY, TRAVIS COUNTY TEXAS, BEING ALL OF THAT CERTAIN TRACT CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKI REPPERT ALTOUNIAN, RECORDED IN DOCUMENT NO. 2008079319, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 9592, PAGE 445, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: AN UNDIVIDED 1/3 INTEREST IN AND TO 1.862 ACRES OF LAND OUT OF THE A L D BENHAM SURVEY, TRAVIS COUNTY TEXAS, BEING ALL CERTAIN TRACT (WILD CAT HOLLOW) CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKI REPPERT ALTOUNIAN, RECORDED IN DOCUMENT NO. 2008079319, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING DESCRIBED AS "EXHIBIT B" IN A WARRANTY DEED RECORDED IN VOLUME 9592, PAGE 445, DEED RECORDS, TRAVIS COUNTY, TEXAS.

[EXHIBIT A]



TREE ASSOCIATES | LLC

telephone: 512.850.8000

133 Arabian Avenue South
Liberty Hill, Texas 78342

October 14, 2021

Michael Wes & Company
Four Square Builders
Attn: Mr. Jeff Blackburn
507 Walsh Street
Austin, Texas 78703

Re: Proposed Wildcat Hollow Drive Development

Mr. Blackburn,

On Wednesday, October 13, 2021, I conducted a site visit as requested to inspect the trees on the 6 lots of the Proposed Wildcat Hollow Drive Development as indicated on the site plan you provided. A copy of the plan is included in supporting documentation.

I walked and drove through the area and did not see any signs indicating that oak wilt is currently present on these lots.

If you have any questions, or if you need further information, please reach out to me via email [\[REDACTED\]](#) or my cell 512.203.3770.

Sincerely,

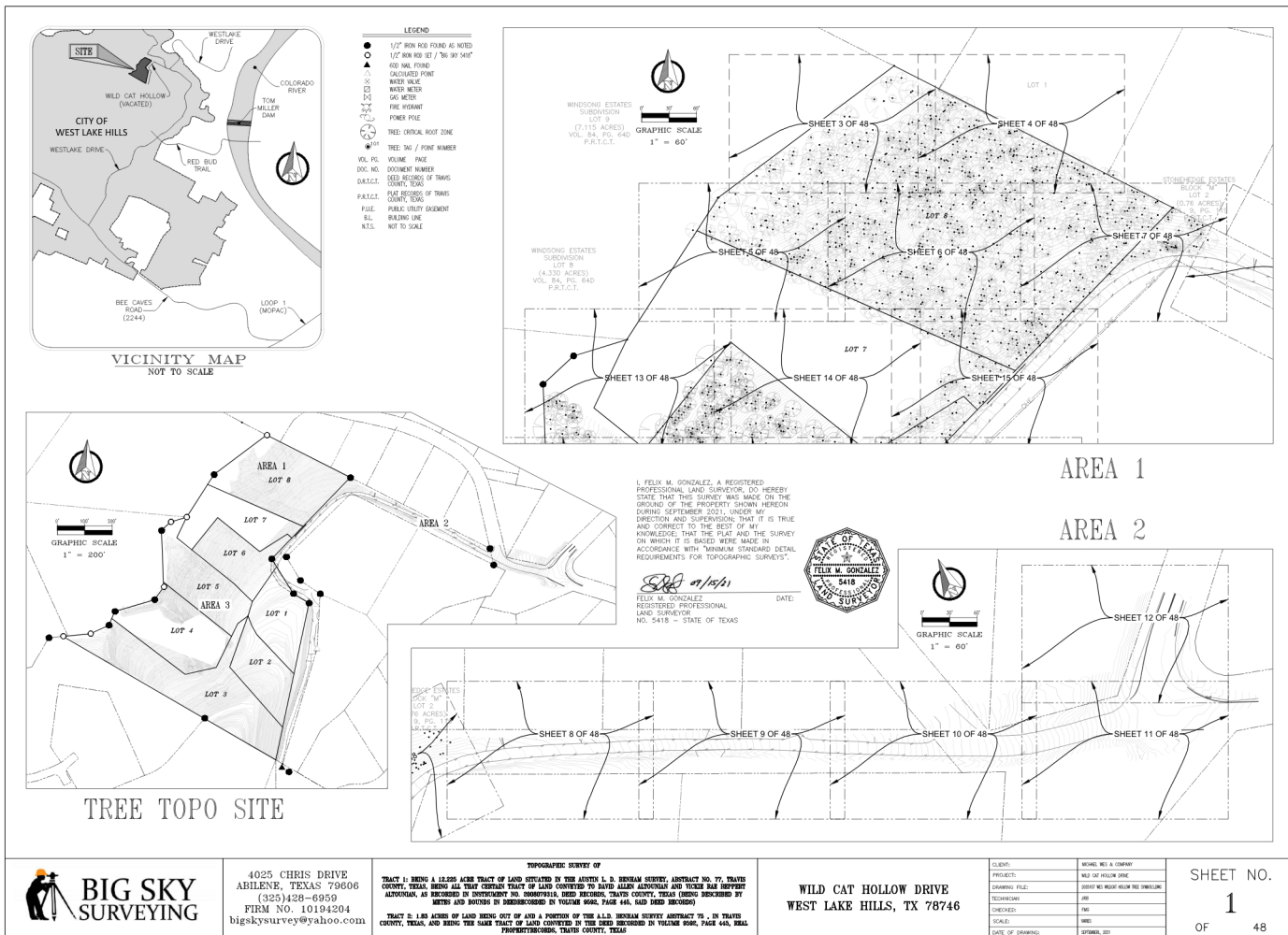
Lee Evans, President
Tree Risk Assessment Qualified
ISA Certified Arborist TX-1339A
Texas Oak Wilt Qualified TXOWQ-221
Wildfire Risk Reduction Qualified: TXWRRQ-0017

TREE ASSOCIATES | LLC

telephone: 512.850.8000

133 Arabian Avenue South
Liberty Hill, Texas 78342

SUPPORTING DOCUMENTATION
SITE PLAN PROVIDED BY JEFF BLACKBURN





TREE ASSOCIATES | LLC

telephone: 512.850.8000

133 Arabian Avenue South
Liberty Hill, Texas 78342

SUPPORTING DOCUMENTATION CERTIFICATE OF PERFORMANCE

I, Lee Evans, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this report are true and correct.
2. That the report analysis, opinions, and conclusions are personal, unbiased professional analysis, opinions, and conclusions derived from current scientific procedures and facts.
3. That I have no present or prospective interest in the vegetation that is the subject of this report and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions were developed with commonly accepted arboricultural practices.
6. That my report is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

I further certify that I am an ISA Certified Arborist, a Texas Oak Wilt Qualified Arborist, Tree Risk Assessment Qualified, Texas Wildfire Risk Reduction Qualified, a Licensed Texas Department of Agriculture Commercial Pesticide Applicator and a member in good standing with the International Society of Arboriculture. I have been involved in the arboriculture field since 2000.



TREE ASSOCIATES | LLC

telephone: 512.850.8000

133 Arabian Avenue South
Liberty Hill, Texas 78342

SUPPORTING DOCUMENTATION ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person to whom it is addressed, without the prior expressed written consent of the consultant.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written consent.
7. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or property in question may not arise in the future.



TREE ASSOCIATES | LLC

telephone: 512.850.8000

133 Arabian Avenue South
Liberty Hill, Texas 78342

— ARBORIST DISCLOSURE STATEMENT —

Arborist: Lee Evans

Date: 10.14.2021

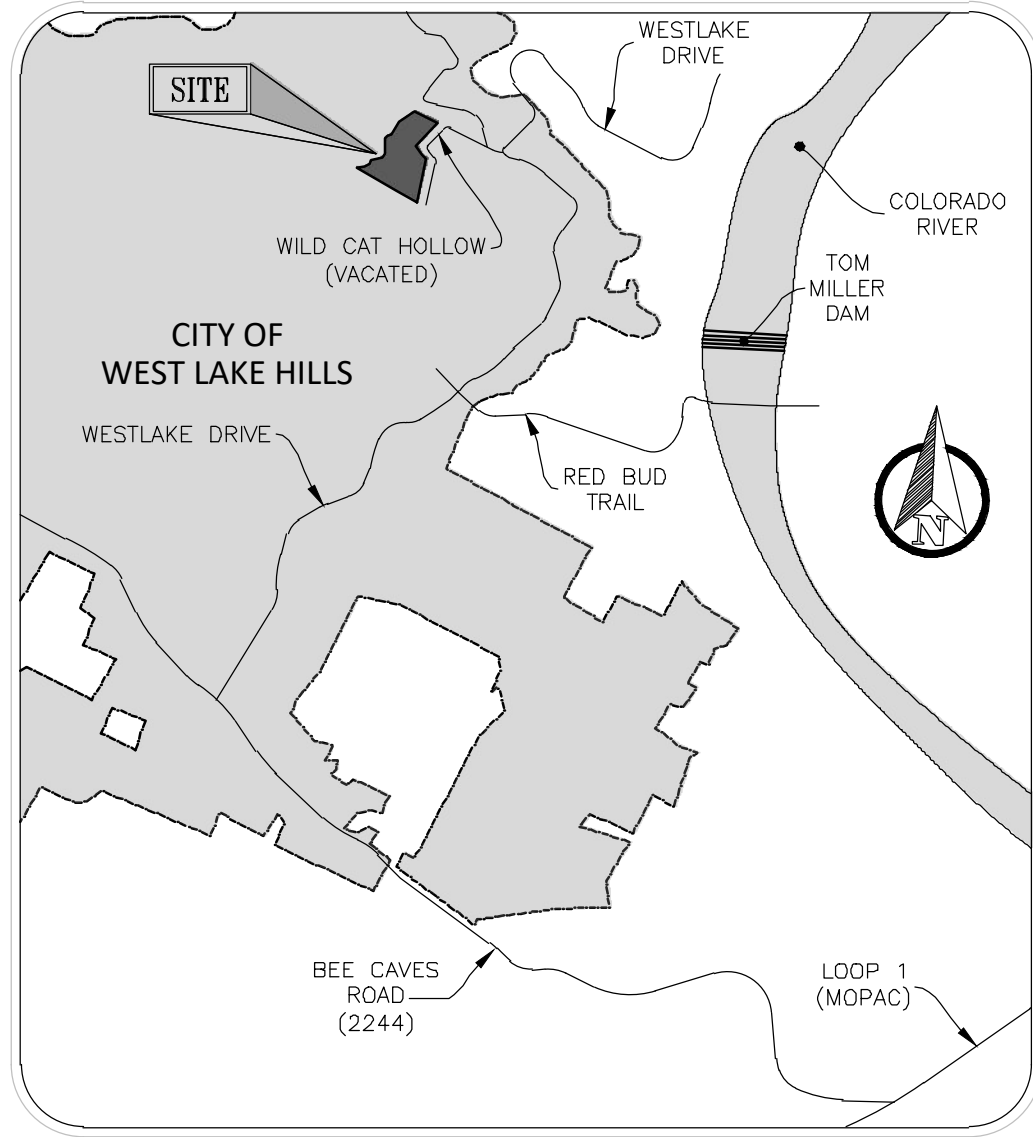
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition affecting tree health or that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and fail in ways we do not fully understand. Conditions impacting health and safety are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

With reference to safety, trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

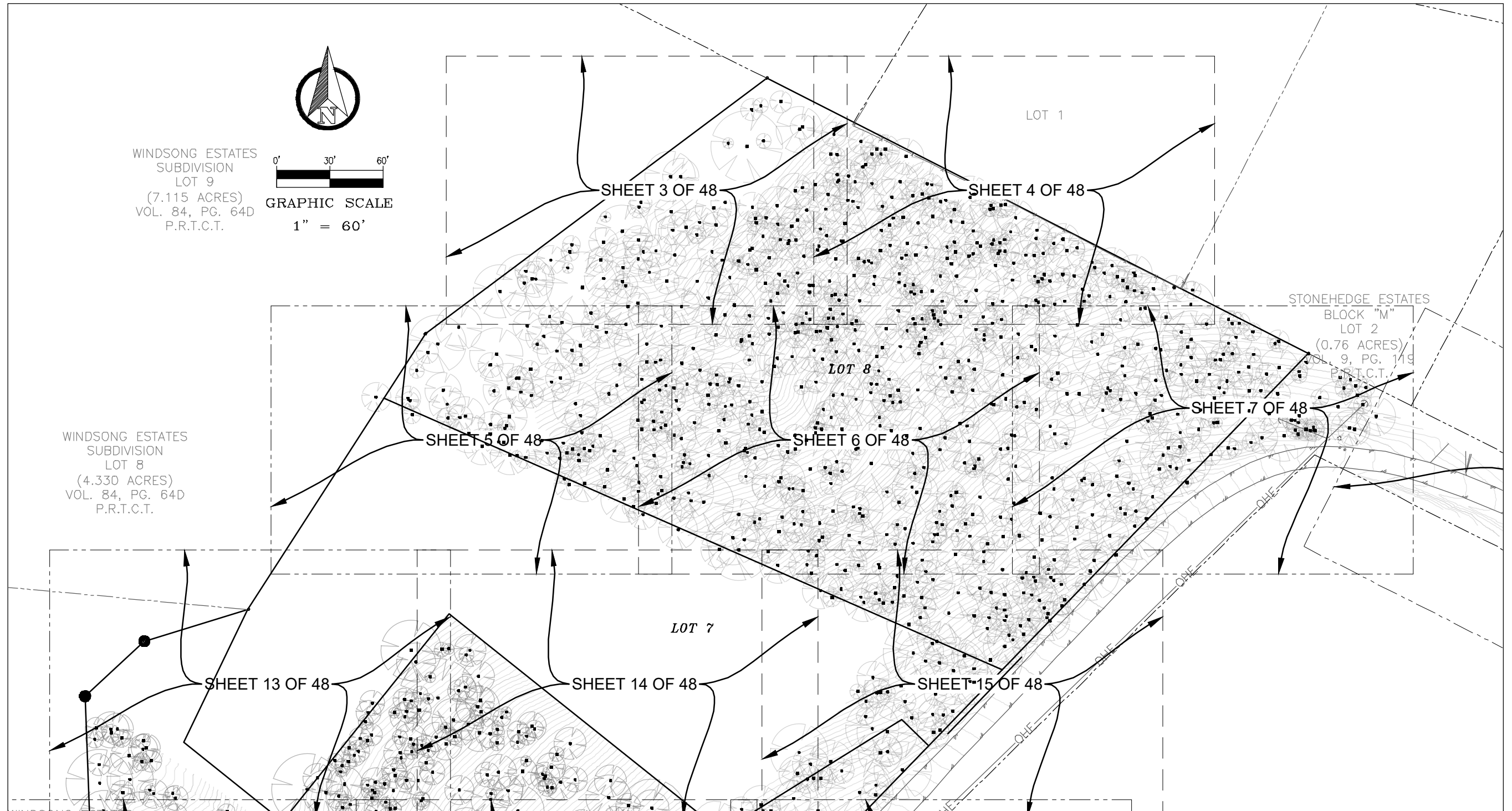
Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Client hereby releases Consultant from liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, liabilities, damages or expenses arising, in whole or in part, from the foregoing, including, without limitation, claims of negligence, trespass, and conversion.



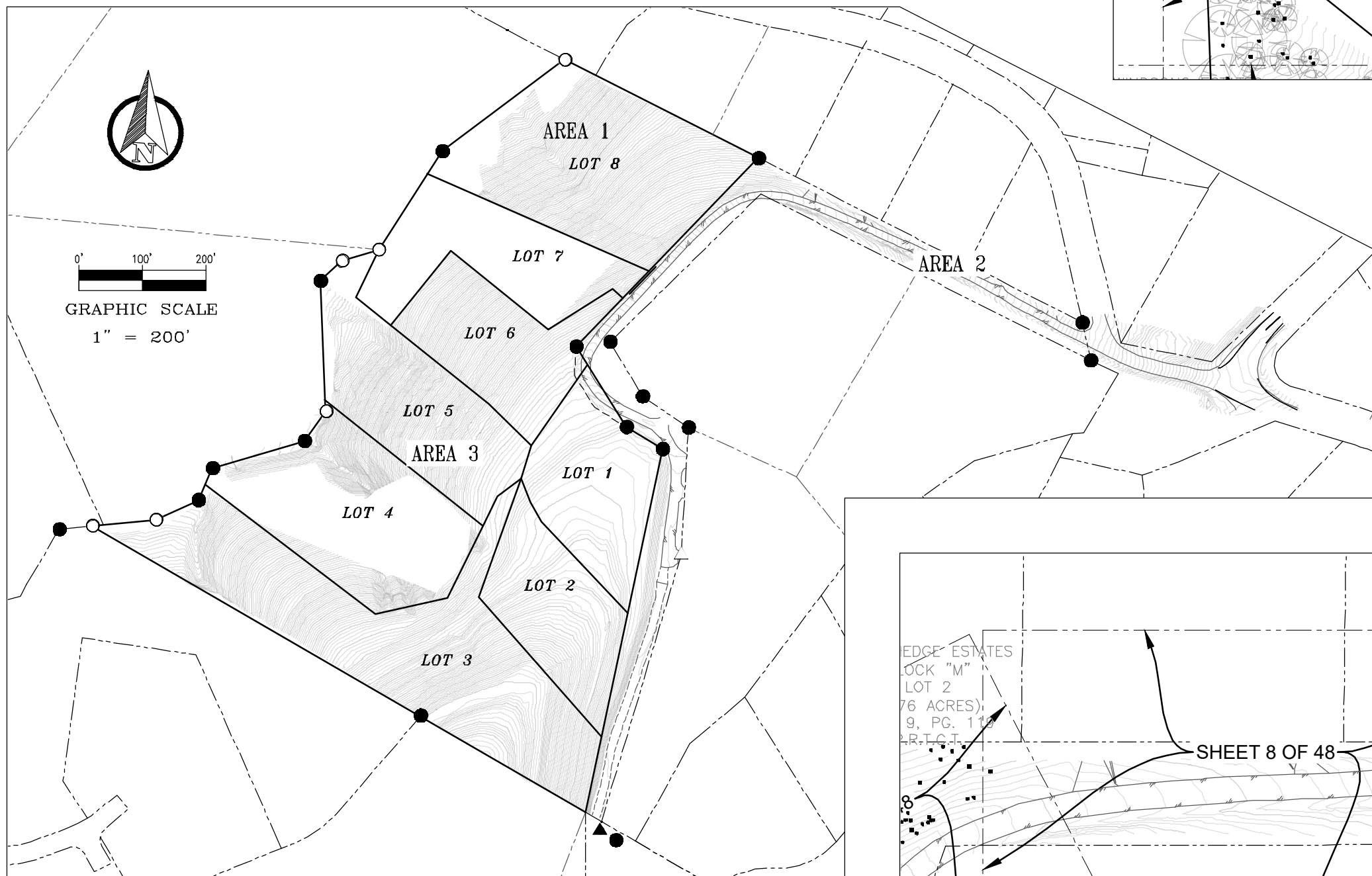
VICINITY MAP
NOT TO SCALE

- LEGEND**
- 1/2" IRON ROD FOUND AS NOTED
 - 1/2" IRON ROD SET / "BIG SKY 5418"
 - 60D NAIL FOUND
 - CALCULATED POINT
 - WATER VALVE
 - WATER METER
 - GAS METER
 - FIRE HYDRANT
 - POWER POLE
 - TREE: CRITICAL ROOT ZONE
 - TREE: TAG / POINT NUMBER
 - VOL. PG. VOLUME PAGE
 - DOC. NO. DOCUMENT NUMBER
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - N.T.S. NOT TO SCALE



AREA 1

AREA 2



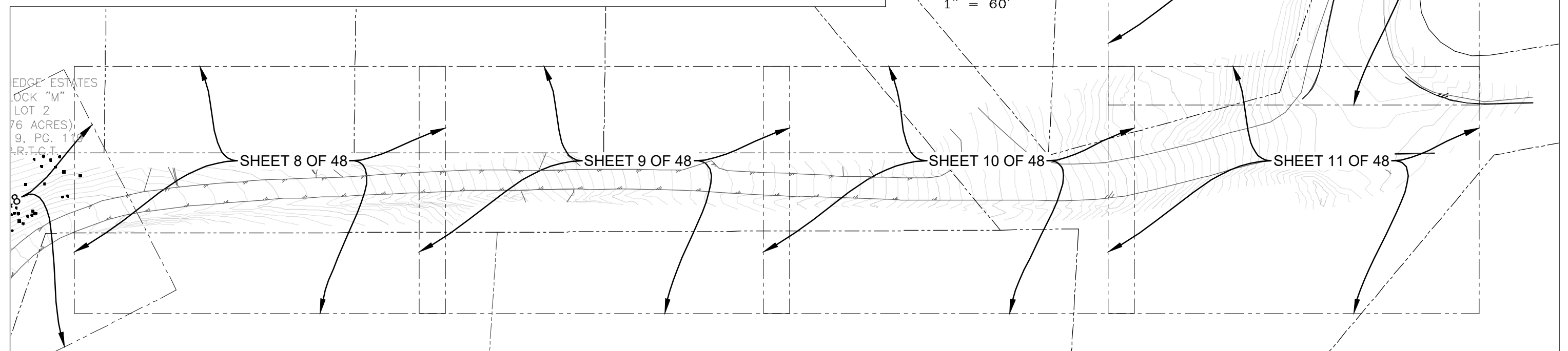
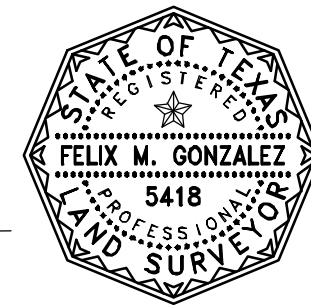
TREE TOPO SITE

I, FELIX M. GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING SEPTEMBER 2021, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR TOPOGRAPHIC SURVEYS".

Felix M. Gonzalez 09/15/21

FELIX M. GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 5418 - STATE OF TEXAS

DATE:



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

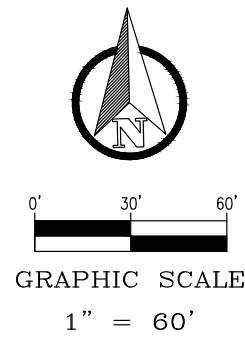
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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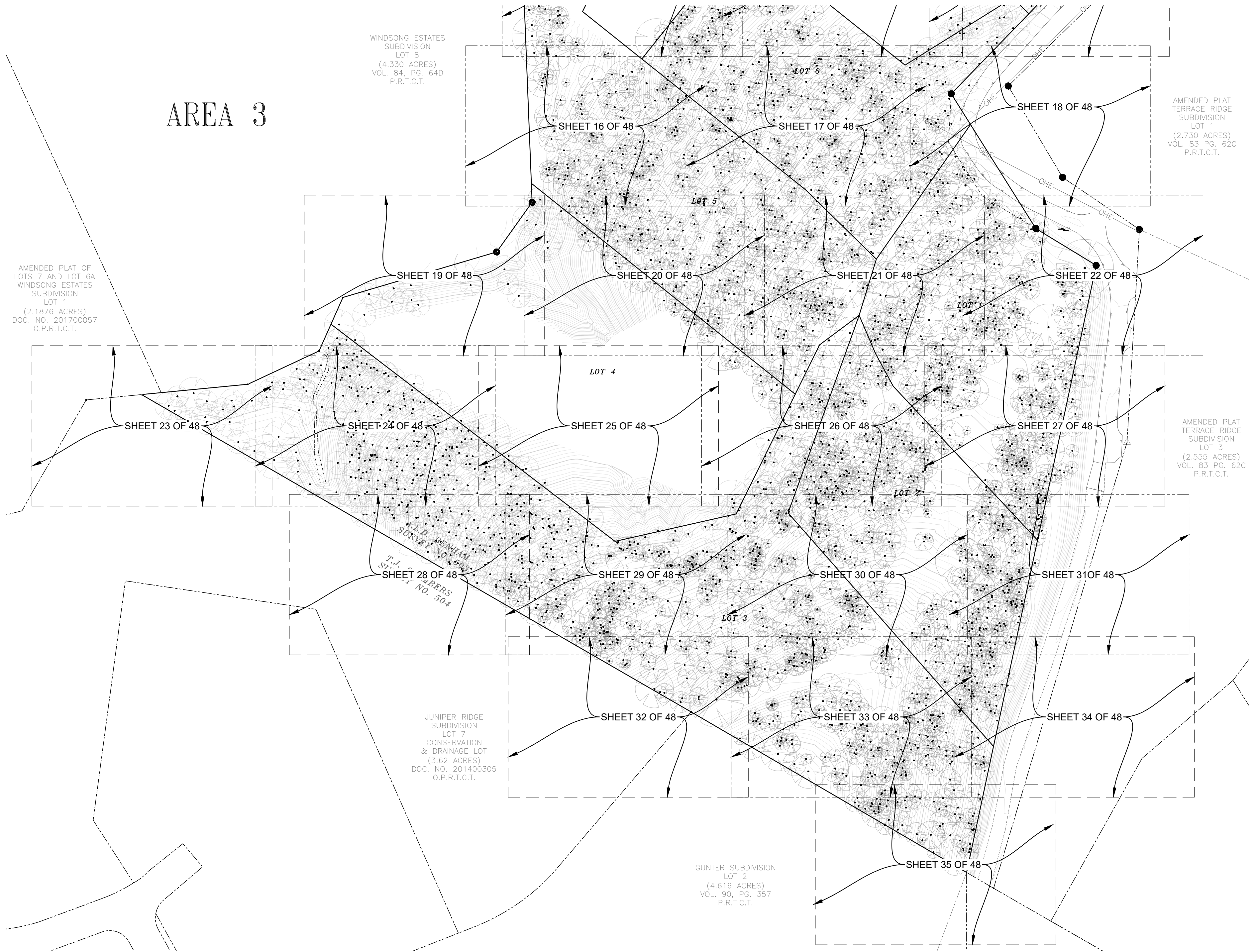
**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
1
OF 48



- LEGEND**
- 1/2" IRON ROD FOUND AS NOTED
 - 1/2" IRON ROD SET / "BIG SKY 5418"
 - ▲ 60D NAIL FOUND
 - △ CALCULATED POINT
 - ⊗ WATER VALVE
 - ⊕ WATER METER
 - ⊙ GAS METER
 - ⊕ FIRE HYDRANT
 - ⊕ POWER POLE
 - ⊕ TREE: CRITICAL ROOT ZONE
 - ⊕¹⁰¹ TREE: TAG / POINT NUMBER
- VOL. PG. VOLUME PAGE
DOC. NO. DOCUMENT NUMBER
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE
N.T.S. NOT TO SCALE



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

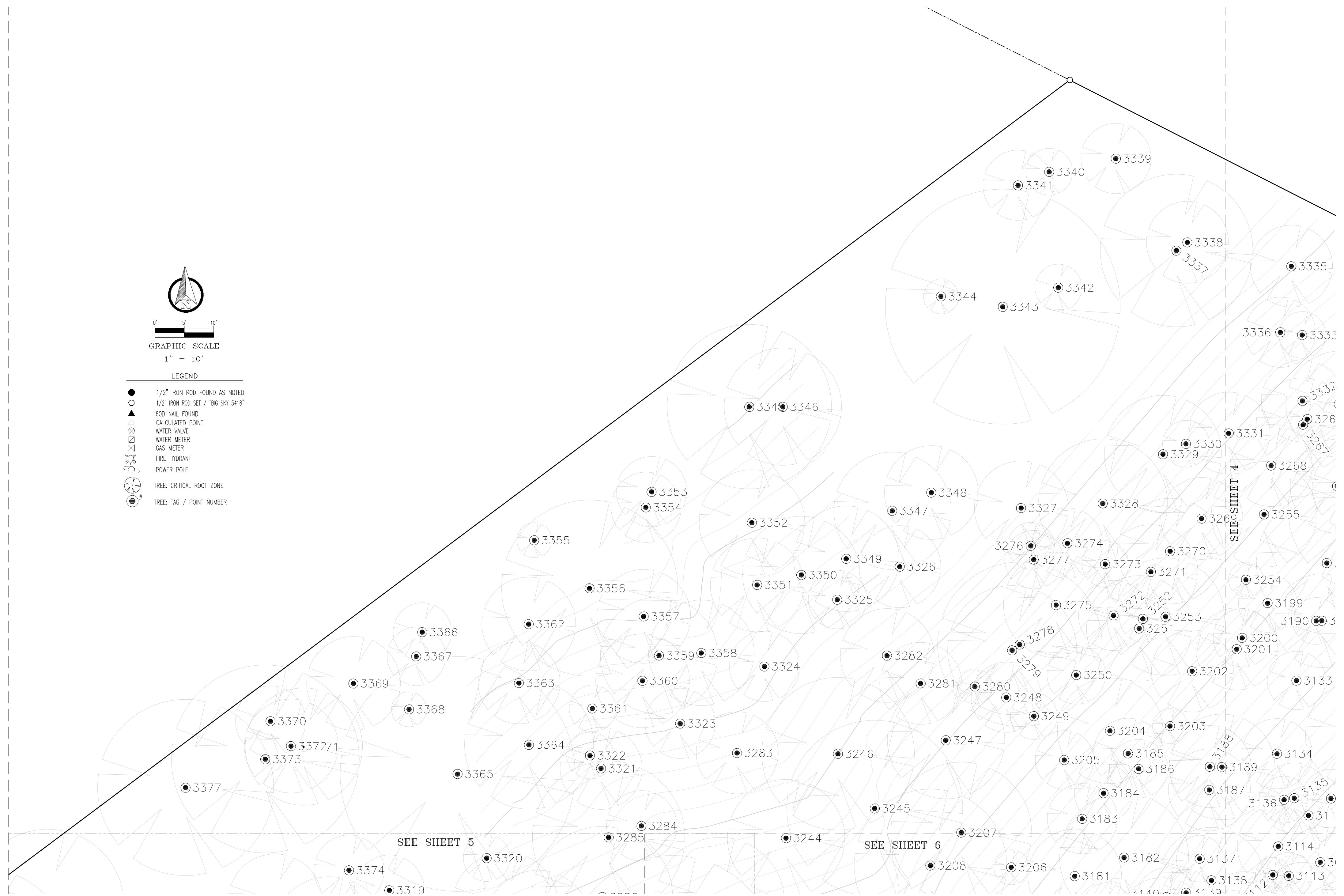
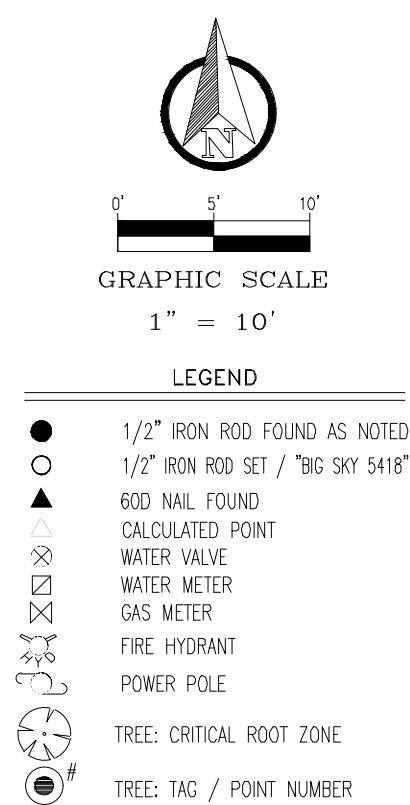
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN:	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
2
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 20080679319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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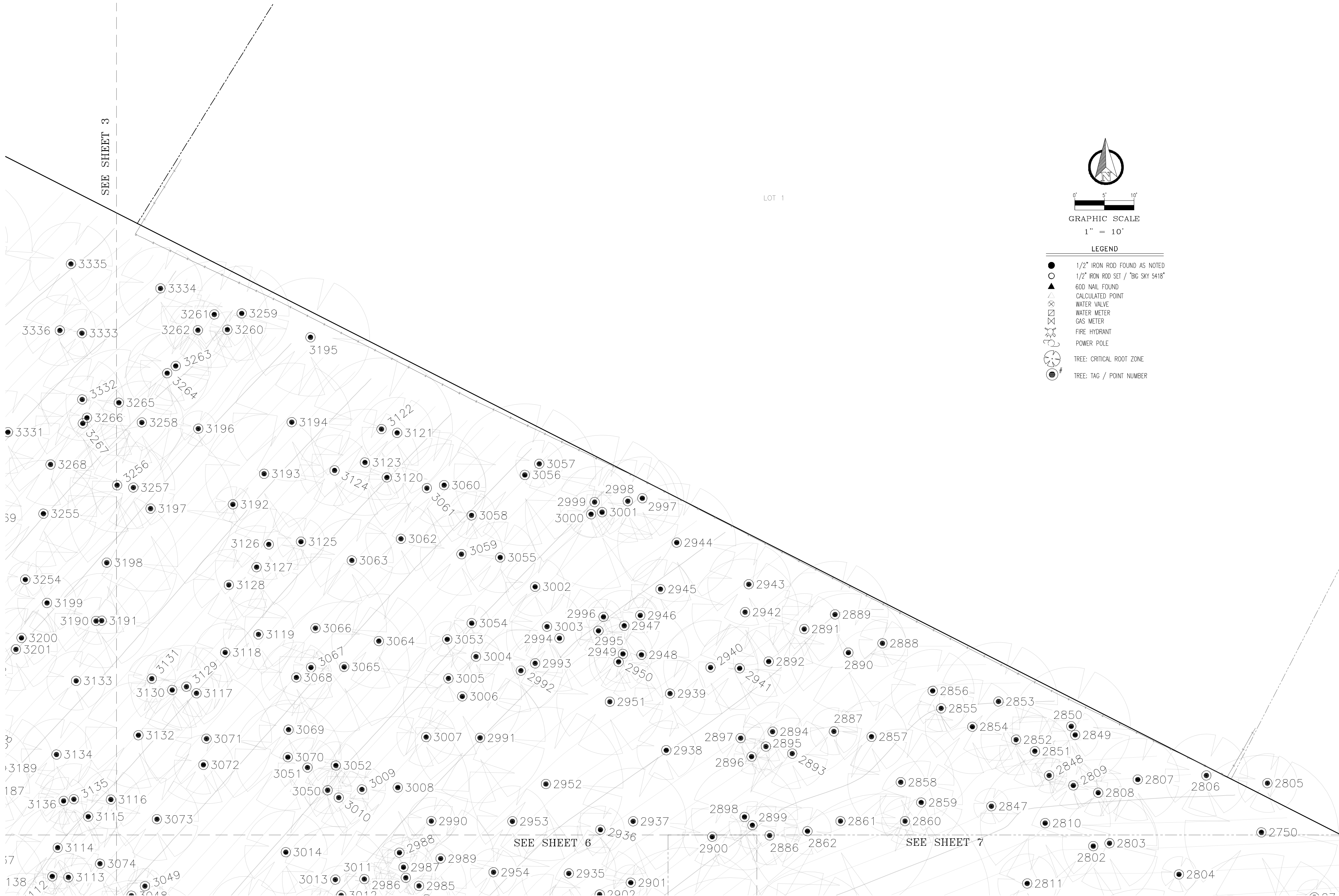
WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

3

OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

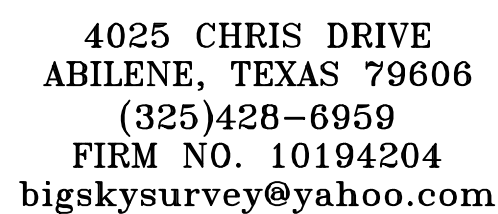
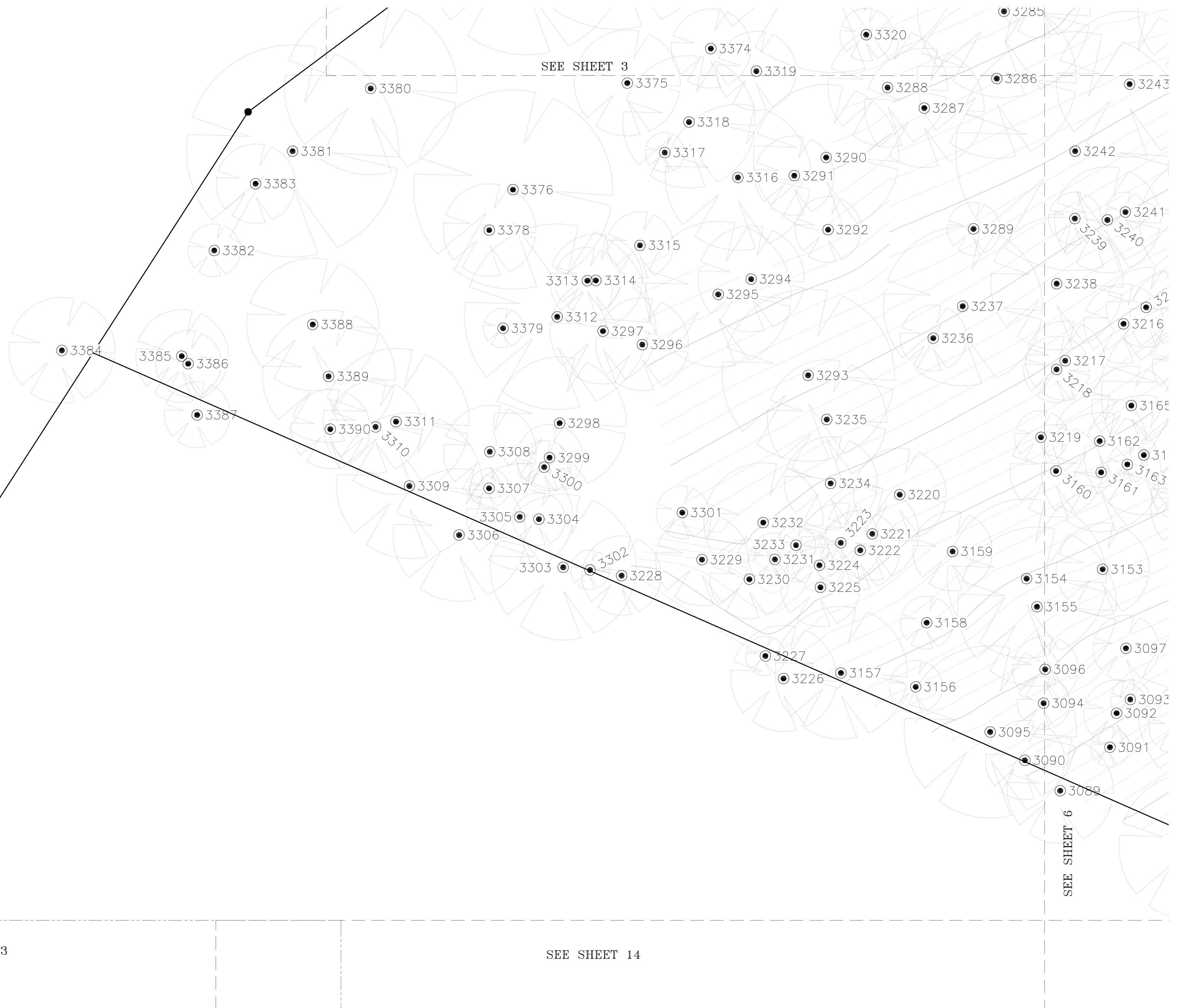
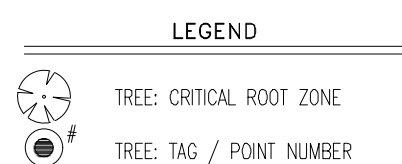
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
4
OF 48



TOPOGRAPHIC SURVEY OF

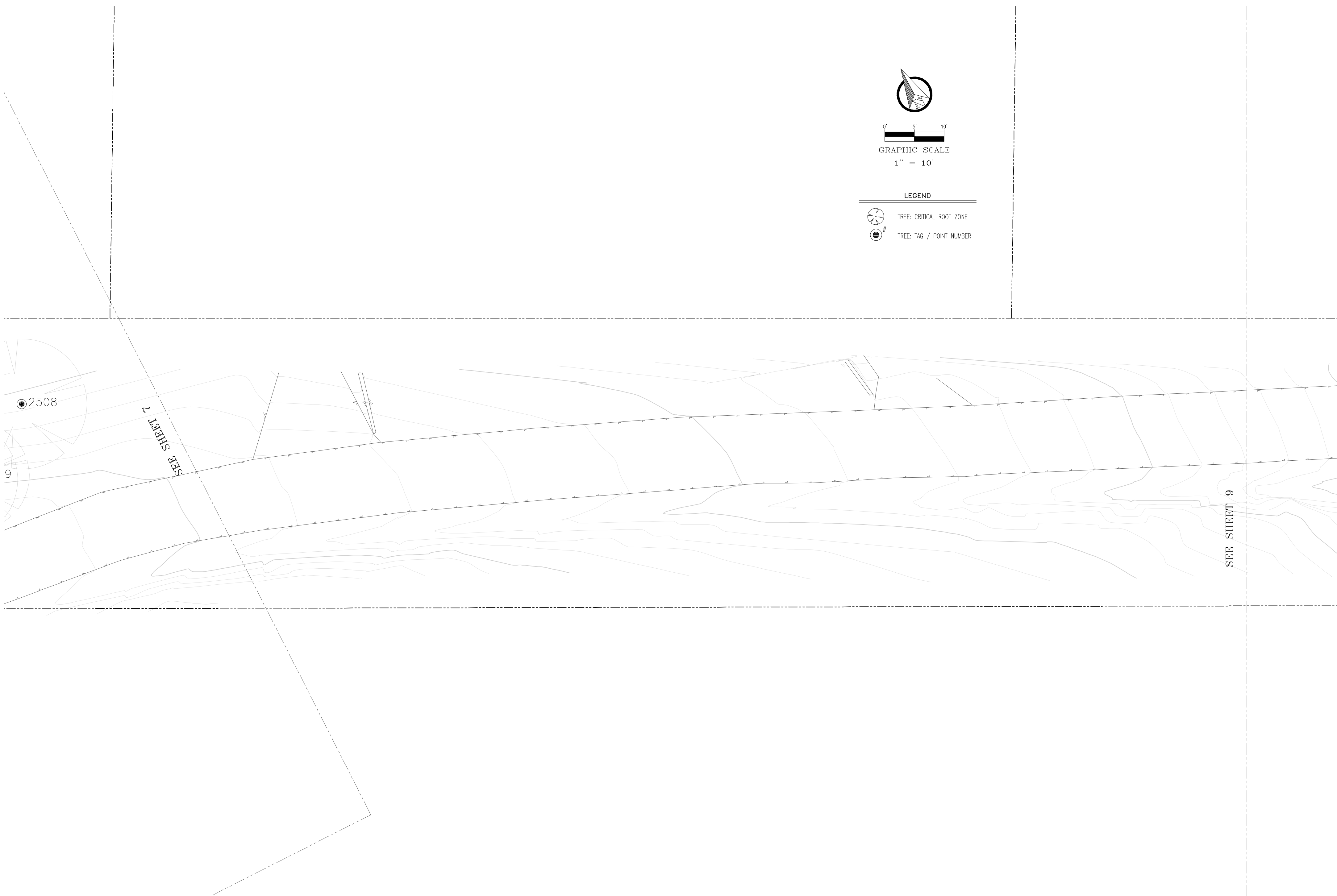
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPELT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2006079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

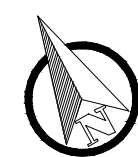
TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMS
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
5
OF 24





0'5'10'

GRAPHIC SCALE

1" = 10'

LEGEND

TREE: CRITICAL ROOT ZONE

TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

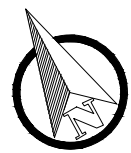
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIABLE
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
8
OF 48



0' 5' 10'

GRAPHIC SCALE

1" = 10'

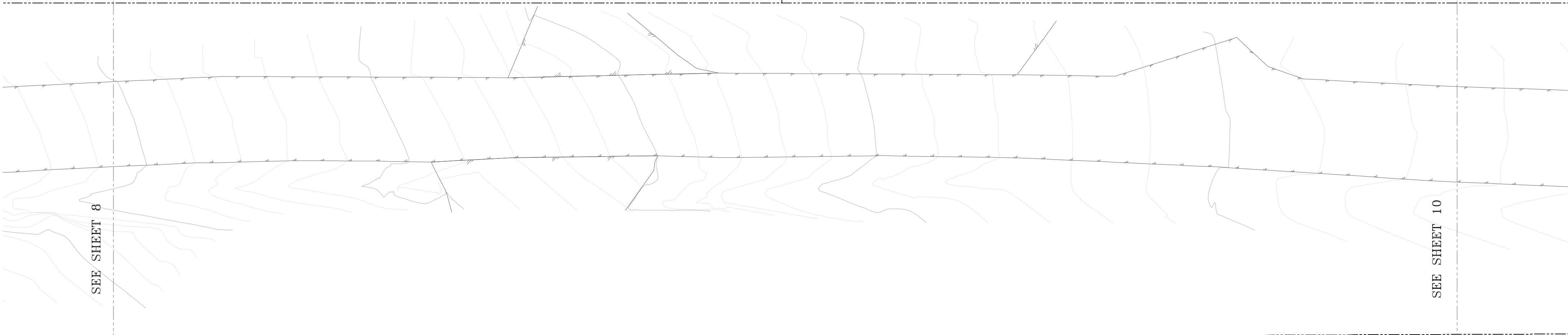
LEGEND



TREE: CRITICAL ROOT ZONE



TREE: TAG / POINT NUMBER



**BIG SKY
SURVEYING**

4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIABLES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

9

OF 48



0' 5' 10'

GRAPHIC SCALE

1" = 10'

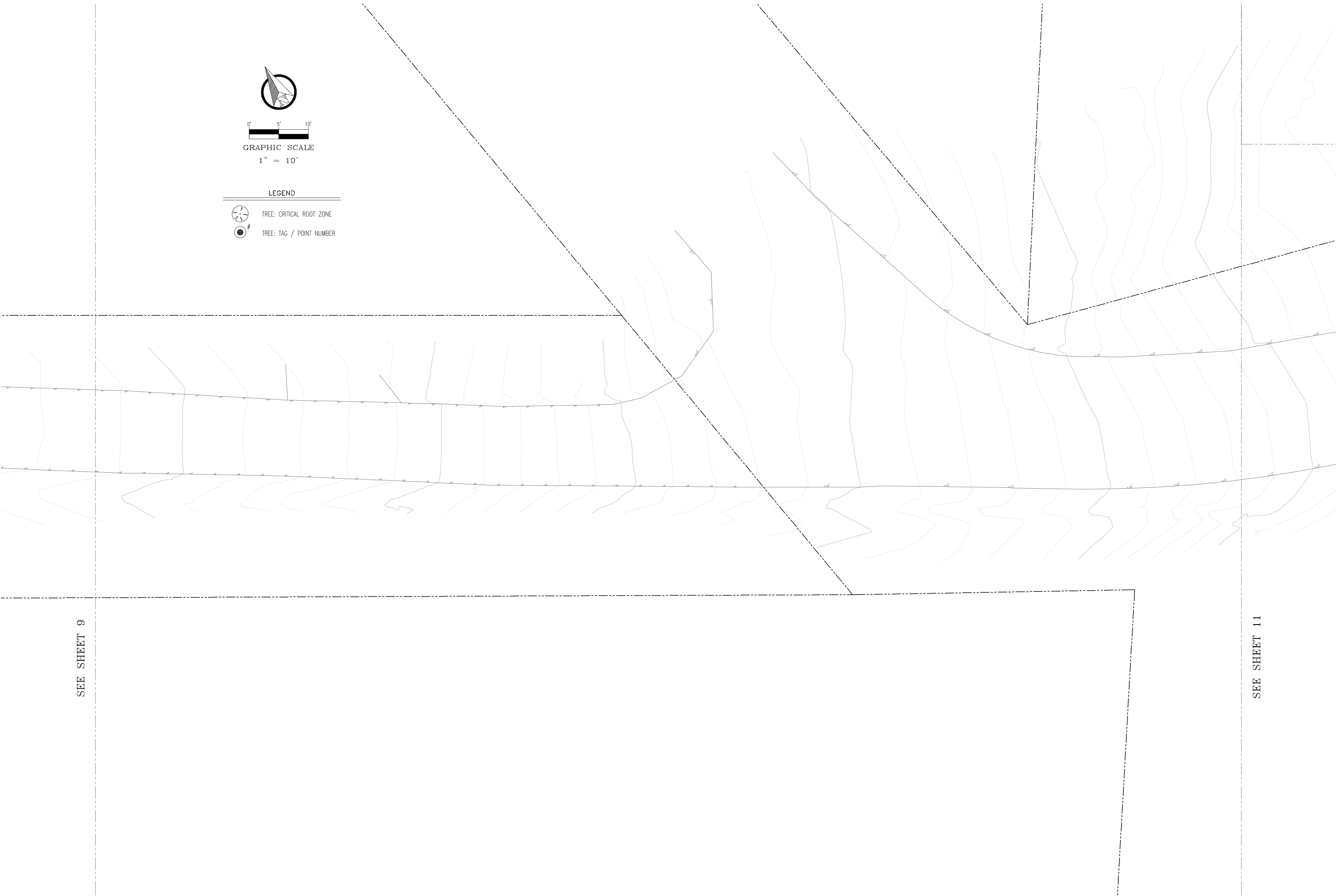
LEGEND



TREE: CRITICAL ROOT ZONE



TREE: TAG / POINT NUMBER



**BIG SKY
SURVEYING**

4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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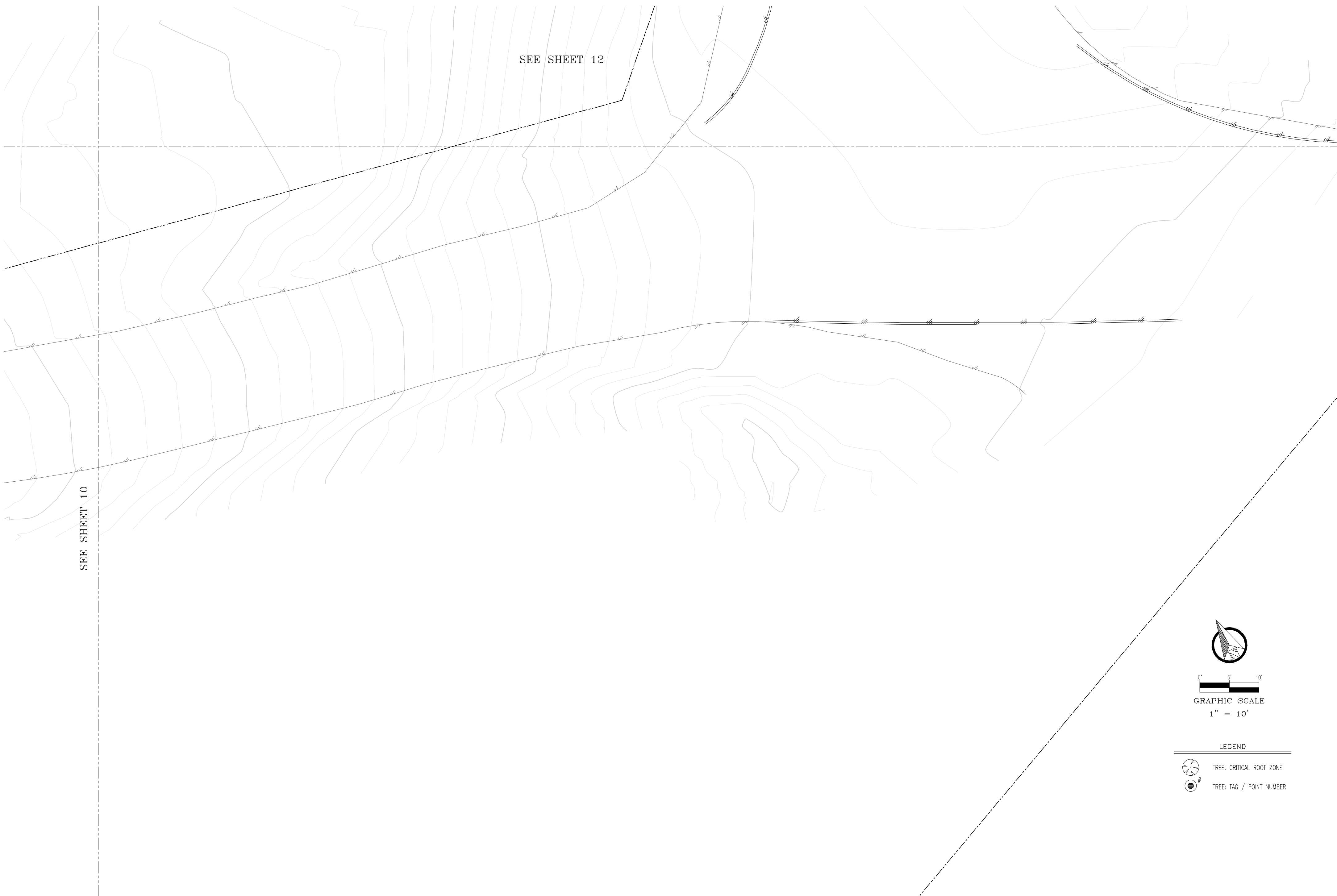
**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FNG
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

10

OF 48





0'

5'

10'

GRAPHIC SCALE

1" = 10'

LEGEND



TREE: CRITICAL ROOT ZONE



TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

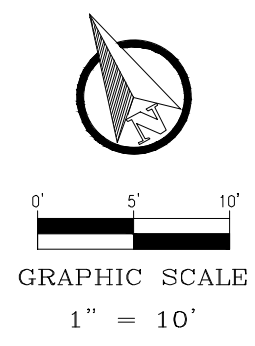
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
11
OF 48



LEGEND	
	TREE: CRITICAL ROOT ZONE
	TREE: TAG / POINT NUMBER

SEE SHEET 12



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

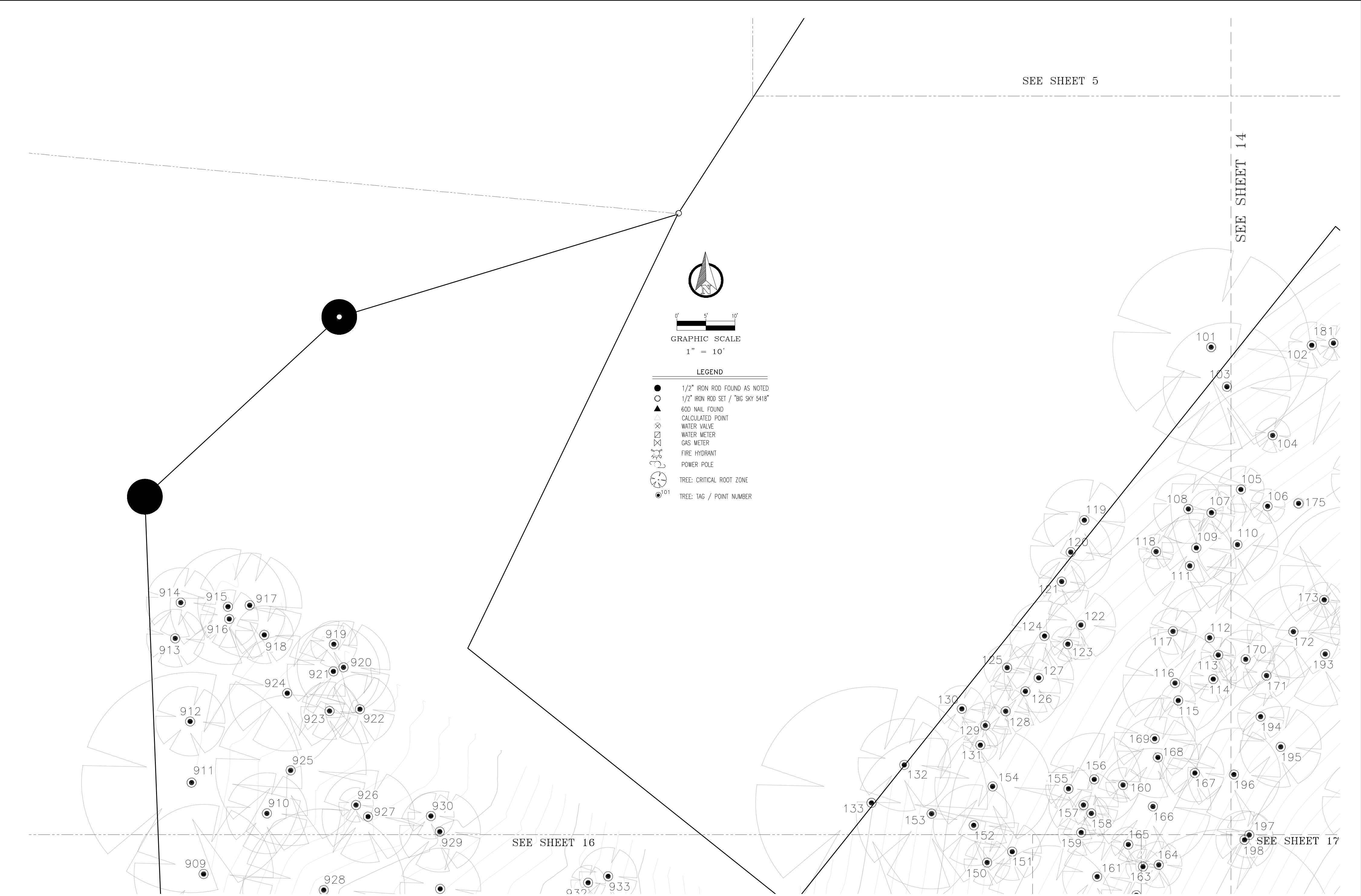
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARS
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
12
OF 48





BIG SKY
SURVEYING

4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

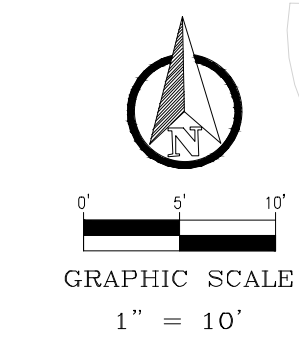
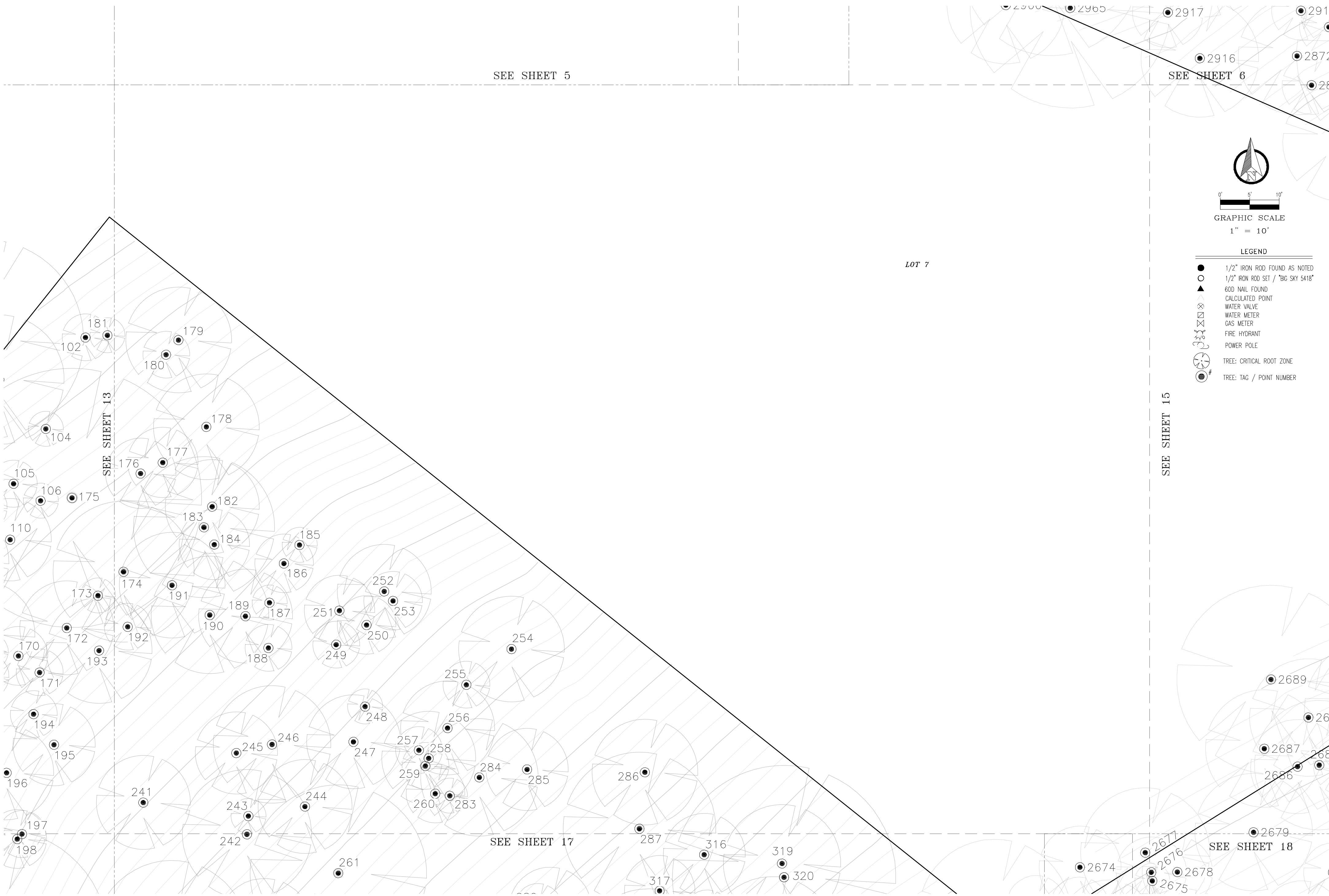
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
13
OF 48



- LEGEND**
- 1/2" IRON ROD FOUND AS NOTED
 - 1/2" IRON ROD SET / "BIG SKY 5418"
 - ▲ 60D NAIL FOUND
 - CALCULATED POINT
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ GAS METER
 - ⊗ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊗ TREE: CRITICAL ROOT ZONE
 - ⊗# TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

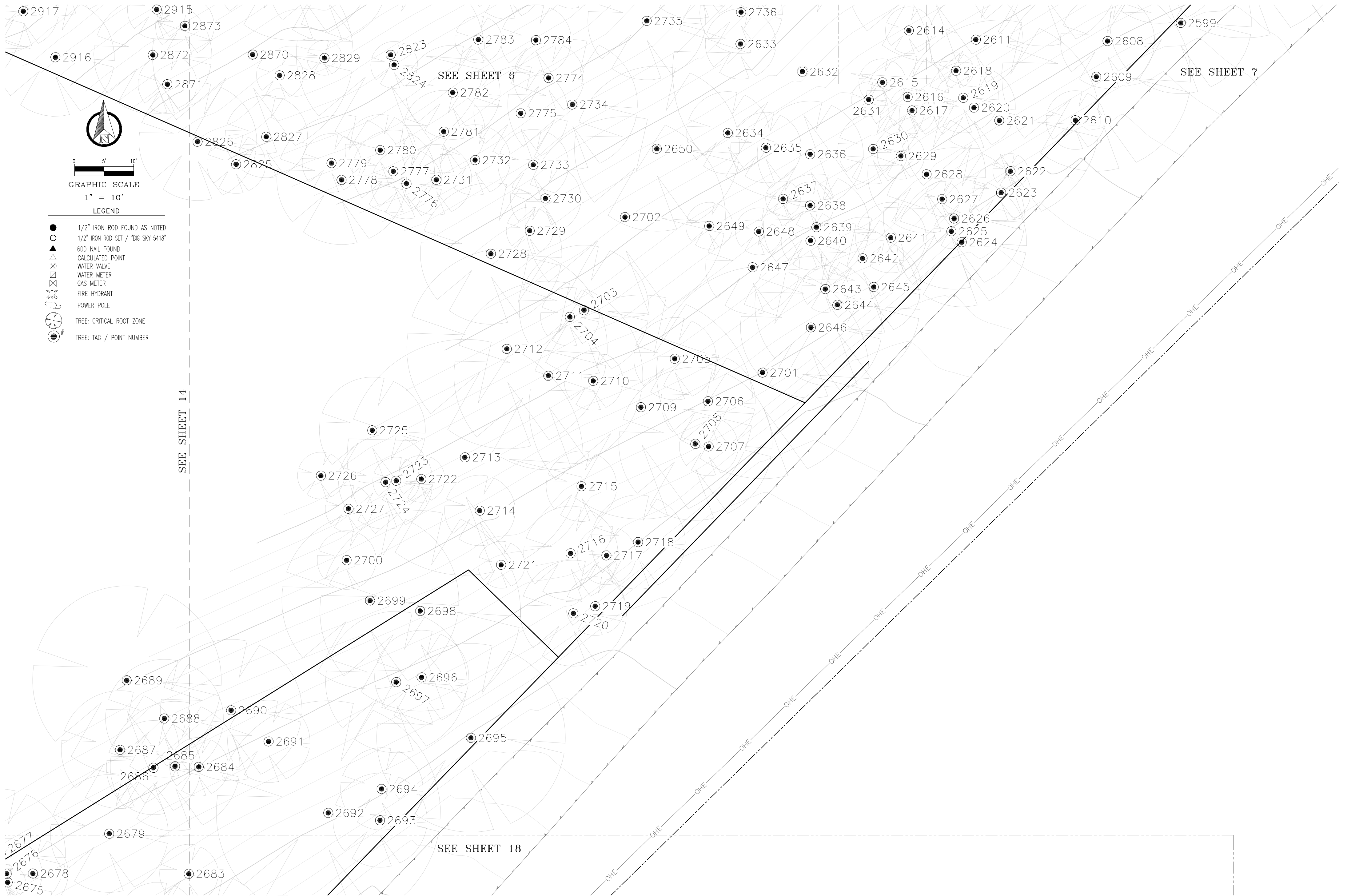
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
14
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

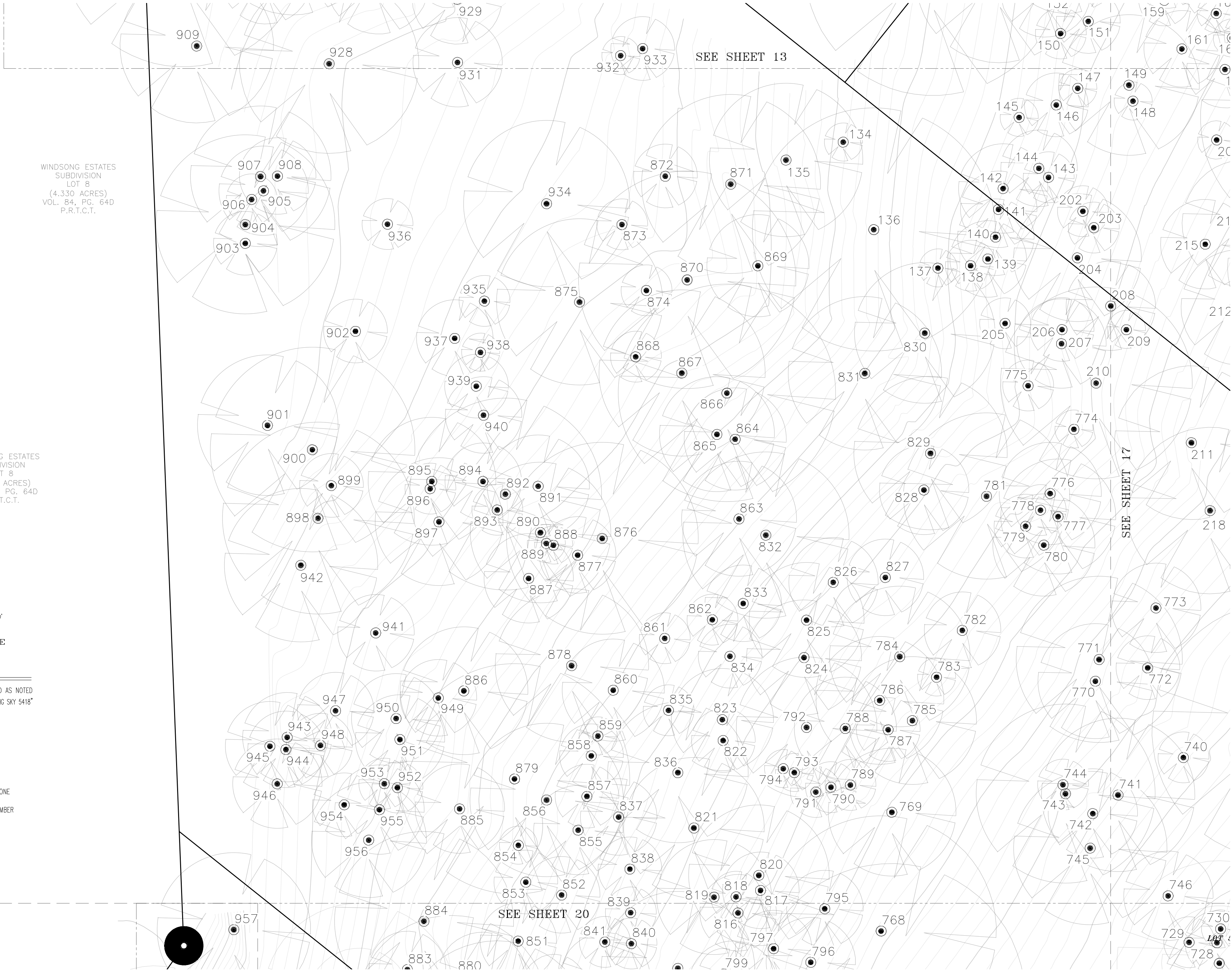
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

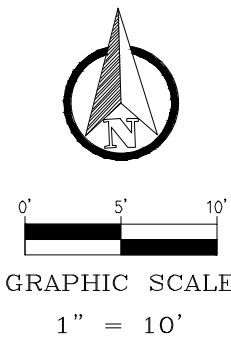
CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
15
OF 48



WINDSONG ESTATES
SUBDIVISION
LOT 8
(4.330 ACRES)
VOL. 84, PG. 64D
P.R.T.C.T.

WINDSONG ESTATES
SUBDIVISION
LOT 8
(4.330 ACRES)
VOL. 84, PG. 64D
P.R.T.C.T.



- LEGEND**
- 1/2" IRON ROD FOUND AS NOTED
 - 1/2" IRON ROD SET / "BIG SKY 5418"
 - ▲ 60D NAIL FOUND
 - △ CALCULATED POINT
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ GAS METER
 - ⊗ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊗ TREE: CRITICAL ROOT ZONE
 - ⊗# TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

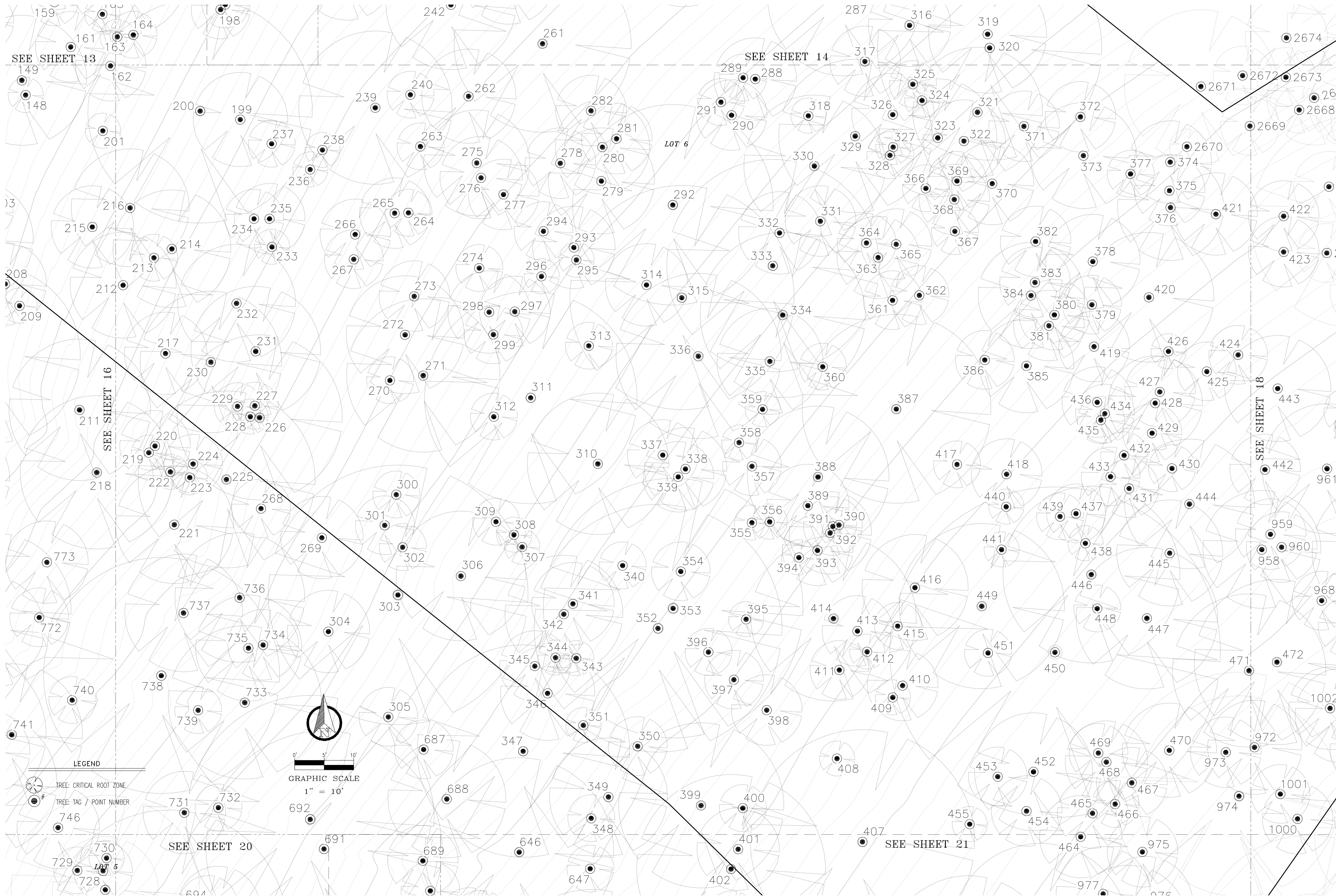
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
16
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

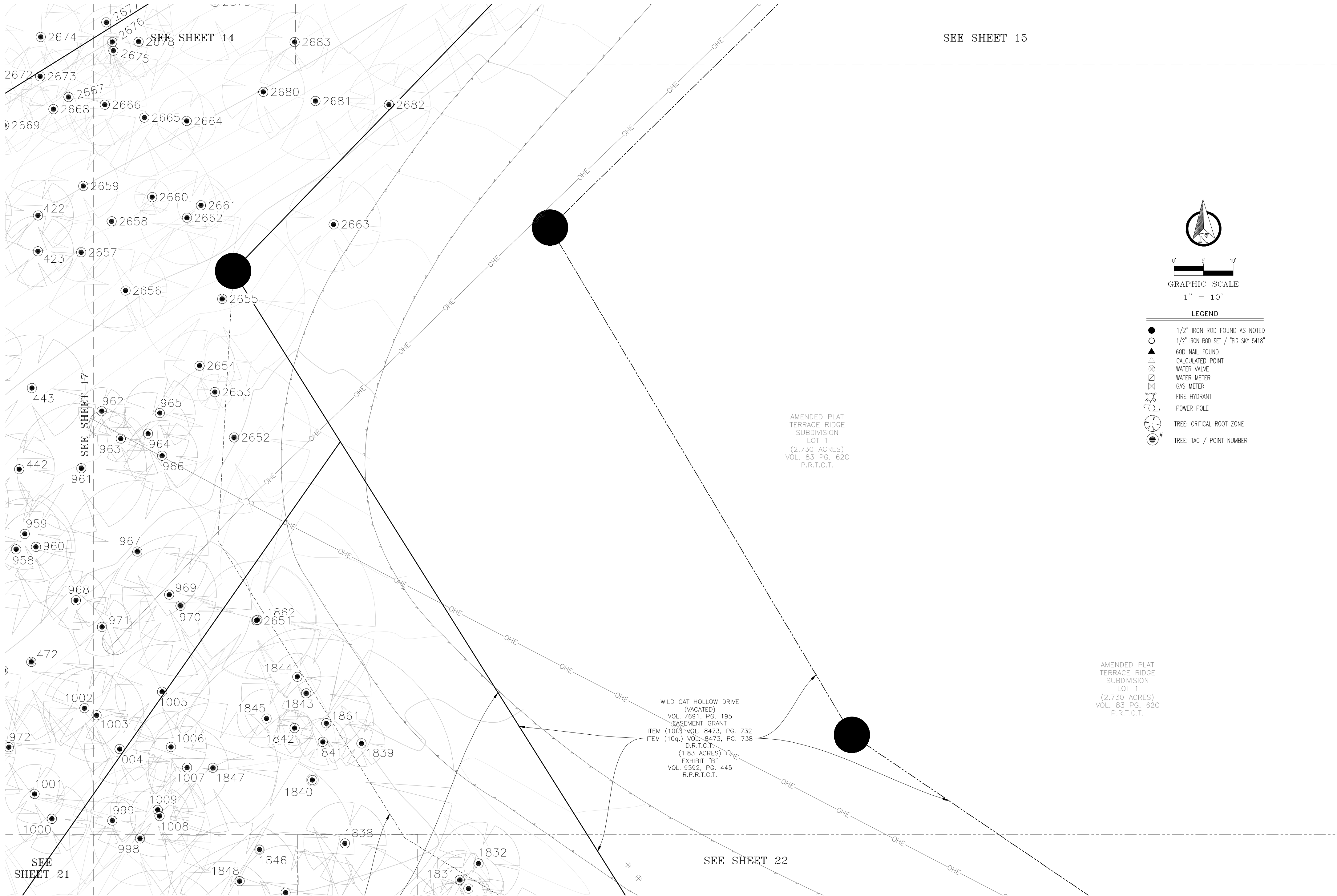
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
17
OF 48



GRAPHIC SCALE
1" = 10'

LEGEND

- 1/2" IRON ROD FOUND AS NOTED
- 1/2" IRON ROD SET / "BIG SKY 5418"
- 60D NAIL FOUND
- CALCULATED POINT
- WATER VALVE
- WATER METER
- GAS METER
- FIRE HYDRANT
- POWER POLE
- TREE: CRITICAL ROOT ZONE
- TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

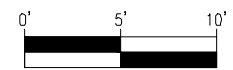
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
18
OF 48



GRAPHIC SCALE
1" = 10'

LEGEND

- 1/2" IRON ROD FOUND AS NOTED
- 1/2" IRON ROD SET / "BIG SKY 5418"
- ▲ 600 NAIL FOUND
- CALCULATED POINT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ GAS METER
- ⊗ FIRE HYDRANT
- ⊗ POWER POLE
- ⊗ TREE: CRITICAL ROOT ZONE
- ⊗# TREE: TAG / POINT NUMBER

SEE SHEET 16

WINDSONG ESTATES
SUBDIVISION
LOT 8
(4.330 ACRES)
VOL. 84, PG. 64D
P.R.T.C.T.

SEE SHEET 20

SEE SHEET 24

SEE SHEET 25



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

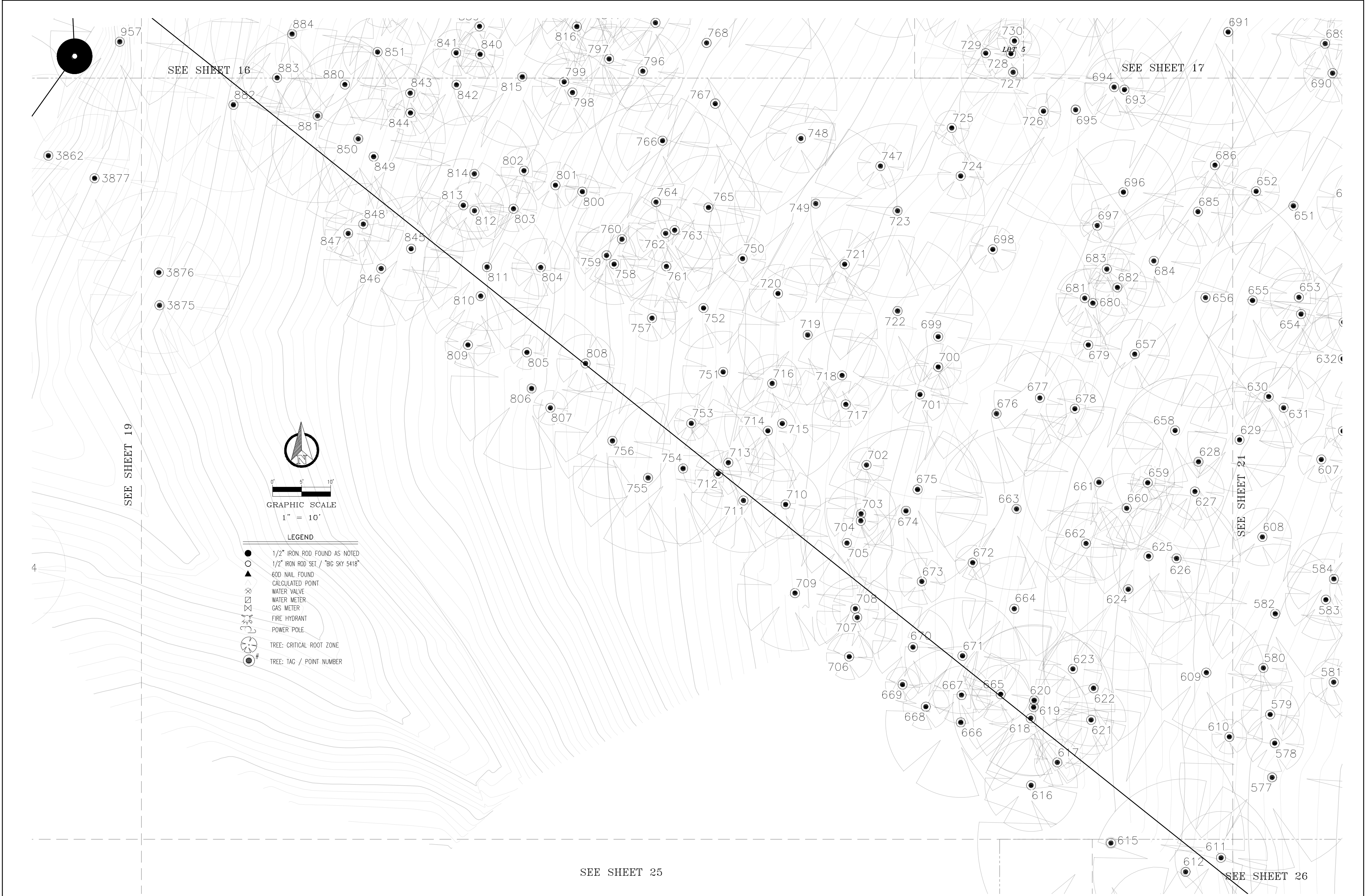
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
19
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

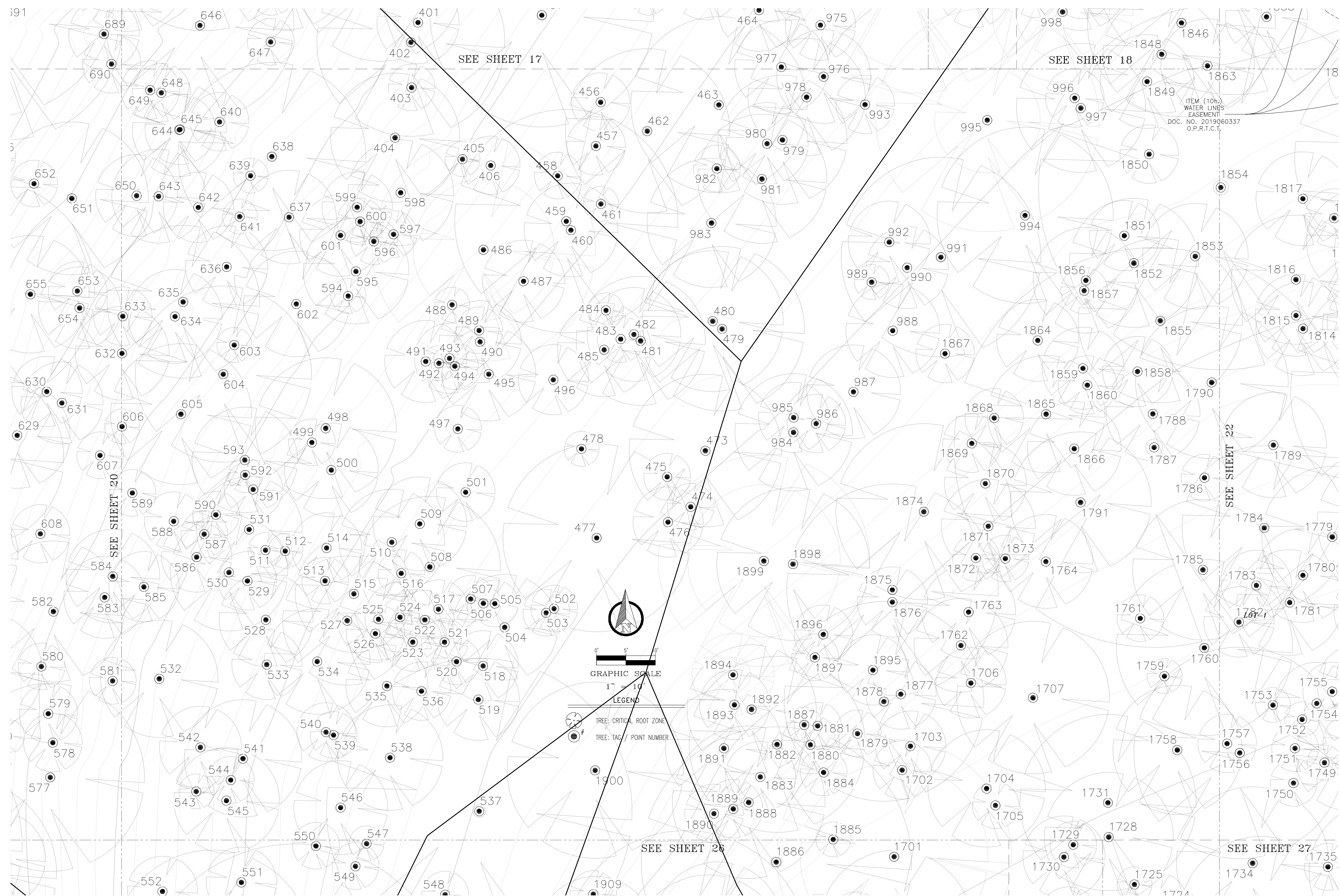
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
20
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 20080679319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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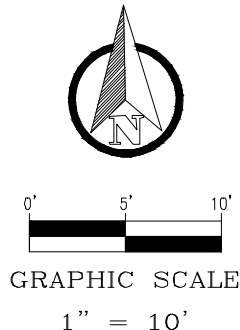
WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

21

OF 48



- LEGEND**
- 1/2" IRON ROD FOUND AS NOTED
 - 1/2" IRON ROD SET / "BIG SKY 5418"
 - ▲ 60D NAIL FOUND
 - CALCULATED POINT
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ GAS METER
 - ⊗ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊗ TREE: CRITICAL ROOT ZONE
 - ⊗# TREE: TAG / POINT NUMBER

AMENDED PLAT
TERRACE RIDGE
SUBDIVISION
LOT 3
(2.555 ACRES)
VOL. 83 PG. 62C
P.R.T.C.T.



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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**WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746**

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
22
OF 48



0'5'10'

GRAPHIC SCALE

1" = 10'

LEGEND

●

1/2" IRON ROD FOUND AS NOTED

○

1/2" IRON ROD SET / "BIG SKY 5418"

▲

60D NAIL FOUND

○

CALCULATED POINT

⊠

WATER VALVE

⊠

WATER METER

⊠

GAS METER

⊠

FIRE HYDRANT

⊠

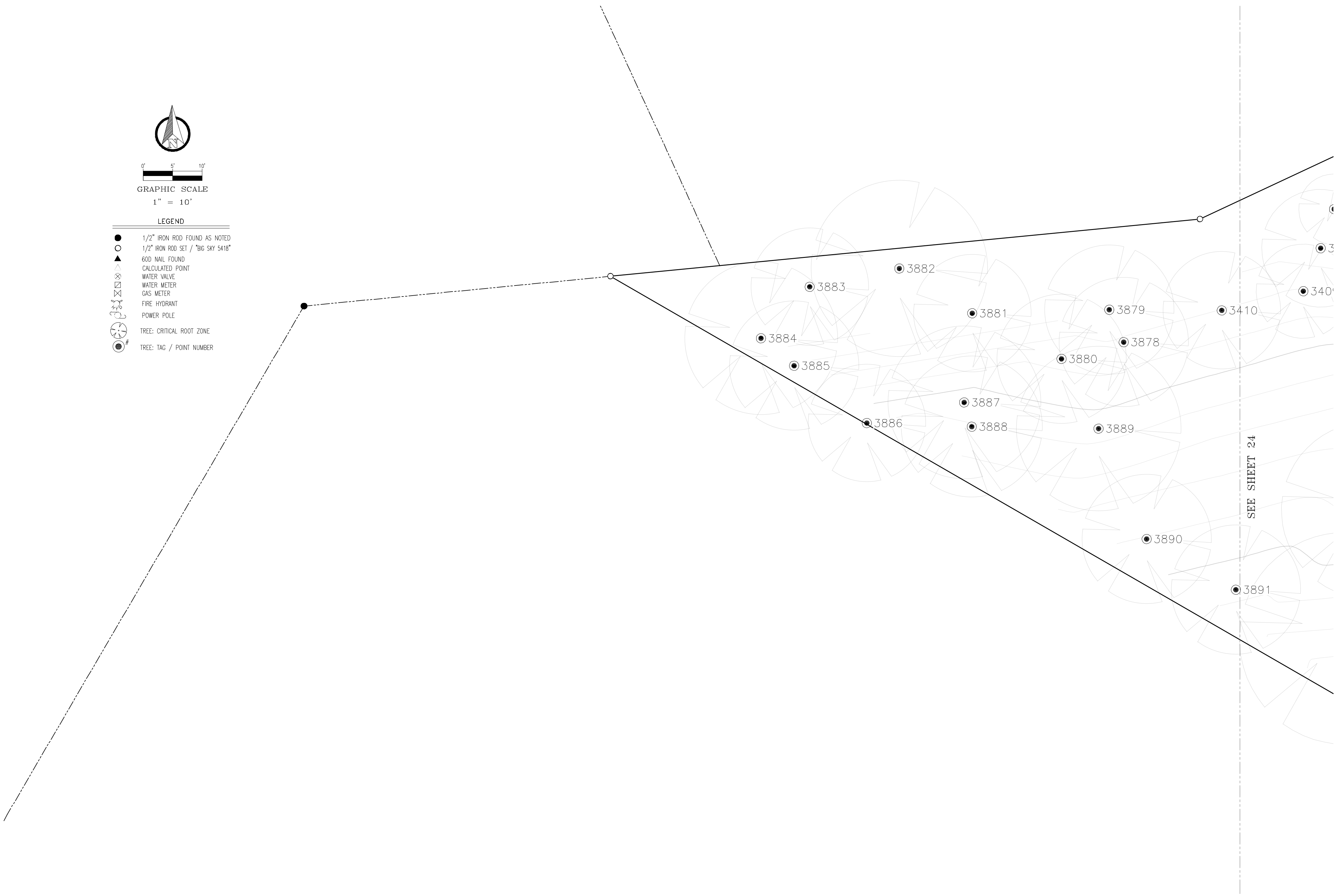
POWER POLE

⊠

TREE: CRITICAL ROOT ZONE

⊠#

TREE: TAG / POINT NUMBER



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

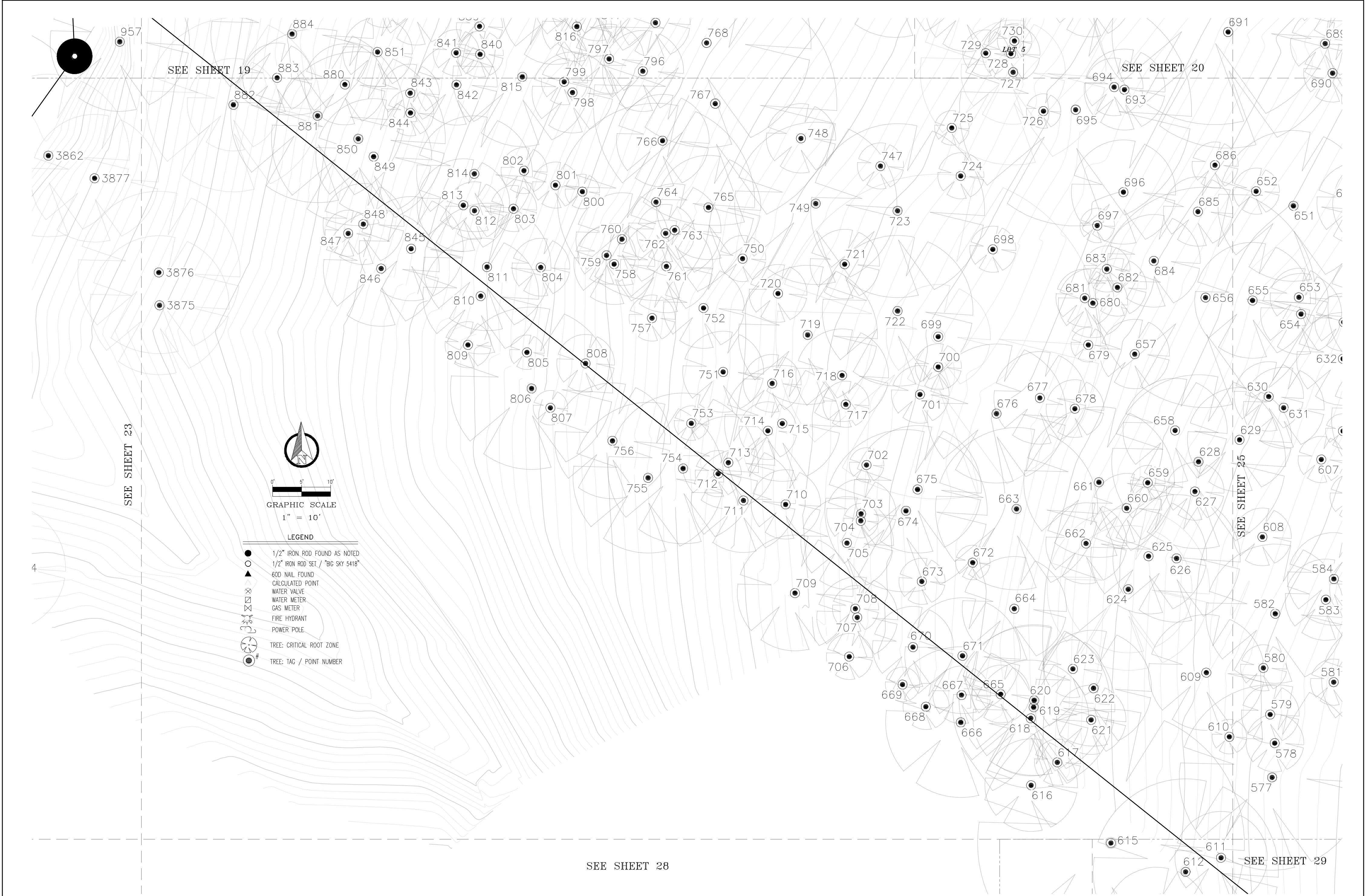
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FNG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
23
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

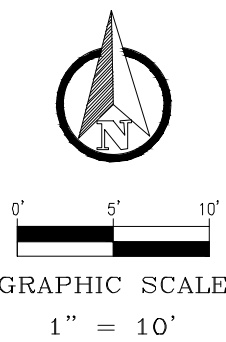
CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
24
OF 48

SEE SHEET 19

SEE SHEET 20

LOT 4

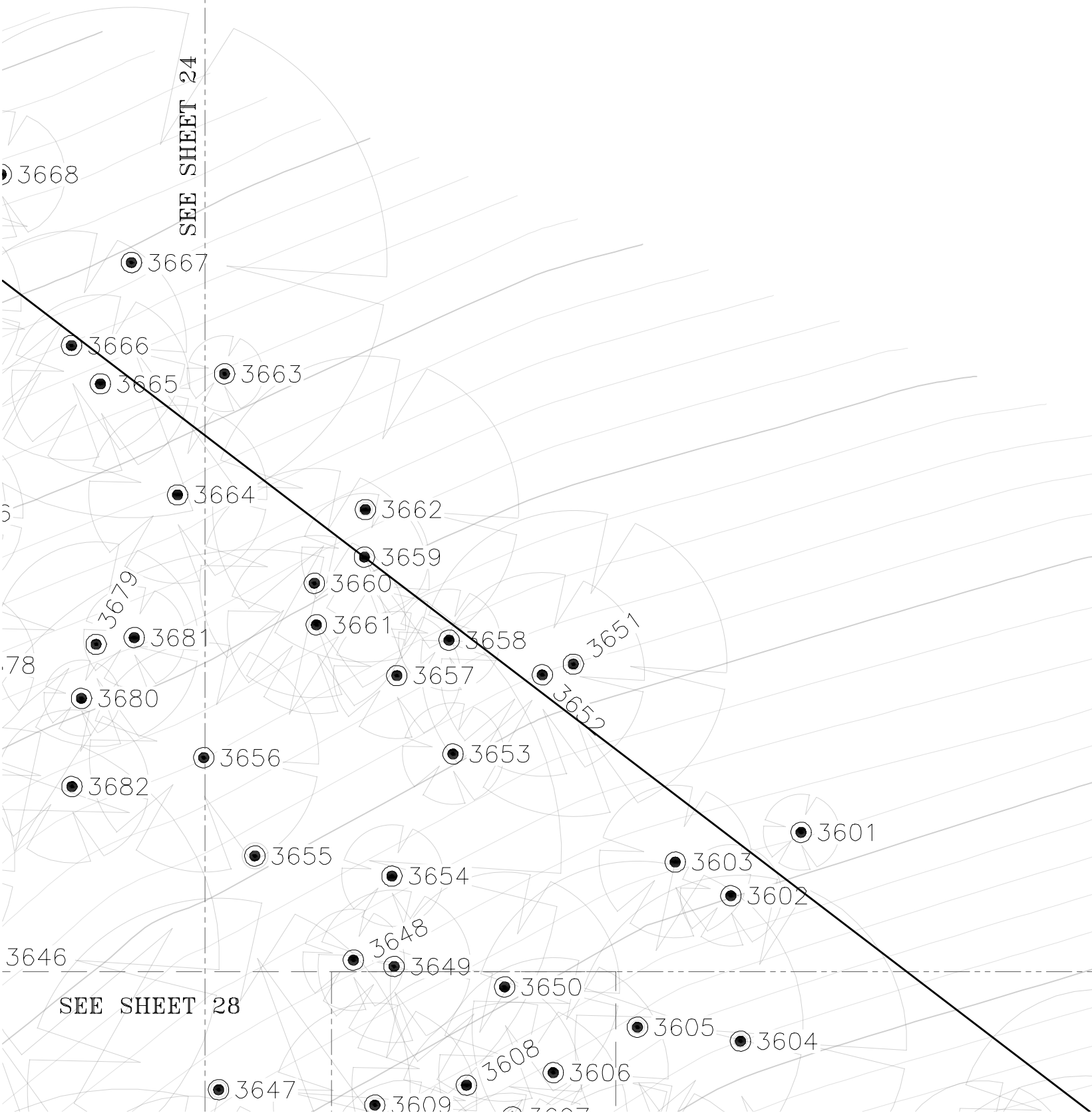


LEGEND



TREE: CRITICAL ROOT ZONE

TREE: TAG / POINT NUMBER



SEE SHEET 26



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

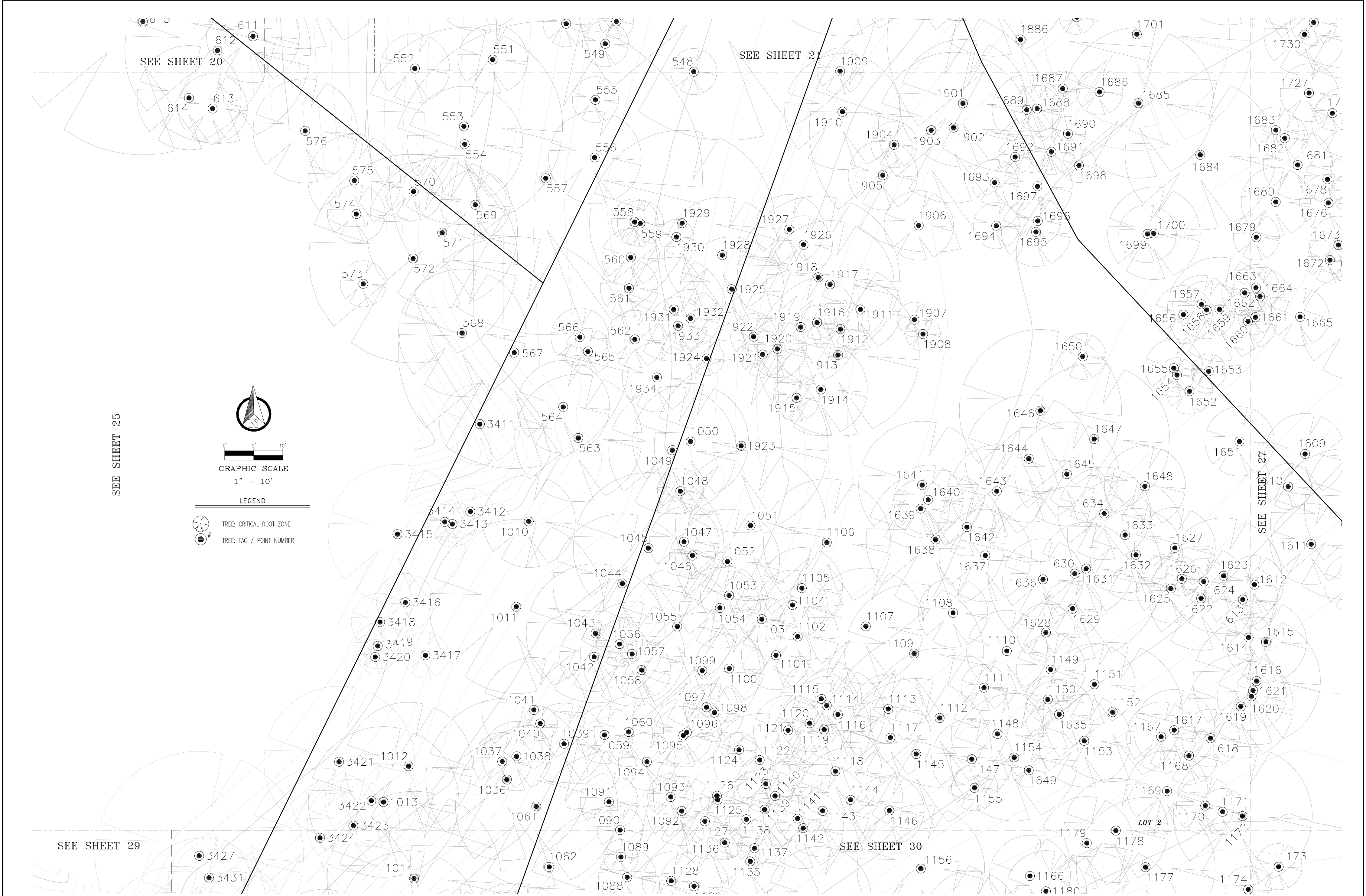
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIABLES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
25
OF 48





BIG SKY
SURVEYING

4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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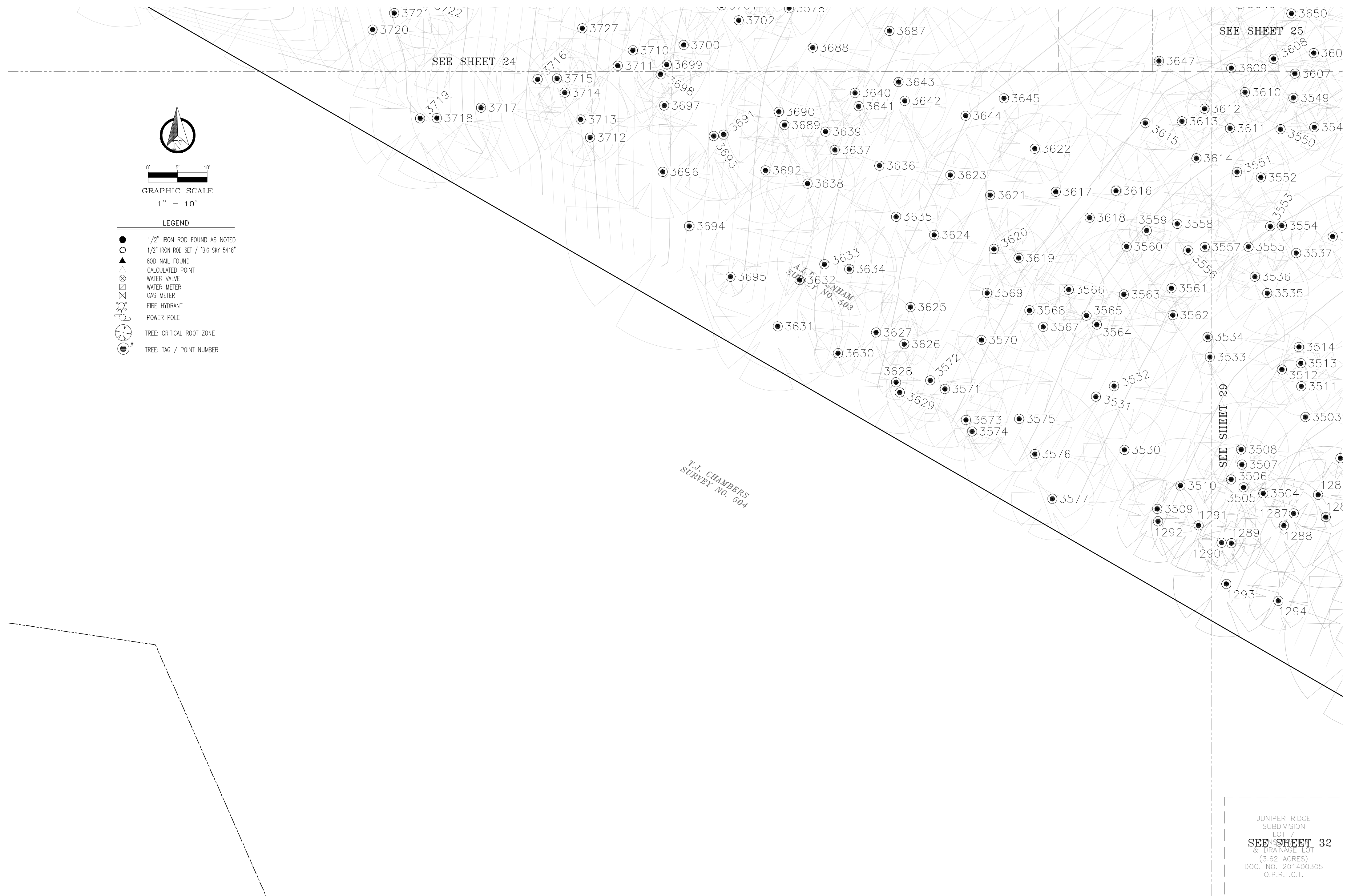
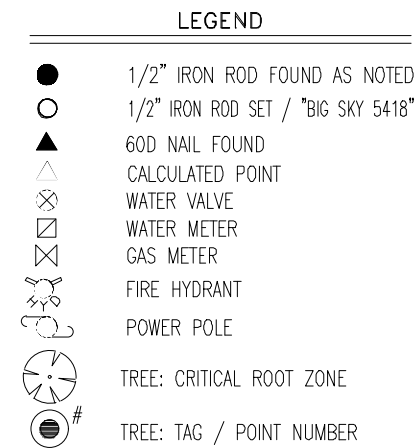
WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

26

OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
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bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

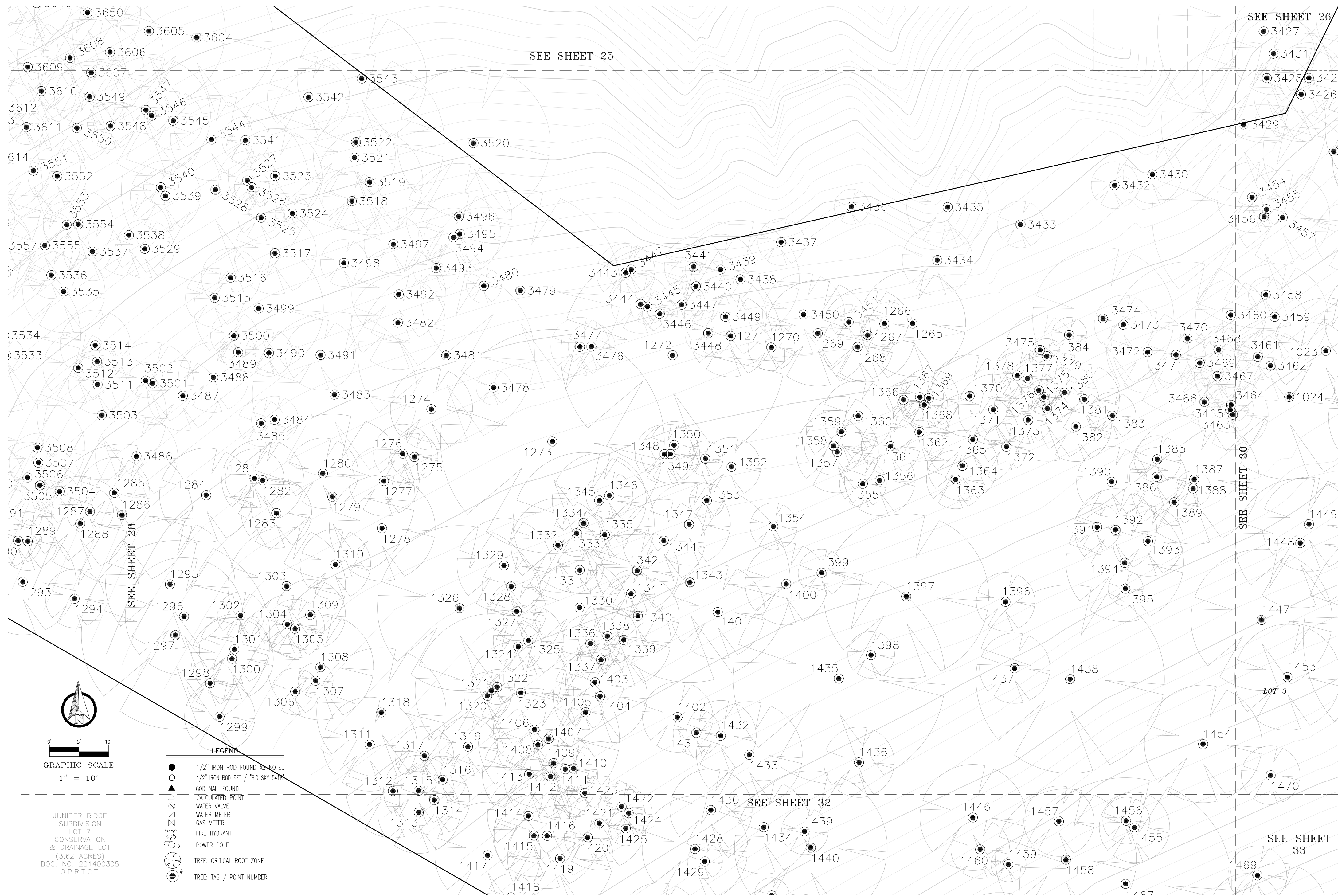
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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMS
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
28
OF 48



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
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FIRM NO. 10194204
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TOPOGRAPHIC SURVEY OF

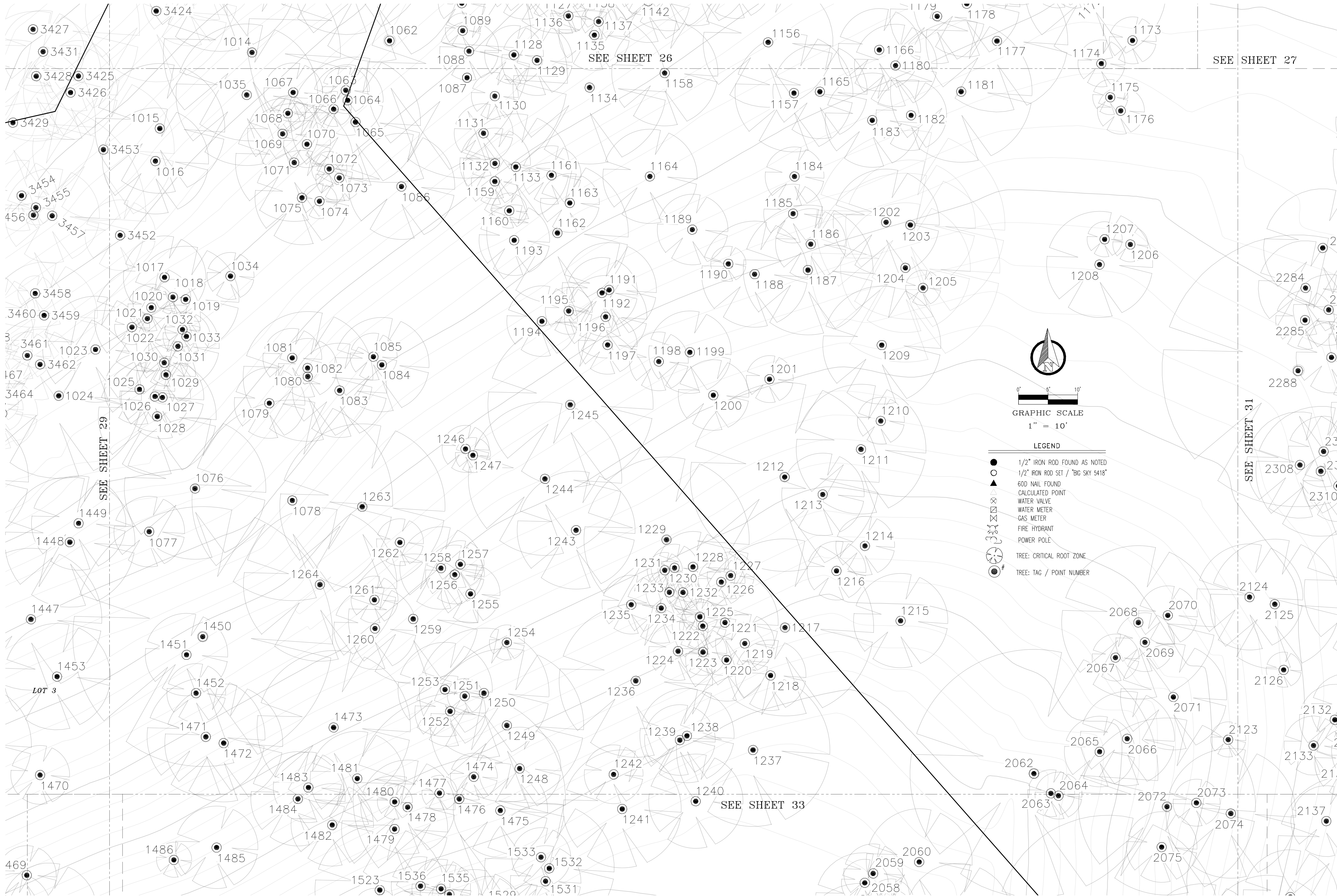
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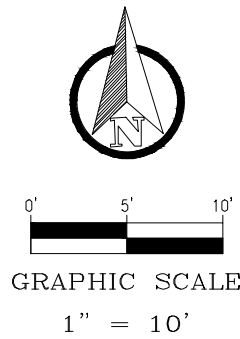
WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
29
OF 48



JUNIPER RIDGE
SUBDIVISION
LOT 7
CONSERVATION
& DRAINAGE LOT
(3.62 ACRES)
DOC. NO. 201400305
O.P.R.T.C.T.



LEGEND

- 1/2" IRON ROD FOUND AS NOTED
- 1/2" IRON ROD SET / "BIG SKY 5418"
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ⊠ WATER VALVE
- ⊞ WATER METER
- ⊠ GAS METER
- ⊠ FIRE HYDRANT
- ⊠ POWER POLE
- ⊠ TREE: CRITICAL ROOT ZONE
- ⊠# TREE: TAG / POINT NUMBER

SEE SHEET 29

JUNIPER RIDGE
SUBDIVISION
LOT 7
CONSERVATION
& DRAINAGE LOT
(3.62 ACRES)
DOC. NO. 201400305
O.P.R.T.C.T.

SEE SHEET 33



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

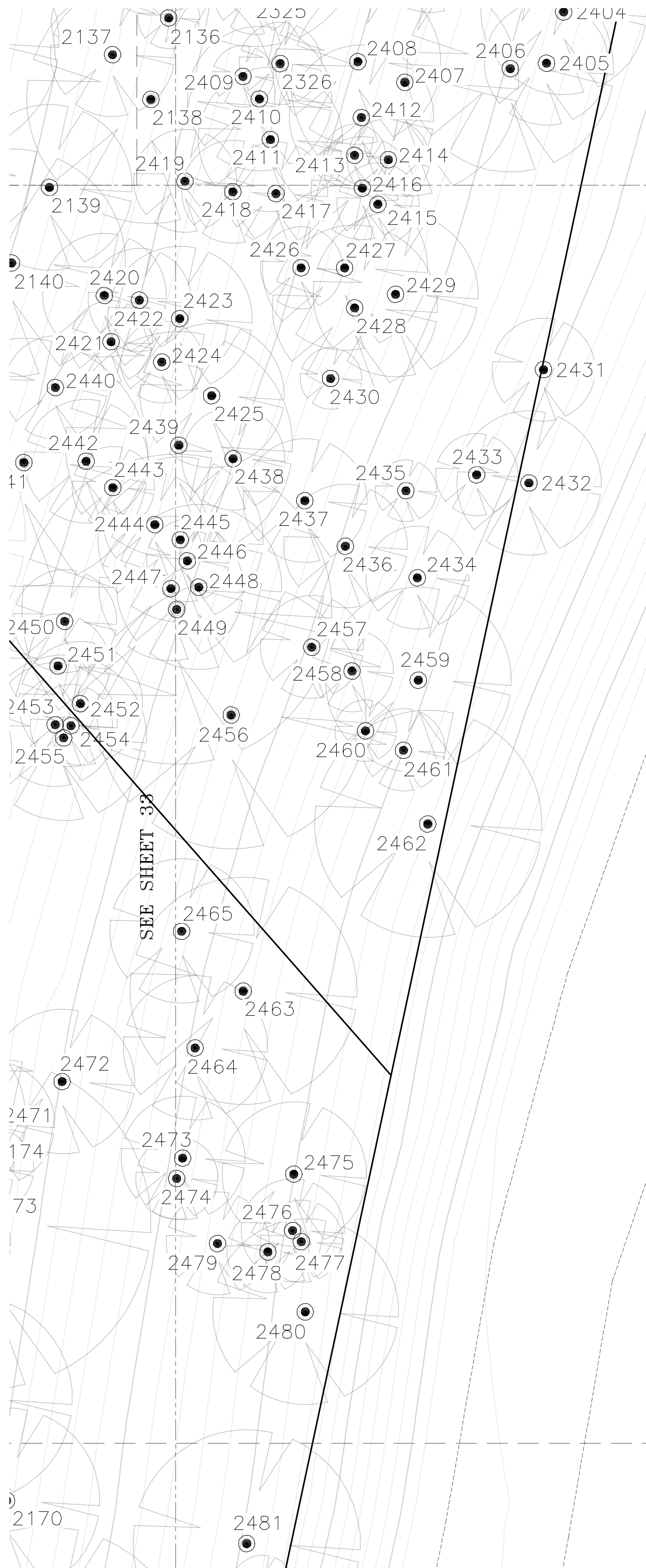
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
32
OF 48



AMENDED PLAT
TERRACE RIDGE
SUBDIVISION
LOT 3
(2.555 ACRES)
VOL. 83 PG. 62C
P.R.T.C.T.

SEE SHEET 31



0' 5' 10'
GRAPHIC SCALE
1" = 10'

LEGEND



TREE: CRITICAL ROOT ZONE
TREE: TAG / POINT NUMBER

SEE SHEET 35

AMENDED PLAT
TERRACE RIDGE
SUBDIVISION



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
34
OF 48

TREE TABLE	
TREE TAG NO.	TREE TYPE
101	17" CEDAR
102	4" OAK
103	11" CEDAR
104	3" OAK
105	4" CEDAR
106	3" OAK
107	4" CEDAR
108	6" OAK
109	6" CEDAR
110	7" CEDAR
111	8" CEDAR
112	9" CEDAR
113	3" CEDAR
114	4" OAK
115	3" CEDAR
116	9" CEDAR
117	4" CEDAR
118	3" CEDAR
119	7" CEDAR
120	7" CEDAR
121	4" CEDAR
122	6" CEDAR
123	3" CEDAR
124	6" CEDAR
125	4" OAK
126	6" CEDAR
127	6" CEDAR
128	4" CEDAR
129	4" CEDAR
130	4" CEDAR
131	3" CEDAR
132	8" CEDAR
133	20" MULTI-STEM CEDAR (4-6-8-11)
134	3" CEDAR
135	12" CEDAR
136	19" CEDAR
137	3" OAK
138	4" CEDAR
139	6" CEDAR
140	6" CEDAR
141	6" CEDAR
142	7" CEDAR (4-5)
143	4" CEDAR
144	6" CEDAR
145	3" OAK
146	5" CEDAR
147	3" CEDAR
148	3" LIVE OAK
149	11" TWIN CEDAR (5-8)
150	4" CEDAR
151	5" CEDAR
152	7" CEDAR
153	13" TWIN CEDAR (5-9)

TREE TABLE	
TREE TAG NO.	TREE TYPE
154	10" CEDAR
155	4" CEDAR
156	8" CEDAR
157	6" CEDAR
158	3" CEDAR
159	4" CEDAR
160	3" CEDAR
161	6" CEDAR
162	6" OAK
163	3" CEDAR
164	4" CEDAR
165	3" CEDAR
166	10" CEDAR
167	5" OAK
168	7" CEDAR
169	7" CEDAR
170	5" CEDAR
171	4" OAK
172	8" CEDAR
173	3" CEDAR
174	12" CEDAR
175	22" MULTI-STEM CEDAR (2-5-8-14)
176	6" OAK
177	6" CEDAR
178	9" CEDAR
179	9" CEDAR
180	4" CEDAR
181	3" CEDAR
182	8" CEDAR
183	12" CEDAR
184	6" CEDAR
185	3" CEDAR
186	5" OAK
187	3" SUGARBERRY
188	4" CEDAR
189	8" CEDAR
190	10" CEDAR
191	9" CEDAR
192	4" OAK
193	9" CEDAR
194	4" CEDAR
195	7" CEDAR
196	8" CEDAR
197	4" OAK
198	5" OAK
199	8" TWIN OAK (5-5)
200	19" TRIPLE CEDAR (5-11-11)
201	3" CEDAR
202	4" OAK
203	4" CEDAR
204	10" CEDAR
205	4" CEDAR
206	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
207	7" TWIN CEDAR (3-5)
208	7" CEDAR
209	3" CEDAR
210	15" MULTI-STEM CEDAR (3-3-3-5-8)
211	12" CEDAR
212	9" TWIN OAK (5-6)
213	4" OAK
214	10" CEDAR
215	7" OAK
216	10" CEDAR
217	7" TWIN CEDAR (3-5)
218	13" TRIPLE CEDAR (4-6-8)
219	3" ASH
220	6" CEDAR
221	10" CEDAR
222	3" CEDAR
223	3" CEDAR
224	5" CEDAR
225	15" CEDAR
226	14" CEDAR
227	4" OAK
228	3" OAK
229	4" OAK
230	12" CEDAR
231	11" CEDAR
232	10" CEDAR
233	3" CEDAR
234	5" CEDAR
235	6" CEDAR
236	3" CEDAR
237	4" OAK
238	3" CEDAR
239	13" CEDAR
240	4" CEDAR
241	8" OAK
242	11" OAK
243	3" CEDAR
244	8" CEDAR
245	7" TWIN OAK (4-5)
246	10" CEDAR
247	8" CEDAR
248	3" CEDAR
249	4" TWIN CEDAR (2-3)
250	5" OAK
251	6" OAK
252	8" CEDAR
253	5" CEDAR
254	9" CEDAR
255	4" TWIN CREPE MYRTLE (1-3)
256	8" CEDAR
257	4" CEDAR
258	8" OAK
259	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
260	5" CEDAR
261	15" CEDAR
262	8" OAK
263	4" CEDAR
264	4" OAK
265	6" OAK
266	6" CEDAR
267	5" CEDAR
268	5" OAK
269	7" CEDAR
270	4" OAK
271	13" CEDAR
272	10" CEDAR
273	6" CEDAR
274	4" OAK
275	9" CEDAR
276	7" CEDAR
277	6" CEDAR
278	6" OAK
279	9" CEDAR
280	8" CEDAR
281	6" CEDAR
282	6" CEDAR
283	3" CEDAR
284	10" TWIN OAK (4-8)
285	7" OAK
286	9" CEDAR
287	13" CEDAR
288	7" OAK
289	4" OAK
290	6" CEDAR
291	4" CEDAR
292	17" MULTI-STEM CEDAR (5-6-7-8)
293	7" CEDAR
294	5" CEDAR
295	3" CEDAR
296	3" CEDAR
297	6" CEDAR
298	7" OAK
299	5" TWIN CEDAR (2-4)
300	4" LIVE OAK
301	5" CEDAR
302	4" CEDAR
303	22" TWIN CEDAR (10-17) - TOTAL LOSS
303	22" TWIN CEDAR (10-17) - TOTAL LOSS
304	7" OAK
305	5" OAK
306	11" CEDAR
307	3" CEDAR
308	3" LIVE OAK
309	4" CEDAR
310	12" CEDAR
311	18" TWIN CEDAR (9-13)

TREE TABLE	
TREE TAG NO.	TREE TYPE
312	4" ASH
313	4" OAK
314	7" CEDAR
315	19" TWIN CEDAR (5-9-12)
316	7" TWIN CEDAR (3-5)
317	6" ASH
318	3" OAK
319	10" CEDAR
320	19" TWIN CEDAR (5-16)
321	11" CEDAR
322	7" CEDAR
323	10" CEDAR
324	3" CEDAR
325	4" CEDAR
326	7" CEDAR
327	3" OAK
328	4" CEDAR
329	13" TRIPLE CEDAR (4-7-7)
330	12" TRIPLE CEDAR (3-4-8)
331	6" OAK
332	7" TWIN CEDAR (4-5)
333	18" TRIPLE CEDAR (6-8-11)
334	14" TRIPLE CEDAR (3-7-9)
335	9" CEDAR
336	14" TRIPLE CEDAR (3-5-10)
337	6" OAK
338	7" OAK
339	6" OAK
340	4" TWIN OAK (2-3)
341	7" CEDAR
342	10" TRIPLE CEDAR (4-5-5)
343	3" CEDAR
344	3" CEDAR
345	6" TWIN CEDAR (2-5)
346	8" CEDAR
347	18" TWIN CEDAR (4-16)
348	4" CEDAR
349	10" CEDAR
350	5" OAK
351	3" OAK
352	21" TWIN CEDAR (8-17)
353	22" TWIN CEDAR (7-18)
354	5" CEDAR
355	3" CEDAR
356	3" CEDAR
357	5" CEDAR
358	3" CEDAR
359	3" OAK
360	4" OAK
361	5" CEDAR
362	5" OAK
363	7" CEDAR
364	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
365	6" CEDAR
366	4" CEDAR
367	4" CEDAR
368	6" CEDAR
369	5" CEDAR
370	7" CEDAR
371	6" CEDAR
372	6" TWIN OAK (4-4)
373	9" CEDAR
374	7" CEDAR
375	6" CEDAR
376	9" CEDAR
377	4" CEDAR
378	8" CEDAR
379	5" SUGARBERRY
380	6" OAK
381	6" OAK
382	6" OAK
383	6" TRIPLE LIGUSTRUM (1-2-4)
384	9" OAK
385	8" OAK
386	5" CEDAR
387	16" TWIN CEDAR (8-12)
388	12" CEDAR
389	7" CEDAR
390	3" CEDAR
391	5" CEDAR
392	7" CEDAR
393	6" CEDAR
394	3" CEDAR
395	3" CEDAR
396	4" OAK
397	5" CEDAR
398	6" CEDAR
399	14" CEDAR
400	4" TWIN CEDAR (2-3)
401	7" MULTI-STEM LIGUSTRUM (2-2-2-2-3)
402	16" CEDAR
403	4" CEDAR - TOTAL LOSS
404	11" CEDAR
404	11" CEDAR
405	3" CEDAR
406	5" OAK
407	19" MULTI-STEM OAK (4-6-8-10)
408	3" SUGARBERRY
409	3" SUGARBERRY
410	6" OAK
411	5" CEDAR
412	3" CEDAR
413	6" CEDAR
414	14" CEDAR
415	4" ASH
416	9" CEDAR



BIG SKY

SURVEYING

4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:
PROJECT:
DRAWING FILE:
TECHNICIAN
CHECKED:
SCALE:
DATE OF DRAWING:

MICHAEL WES & COMPANY
WILD CAT HOLLOW DRIVE
2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
JRB
FMG
MMES
SEPTEMBER, 2021

SHEET NO.

36

OF 48

D:\Dropbox\00-2020 PROJECTS\2020107 MWC WILDCAT HOLLOW\DWG\ALL TREES TABLE 2021-09-15.dwg

D:\Dropbox\00-2020 PROJECTS\2020107 MWC WILDCAT HOLLOW\DWG\ALL TREES TABLE 2021-09-15.dwg, 9/17/2021 1:48:24 PM, _AutoCAD PDF (High Quality Print).pc3

Page 207 of 258

TREE TABLE	
TREE TAG NO.	TREE TYPE
417	4" SUGARBERRY
418	6" TWIN SUGARBERRY (4-4)
419	6" OAK
420	11" OAK
421	7" CEDAR
422	6" TRIPLE LIGUSTRUM (1-2-4)
423	6" TRIPLE LIGUSTRUM (2-3-3)
424	5" CEDAR
425	5" SUGARBERRY
426	3" LIGUSTRUM
427	6" CEDAR
428	8" OAK
429	5" CEDAR
430	4" CEDAR
431	5" CEDAR
432	4" CEDAR
433	5" ASH
434	5" TRIPLE LIGUSTRUM (1-2-3)
435	4" TRIPLE LIGUSTRUM (2-3)
436	6" CEDAR
437	5" CEDAR
438	3" CEDAR
439	4" SUGARBERRY
440	3" MESQUITE
441	3" MESQUITE
442	6" CEDAR
443	9" CEDAR
444	11" OAK
445	9" OAK
446	15" MULTI-STEM CEDAR (3-4-6-8)
447	12" TWIN CEDAR (7-8)
448	4" TWIN CEDAR (2-3)
449	14" TWIN CEDAR (6-11)
450	28" MULTI-STEM CEDAR (4-6-7-8-15)
451	4" SUGARBERRY
452	10" TWIN CEDAR (6-7)
453	5" CEDAR
454	6" CEDAR
455	3" OAK
456	5" OAK
457	5" CEDAR
458	4" CEDAR
459	19" TWIN LIVE OAK (5-16)
460	8" CEDAR
461	3" CEDAR
462	14" TRIPLE CEDAR (5-5-9)
463	15" CEDAR
464	7" TWIN CEDAR (3-5)
465	6" CEDAR
466	4" CEDAR
467	6" CEDAR
468	7" CEDAR
469	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
470	8" CEDAR
471	13" TWIN CEDAR (6-10)
472	14" TWIN CEDAR (4-12)
473	13" CEDAR
474	4" CEDAR
475	4" CEDAR
476	6" CEDAR
477	16" TRIPLE CEDAR (5-6-10)
478	3" LIVE OAK
479	14" CEDAR
480	12" TWIN CEDAR (7-8)
481	11" TWIN LIVE OAK (5-8)
482	8" LIVE OAK
483	4" ASH
484	3" LIVE OAK
485	8" TWIN LIVE OAK (3-6)
486	12" TRIPLE CEDAR (0-0-12)
486	12" TRIPLE CEDAR (0-0-12)
487	7" CEDAR
488	3" CEDAR
489	4" CEDAR
490	7" CEDAR
491	7" OAK
492	3" CEDAR
493	6" OAK
494	4" OAK
495	8" CEDAR
496	6" LIVE OAK
497	4" ASH
498	12" CEDAR
499	4" CEDAR
500	8" OAK
501	5" OAK
502	4" LIVE OAK
503	4" LIVE OAK
504	9" CEDAR
505	4" CEDAR
506	3" LIVE OAK
507	4" CEDAR
508	12" CEDAR
509	8" TWIN CEDAR (4-6)
510	9" LIVE OAK
511	3" CEDAR
512	3" CEDAR
513	4" CEDAR
514	6" CEDAR
515	10" LIVE OAK
516	4" CEDAR
517	5" CEDAR
518	6" CEDAR
519	7" TWIN CEDAR (4-5)
520	4" CEDAR
521	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
522	5" CEDAR
523	5" CEDAR
524	6" CEDAR
525	7" CEDAR
526	5" CEDAR
527	11" LIVE OAK
528	8" CEDAR
529	5" MULTI-STEM LIGUSTRUM (1-1-2-3)
530	10" OAK
531	9" CEDAR
532	10" TWIN OAK (6-7)
533	6" CEDAR
534	9" CEDAR
535	7" CEDAR
536	5" CEDAR
537	26" MULTI-STEM CEDAR (7-7-9-9-10)
538	9" TWIN CEDAR (5-6)
539	4" CEDAR
540	5" CEDAR
541	10" TWIN CEDAR (6-7)
542	7" CEDAR
543	3" CEDAR
544	4" CEDAR
545	9" TWIN OAK (5-6)
546	8" CEDAR
547	3" ASH
548	4" LIVE OAK
549	4" LIVE OAK
550	4" LIVE OAK
551	6" OAK
552	6" OAK
553	17" MULTI-STEM CEDAR (3-4-5-11)
554	10" CEDAR
555	4" LIVE OAK
556	8" TWIN CEDAR (5-5)
557	27" MULTI-STEM CEDAR (9-11-17)
558	4" CEDAR
559	4" CEDAR
560	5" CEDAR
561	5" CEDAR
562	5" ASH
563	11" TRIPLE CEDAR (3-4-7)
564	8" TRIPLE CEDAR (3-4-4)
565	4" CEDAR
566	5" CEDAR
567	20" MULTI-STEM CEDAR (5-5-9-10)
568	11" TRIPLE OAK (4-5-6)
569	6" TWIN CEDAR (2-5)
570	5" OAK
571	13" TRIPLE CEDAR (5-5-8)
572	18" TRIPLE CEDAR (4-9-11)
573	4" CEDAR
574	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
575	8" CEDAR
576	9" CEDAR
577	16" CEDAR - TOTAL LOSS
577	16" CEDAR - TOTAL LOSS
578	5" OAK
579	5" TWIN CEDAR (2-4)
580	4" CEDAR
581	4" OAK
582	12" CEDAR
583	7" OAK
584	8" ELM
585	6" OAK
586	6" CEDAR
587	4" CEDAR
588	5" CEDAR
589	4" CEDAR
590	4" CEDAR
591	5" CEDAR
592	3" CEDAR
593	9" CEDAR
594	3" ASH
595	9" TWIN CEDAR (6-6)
596	4" CEDAR
597	4" CEDAR
598	9" CEDAR
599	6" TWIN CEDAR (3-4)
600	4" CEDAR
601	7" CEDAR
602	9" CEDAR
603	3" CEDAR
604	15" CEDAR - TOTAL LOSS
604	15" CEDAR - TOTAL LOSS
605	12" OAK
606	3" CEDAR
607	4" CEDAR
608	5" TWIN CEDAR (2-4)
609	10" CEDAR
610	3" CEDAR
611	8" CEDAR
612	16" CEDAR
613	6" CEDAR
614	9" CEDAR
615	23" MULTI-STEM CEDAR (3-4-5-5-14)
616	8" CEDAR
617	4" CEDAR
618	10" CEDAR
619	14" TWIN CEDAR (8-10)
620	13" TWIN CEDAR (7-9)
621	6" CEDAR
622	10" CEDAR
623	5" CEDAR
624	11" TWIN CEDAR (0-11)
624	11" TWIN CEDAR (0-11)

TREE TABLE	
TREE TAG NO.	TREE TYPE
625	10" CEDAR
626	11" CEDAR
627	5" CEDAR
628	15" CEDAR - TOTAL LOSS
628	15" CEDAR - TOTAL LOSS
629	9" CEDAR
630	6" CEDAR
631	7" CEDAR
632	8" TWIN CEDAR (4-6)
633	5" CEDAR
634	8" CEDAR
635	13" CEDAR
636	7" CEDAR
637	8" OAK
638	16" CEDAR
639	3" CEDAR
640	5" CEDAR
641	3" CEDAR
642	6" CEDAR
643	8" CEDAR
644	8" CEDAR
645	6" OAK
646	16" CEDAR
647	4" CEDAR
648	5" ASH
649	5" CEDAR
650	7" CEDAR
651	13" LIVE OAK
652	4" ASH
653	5" CEDAR
654	7" CEDAR
655	10" CEDAR
656	19" CEDAR - TOTAL LOSS
656	19" CEDAR - TOTAL LOSS
657	6" CEDAR
658	9" CEDAR
659	3" CEDAR
660	6" CEDAR
661	13" CEDAR
662	7" CEDAR
663	14" CEDAR
664	9" CEDAR
665	5" CEDAR
666	13" TWIN CEDAR (6-10)
667	5" CEDAR
668	4" CEDAR
669	3" CEDAR
670	7" CEDAR
671	10" TWIN CEDAR (5-7)
672	3" CEDAR
673	4" CEDAR
674	14" TWIN CEDAR (6-11)
675	11" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
676	12" CEDAR
677	8" CEDAR
678	5" CEDAR
679	3" CEDAR
680	6" CEDAR
681	5" CEDAR
682	5" CEDAR
683	4" CEDAR
684	8" CEDAR
685	6" CEDAR
686	4" ASH
687	5" OAK
688	10" CEDAR
689	6" CEDAR
690	5" CEDAR
691	20" CEDAR
692	21" MULTI-STEM CEDAR (5-5-6-7-9)
693	7" TWIN OAK (4-5)
694	5" TWIN OAK (3-3)
695	20" TRIPLE CEDAR (4-9-13)
696	9" CEDAR
697	3" CEDAR
698	4" CEDAR
699	9" MULTI-STEM CEDAR (0-9-0-0)
699	9" MULTI-STEM CEDAR (0-9-0-0)
700	4" CEDAR
701	5" CEDAR - TOTAL LOSS
701	5" CEDAR - TOTAL LOSS
702	3" CEDAR
703	6" CEDAR
704	3" CEDAR
705	8" CEDAR
706	4" CEDAR
707	7" TWIN OAK (3-5)
708	4" OAK
709	10" CEDAR
710	6" CEDAR
711	9" TWIN CEDAR (4-7)
712	4" CEDAR
713	8" CEDAR
714	5" CEDAR
715	10" TRIPLE CEDAR (3-5-6)
716	5" OAK
717	4" OAK
718	8" CEDAR
719	12" CEDAR
720	5" OAK
721	6" TWIN OAK (3-4)
722	13" CEDAR
723	15" TRIPLE CEDAR (5-7-9)
724	4" CEDAR
725	3" CEDAR
726	3" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
727	9" TRIPLE CEDAR (0-0-9)
727	9" TRIPLE CEDAR (0-0-9)
728	5" CEDAR
729	4" CEDAR
730	3" CEDAR
731	7" OAK
732	4" OAK
733	13" TRIPLE CEDAR (3-6-8)
734	6" CEDAR
735	9" CEDAR
736	11" CEDAR
737	10" TWIN CEDAR (6-7)
738	20" TRIPLE CEDAR (5-7-14)
739	4" OAK
740	4" CEDAR
741	12" CEDAR
742	7" TWIN CEDAR (3-5)
743	14" TWIN OAK (4-7-8)
744	4" TWIN ELM (1-3)
745	12" CEDAR
746	7" CEDAR
747	4" CEDAR
748	6" CEDAR
749	14" TWIN CEDAR (9-9)
750	4" CEDAR
751	7" CEDAR
752	7" CEDAR
753	3" CEDAR
754	13" CEDAR
755	13" MULTI-STEM CEDAR (3-3-6-7)
756	10" CEDAR
757	4" MESCAL BEAN
758	7" TWIN OAK (4-5)
759	5" OAK
760	8" TWIN OAK (5-5)
761	8" CEDAR
762	5" CEDAR
763	8" CEDAR
764	17" MULTI-STEM CEDAR (4-5-5-6-7)
765	9" TWIN CEDAR (6-6)
766	8" CEDAR
767	21" MULTI-STEM CEDAR (5-6-9-11)
768	18" TWIN CEDAR (6-15)
769	10" CEDAR
770	9" CEDAR
771	13" CEDAR
772	5" OAK
773	7" CEDAR
774	3" ASH
775	4" CEDAR
776	8" CEDAR
777	9" CEDAR
778	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
779	5" OAK
780	8" CEDAR
781	13" CEDAR
782	6" CEDAR
783	3" CEDAR
784	11" CEDAR
785	10" CEDAR
786	10" CEDAR
787	5" CEDAR
788	8" CEDAR
789	4" CEDAR
790	4" CEDAR
791	4" CEDAR
792	11" CEDAR
793	3" ASH
794	3" ASH
795	6" TWIN CEDAR (3-4)
796	7" TWIN CEDAR (3-5)
797	6" CEDAR
798	7" TRIPLE CEDAR (2-3-4)
799	4" CEDAR
800	3" CEDAR
801	4" CEDAR
802	4" CEDAR
803	4" OAK
804	5" CEDAR
805	3" CEDAR
806	14" TRIPLE CEDAR (6-6-8)
807	3" CEDAR
808	5" CEDAR
809	4" TWIN OAK (2-3)
810	10" CEDAR
811	11" CEDAR
812	5" CEDAR
813	8" CEDAR
814	10" CEDAR
815	12" CEDAR
816	6" TWIN CEDAR (4-4) - TOTAL LOSS
816	6" TWIN CEDAR (4-4) - TOTAL LOSS
817	6" CEDAR
818	4" CEDAR
819	9" TWIN CEDAR (3-7)
820	11" TWIN CEDAR (3-9)
821	11" CEDAR
822	5" OAK
823	8" CEDAR
824	9" CEDAR
825	9" CEDAR
826	7" CEDAR
827	6" OAK
828	7" OAK
829	12" TWIN CEDAR (5-9)
830	11" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
831	12" CEDAR
832	13" TWIN CEDAR (8-9)
833	6" CEDAR
834	5" CEDAR
835	4" CEDAR
836	11" TWIN CEDAR (6-8)
837	6" CEDAR
838	5" CEDAR
839	4" CEDAR
840	4" CEDAR
841	4" OAK
842	7" CEDAR
843	5" CEDAR
844	4" CEDAR
845	9" TWIN CEDAR (4-7)
846	10" CEDAR
847	4" CEDAR
848	7" OAK
849	10" TRIPLE CEDAR (3-4-6)
850	15" MULTI-STEM CEDAR (5-6-6-6)
851	6" CEDAR
852	6" CEDAR
853	5" CEDAR
854	3" CEDAR
855	7" CEDAR
856	12" CEDAR
857	5" TWIN CEDAR (3-3)
858	5" TWIN OAK (3-3)
859	3" CEDAR
860	8" CEDAR
861	4" OAK
862	4" CEDAR
863	9" TWIN CEDAR (3-3-6)
864	8" CEDAR
865	9" CEDAR
866	17" TRIPLE CEDAR (5-8-10)
867	13" CEDAR
868	4" CEDAR
869	8" CEDAR
870	17" TRIPLE CEDAR (4-5-12)
871	14" TWIN CEDAR (5-11)
872	5" ASH
873	4" ASH
874	4" OAK
875	13" TWIN CEDAR (4-11)
876	15" TRIPLE CEDAR (4-8-9)
877	6" TWIN CEDAR (2-5)
878	12" CEDAR
879	18" MULTI-STEM CEDAR (5-7-7-8)
880	7" CEDAR
881	15" MULTI-STEM CEDAR (3-6-7-7)
882	8" TRIPLE CEDAR (0-0-8)
882	8" TRIPLE CEDAR (0-0-8)

TREE TABLE	
TREE TAG NO.	TREE TYPE
883	6" CEDAR
884	14" MULTI-STEM CEDAR (3-4-6-7)
885	7" TWIN CEDAR (4-5)
886	10" CEDAR
887	7" CEDAR
888	3" CEDAR
889	3" CEDAR
890	11" TWIN CEDAR (5-8)
891	8" CEDAR
892	15" TRIPLE CEDAR (3-6-10)
893	4" CEDAR
894	6" CEDAR
895	10" CEDAR
896	4" OAK
897	10" TWIN CEDAR (5-7) - TOTAL LOSS
897	10" TWIN CEDAR (5-7) - TOTAL LOSS
898	15" TRIPLE CEDAR (5-8-8)
899	5" CEDAR
900	16" MULTI-STEM CEDAR (6-6-6-7)
901	11" CEDAR
902	5" CEDAR
903	5" CEDAR
904	14" CEDAR
905	7" CEDAR
906	4" CEDAR
907	11" CEDAR
908	6" ASH
909	12" CEDAR
910	7" CEDAR
911	19" MULTI-STEM CEDAR (5-5-7-10)
912	6" CEDAR
913	5" CEDAR
914	6" CEDAR
915	10" LIVE OAK
916	5" LIVE OAK
917	9" CEDAR
918	5" CEDAR
919	4" CEDAR
920	8" CEDAR
921	8" CEDAR
922	6" CEDAR
923	5" TWIN CEDAR (2-4)
924	10" CEDAR
925	13" CEDAR
926	3" CEDAR
927	8" CEDAR
928	14" CEDAR
929	7" TRIPLE ASH (2-3-4)
930	4" CEDAR
931	7" CEDAR
932	3" CEDAR
933	5" ASH
934	13" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
935	4" OAK
936	4" CEDAR
937	6" OAK
938	3" CEDAR
939	5" TWIN CEDAR (3-3)
940	6" CEDAR
941	6" CEDAR
942	12" CEDAR
943	7" MULTI-STEM CEDAR (2-3-3-3)
944	6" CEDAR
945	7" CEDAR
946	7" CEDAR
947	6" CEDAR
948	5" CEDAR
949	6" CEDAR
950	7" CEDAR
951	7" CEDAR
952	4" CEDAR
953	4" CEDAR
954	5" CEDAR
955	7" CEDAR
956	9" CEDAR - TOTAL LOSS
956	9" CEDAR - TOTAL LOSS
957	12" TWIN CEDAR (8-8)
958	10" CEDAR
959	6" CEDAR
960	6" CEDAR
961	11" CEDAR
962	4" OAK
963	4" CEDAR
964	7" TWIN CEDAR (4-5)
965	6" CEDAR
966	6" CEDAR
967	12" CEDAR
968	5" CEDAR
969	8" CEDAR
970	12" CEDAR
971	5" CEDAR
972	8" CEDAR
973	6" CEDAR
974	17" TRIPLE CEDAR (5-0-14)
974	17" TRIPLE CEDAR (5-0-14)
975	6" CEDAR
976	8" TWIN CEDAR (3-6)
977	8" TWIN CEDAR (4-6)
978	10" CEDAR
979	11" CEDAR
980	7" CEDAR
981	11" TWIN CEDAR (7-7)
982	4" CEDAR
983	11" CEDAR
984	10" CEDAR
985	6" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
986	5" CEDAR
987	8" CEDAR
988	8" CEDAR
989	3" CEDAR
990	7" CEDAR
991	17" TRIPLE CEDAR (6-8-10)
992	7" CEDAR
993	5" CEDAR
994	15" TRIPLE CEDAR (6-6-9)
995	9" MULTI-STEM CEDAR (0-0-0-9)
995	9" MULTI-STEM CEDAR (0-0-0-9)
996	5" CEDAR
997	11" CEDAR
998	8" TWIN CEDAR (0-8)
998	8" TWIN CEDAR (0-8)
999	4" CEDAR
1000	6" CEDAR
1001	5" CEDAR
1002	7" OAK
1003	8" CEDAR
1004	6" CEDAR
1005	8" CEDAR
1006	6" CEDAR
1007	7" CEDAR
1008	5" CEDAR
1009	8" CEDAR
1010	8" TRIPLE CEDAR (3-4-4)
1011	15" MULTI-STEM CEDAR (4-4-5-5-6)
1012	11" MULTI-STEM CEDAR (3-4-4-5)
1013	13" TRIPLE CEDAR (5-6-7)
1014	15" MULTI-STEM CEDAR (5-5-6-7)
1015	11" TRIPLE CEDAR (4-5-6)
1016	9" TRIPLE CEDAR (2-5-5)
1017	7" TWIN CEDAR (3-5)
1018	3" CEDAR
1019	9" TRIPLE CEDAR (3-3-6)
1020	4" TWIN CEDAR (2-3)
1021	9" TRIPLE CEDAR (3-3-6)
1022	3" LIGUSTRUM
1023	9" TRIPLE CEDAR (4-4-5)
1024	14" MULTI-STEM CEDAR (3-4-4-4-6)
1025	6" TWIN CEDAR (4-4)
1026	6" TWIN CEDAR (3-4)
1027	7" TWIN CEDAR (4-5)
1028	10" TRIPLE CEDAR (3-3-7)
1029	5" CEDAR
1030	4" CEDAR
1031	7" CEDAR
1032	3" CEDAR
1033	4" LIGUSTRUM
1034	4" CEDAR
1035	12" TRIPLE CEDAR (5-5-7)
1036	14" TRIPLE CEDAR (4-7-8)



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(325)428-6959

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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE

WEST LAKE HILLS, TX 78746

CLIENT:

PROJECT:

DRAWING FILE:

TECHNICIAN

CHECKED:

SCALE:

DATE OF DRAWING:

MICHAEL WES & COMPANY

WILD CAT HOLLOW DRIVE

2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG

JRB

FMG

WVES

SEPTEMBER, 2021

SHEET NO.

38

OF 48

D:\Dropbox\00-2020 PROJECTS\2020107 MWC WILDCAT HOLLOW\DWG\ALL TREES TABLE 2021-09-15.dwg, 9/17/2021 1:48:37 PM, _AutoCAD PDF (High Quality Print).pc3

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TREE TABLE	
TREE TAG NO.	TREE TYPE
1037	5" CEDAR
1038	6" TWIN CEDAR (3-4)
1039	7" CEDAR
1040	3" CEDAR
1041	9" TWIN CEDAR (4-7)
1042	6" CEDAR
1043	12" MULTI-STEM CEDAR (3-4-4-6)
1044	12" MULTI-STEM CEDAR (3-4-5-6)
1045	13" TRIPLE CEDAR (4-5-8)
1046	4" CEDAR
1047	6" CEDAR
1048	4" CEDAR
1049	11" TRIPLE CEDAR (4-5-6)
1050	10" TWIN CEDAR (5-7)
1051	13" TRIPLE CEDAR (4-5-8)
1052	9" TWIN CEDAR (5-6)
1053	5" TWIN CEDAR (3-3)
1054	7" CEDAR
1055	10" TWIN CEDAR (5-7)
1056	4" CEDAR
1057	9" CEDAR
1058	5" CEDAR
1059	5" CEDAR
1060	6" TWIN CEDAR (4-4)
1061	14" MULTI-STEM CEDAR (3-4-6-7)
1062	24" MULTI-STEM CEDAR (5-6-6-7-12)
1063	4" CEDAR
1064	6" TWIN CEDAR (3-4)
1065	11" TRIPLE CEDAR (4-5-6)
1066	3" CEDAR
1067	5" CEDAR
1068	3" CEDAR
1069	6" TRIPLE CEDAR (2-3-3)
1070	4" CEDAR
1071	10" TRIPLE CEDAR (4-5-5)
1072	3" LIGUSTRUM
1073	4" CEDAR
1074	3" CEDAR
1075	8" TWIN CEDAR (5-5)
1076	12" MULTI-STEM CEDAR (4-5-5-5)
1077	6" TRIPLE CEDAR (3-3-3)
1078	17" MULTI-STEM CEDAR (6-6-7-7)
1079	6" TWIN CEDAR (3-4)
1080	11" MULTI-STEM CEDAR (3-4-4-5)
1081	5" TWIN CEDAR (3-3)
1082	5" CEDAR
1083	8" TRIPLE CEDAR (3-4-4)
1084	8" MULTI-STEM CEDAR (2-2-3-4)
1085	4" CEDAR
1086	9" TRIPLE CEDAR (2-4-6)
1087	17" TRIPLE CEDAR (5-8-10)
1088	5" CEDAR
1089	3" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1090	4" CEDAR
1091	5" CEDAR
1092	6" CEDAR
1093	4" CEDAR
1094	5" CEDAR
1095	5" ASH
1096	6" TWIN CEDAR (4-4)
1097	4" CEDAR
1098	5" TWIN OAK (2-4)
1099	10" TWIN CEDAR (6-7)
1100	6" CEDAR
1101	6" OAK
1102	7" TWIN CEDAR (4-5)
1103	4" CEDAR
1104	6" TWIN CEDAR (3-4)
1105	7" CEDAR
1106	11" CEDAR
1107	10" TWIN CEDAR (5-7)
1108	6" CEDAR
1109	12" CEDAR
1110	7" CEDAR
1111	4" CEDAR
1112	12" TRIPLE CEDAR (4-5-7)
1113	6" CEDAR
1114	5" TWIN CEDAR (3-3)
1115	7" LIVE OAK
1116	8" CEDAR
1117	7" TWIN CEDAR (3-5) -TOTAL LOSS
1117	7" TWIN CEDAR (3-5) -TOTAL LOSS
1118	8" CEDAR
1119	8" CEDAR
1120	5" CEDAR
1121	6" TWIN CEDAR (3-4)
1122	8" CEDAR
1123	5" CEDAR
1124	3" CEDAR
1125	3" CEDAR
1126	11" TRIPLE CEDAR (3-4-7)
1127	4" CEDAR
1128	5" TWIN CEDAR (2-4)
1129	6" TRIPLE CEDAR (2-3-3)
1130	4" CEDAR
1131	5" TWIN CEDAR (3-3)
1132	6" TWIN CEDAR (3-4)
1133	9" TRIPLE CEDAR (3-4-5)
1134	13" CEDAR
1135	6" TWIN CEDAR (4-4)
1136	3" CEDAR
1137	3" CEDAR
1138	3" CEDAR
1139	7" TRIPLE CEDAR (2-4-4)
1140	3" CEDAR
1141	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1142	7" TWIN CEDAR (4-5)
1143	8" TWIN CEDAR (5-5)
1144	9" TWIN CEDAR (3-4-5)
1145	13" TRIPLE CEDAR (4-5-8)
1146	6" CEDAR
1147	7" CEDAR - TOTAL LOSS
1147	7" CEDAR - TOTAL LOSS
1148	8" TWIN LIVE OAK (2-7)
1149	6" CEDAR
1150	4" CEDAR
1151	7" CEDAR
1152	12" TRIPLE CEDAR (4-6-7)
1153	8" TRIPLE CEDAR (4-4-4)
1154	11" TWIN CEDAR (6-8)
1155	4" CEDAR
1156	11" MULTI-STEM CEDAR (2-4-4-6)
1157	10" TRIPLE CEDAR (4-5-5)
1158	9" TWIN CEDAR (5-6)
1159	4" CEDAR
1160	3" CEDAR
1161	5" CEDAR
1162	12" MULTI-STEM CEDAR (4-4-5-5)
1163	5" TWIN CEDAR (2-4)
1164	8" TRIPLE CEDAR (3-3-5)
1165	8" TRIPLE CEDAR (3-4-4)
1166	7" TRIPLE CEDAR (2-3-4)
1167	6" CEDAR
1168	5" LIVE OAK
1169	7" CEDAR
1170	5" CEDAR
1171	4" CEDAR
1172	12" CEDAR
1173	4" CEDAR
1174	4" TWIN CEDAR (2-3)
1175	3" CEDAR
1176	4" CEDAR
1177	12" TWIN LIVE OAK (5-9)
1178	9" CEDAR
1179	8" TWIN CEDAR (4-6)
1180	7" CEDAR
1181	12" TRIPLE CEDAR (4-6-7)
1182	6" CEDAR
1183	8" CEDAR
1184	5" TWIN CEDAR (3-3)
1185	5" CEDAR
1186	6" TRIPLE CEDAR (2-3-3)
1187	11" MULTI-STEM CEDAR (3-4-5-5)
1188	9" MULTI-STEM CEDAR (3-3-3-4)
1189	6" TRIPLE CEDAR (2-3-3)
1190	3" CEDAR
1191	8" TWIN CEDAR (4-6)
1192	6" TWIN CEDAR (3-4)
1193	6" TRIPLE CEDAR (1-2-4)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1194	6" CEDAR
1195	4" TRIPLE CEDAR (1-1-3)
1196	7" TWIN CEDAR (3-5)
1197	5" CEDAR
1198	5" CEDAR
1199	7" TWIN CEDAR (4-5)
1200	6" TWIN CEDAR (4-4)
1201	4" TWIN CEDAR (2-3)
1202	9" TWIN CEDAR (3-7)
1203	11" MULTI-STEM CEDAR (0-0-6-8)
1203	11" MULTI-STEM CEDAR (0-0-6-8)
1204	11" MULTI-STEM CEDAR (0-0-7-7)
1204	11" MULTI-STEM CEDAR (0-0-7-7)
1205	3" CEDAR
1206	3" CEDAR
1207	3" CEDAR
1208	9" TRIPLE CEDAR (4-4-5)
1209	10" TRIPLE CEDAR (5-5-5)
1210	4" CEDAR
1211	11" MULTI-STEM CEDAR (3-3-5-5)
1212	16" MULTI-STEM CEDAR (5-5-6-8)
1213	7" CEDAR
1214	5" CEDAR
1215	8" TWIN CEDAR (5-5)
1216	5" TWIN CEDAR (2-4)
1217	15" MULTI-STEM CEDAR (4-5-5-8)
1218	6" CEDAR
1219	5" CEDAR
1220	7" CEDAR
1221	9" TWIN CEDAR (5-6)
1222	4" CEDAR
1223	4" CEDAR
1224	5" CEDAR
1225	3" CEDAR
1226	4" CEDAR
1227	4" CEDAR
1228	6" CEDAR
1229	14" MULTI-STEM CEDAR (4-5-9)
1230	4" CEDAR
1231	3" CEDAR
1232	3" CEDAR
1233	4" CEDAR
1234	6" CEDAR
1235	5" CEDAR
1236	13" MULTI-STEM CEDAR (4-5-5-6)
1237	13" MULTI-STEM CEDAR (4-4-5-6)
1238	8" CEDAR
1239	6" OAK
1240	8" CEDAR
1241	10" CEDAR
1242	5" CEDAR
1243	10" CEDAR
1244	13" TRIPLE CEDAR (4-5-8)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1245	14" TRIPLE CEDAR (5-6-8)
1246	4" CEDAR
1247	3" CEDAR
1248	7" TWIN CEDAR (4-5)
1249	13" TRIPLE CEDAR (5-5-8)
1250	11" TRIPLE CEDAR (4-5-6)
1251	3" CEDAR
1252	6" TWIN CEDAR (3-4)
1253	8" TWIN CEDAR (5-5)
1254	3" OAK NOT A SPANISH OAK
1255	5" CEDAR
1256	5" CEDAR
1257	4" CEDAR
1258	7" TWIN CEDAR (4-5)
1259	11" TRIPLE CEDAR (4-5-6)
1260	7" TWIN CEDAR (4-5)
1261	4" CEDAR
1262	4" CEDAR
1263	14" MULTI-STEM CEDAR (4-4-5-7)
1264	13" TRIPLE CEDAR (4-5-8)
1265	9" TRIPLE CEDAR (4-4-5)
1266	4" OAK
1267	8" CEDAR
1268	6" CEDAR
1269	9" TWIN CEDAR (4-7)
1270	4" CEDAR
1271	7" CEDAR
1272	19" MULTI-STEM CEDAR (6-7-7-9)
1273	19" MULTI-STEM CEDAR (4-5-7-11)
1274	7" CEDAR
1275	4" CEDAR
1276	5" CEDAR
1277	6" TWIN CEDAR (3-4)
1278	9" CEDAR
1279	14" TRIPLE OAK (6-7-7)
1280	6" CEDAR
1281	5" OAK
1282	7" CEDAR
1283	6" CEDAR
1284	8" CEDAR
1285	6" CEDAR
1286	12" TWIN OAK (8-8)
1287	4" CEDAR
1288	8" CEDAR
1289	5" CEDAR
1290	4" CEDAR
1291	8" TWIN CEDAR (4-6)
1292	7" CEDAR
1293	9" TWIN CEDAR (6-6)
1294	5" OAK
1295	11" TWIN CEDAR (6-8)
1296	10" TWIN CEDAR (2-8)
1297	16" MULTI-STEM CEDAR (3-4-4-5-8)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1298	4" CEDAR
1299	6" TWIN CEDAR (3-4)
1300	7" CEDAR
1301	6" CEDAR
1302	4" CEDAR
1303	10" CEDAR
1304	5" OAK
1305	5" OAK
1306	4" CEDAR
1307	3" OAK
1308	9" CEDAR
1309	6" CEDAR
1310	6" CEDAR
1311	8" TWIN CEDAR (5-5)
1312	8" CEDAR
1313	7" CEDAR
1314	6" CEDAR
1315	6" OAK
1316	4" CEDAR
1317	5" TWIN CEDAR (2-4)
1318	11" TWIN CEDAR (7-7)
1319	5" TWIN CEDAR (3-4)
1320	4" CEDAR
1321	13" TWIN CEDAR (7-9)
1322	3" OAK
1323	9" CEDAR
1324	4" CEDAR
1325	6" CEDAR
1326	14" TRIPLE CEDAR (6-6-8)
1327	5" CEDAR
1328	5" CEDAR
1329	8" TWIN CEDAR (4-6)
1330	8" TWIN CEDAR (4-6)
1331	4" CEDAR
1332	8" TWIN CEDAR (5-5)
1333	4" CEDAR
1334	12" TWIN CEDAR (6-9)
1335	4" CEDAR
1336	5" CEDAR
1337	4" CEDAR
1338	5" CEDAR
1339	8" TWIN CEDAR (5-5)
1340	7" TWIN CEDAR (3-5)
1341	4" CEDAR
1342	7" TWIN CEDAR (4-5)
1343	17" MULTI-STEM CEDAR (5-6-7-8)
1344	7" TWIN CEDAR (3-5)
1345	8" TRIPLE CEDAR (3-4-4)
1346	4" CEDAR
1347	7" CEDAR
1348	5" CEDAR
1349	5" CEDAR
1350	4" CEDAR



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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:
PROJECT:
DRAWING FILE:
TECHNICIAN
CHECKED:
SCALE:
DATE OF DRAWING:

MICHAEL WES & COMPANY
WILD CAT HOLLOW DRIVE
2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
JRB
FMG
WVES
SEPTEMBER, 2021

SHEET NO.

39

OF 48

D:\Dropbox\00-2020 PROJECTS\2020107 MWC WILDCAT HOLLOW\DWG\ALL TREES TABLE 2021-09-15.dwg, 9/17/2021 1:48:42 PM, _AutoCAD PDF (High Quality Print).pc3

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TREE TABLE	
TREE TAG NO.	TREE TYPE
1351	3" CEDAR
1352	5" CEDAR
1353	3" CEDAR
1354	4" TWIN CEDAR (2-3)
1355	4" TWIN CEDAR (2-3)
1356	6" CEDAR
1357	7" CEDAR
1358	5" CEDAR
1359	6" CEDAR
1360	6" CEDAR
1361	5" CEDAR
1362	5" TWIN CEDAR (3-4)
1363	5" CEDAR
1364	6" CEDAR
1365	8" MULTI-STEM CEDAR (2-2-3-4)
1366	3" CEDAR
1367	4" CEDAR
1368	4" CEDAR
1369	5" CEDAR
1370	7" CEDAR
1371	6" CEDAR
1372	4" CEDAR
1373	4" CEDAR
1374	9" TRIPLE CEDAR (3-4-5)
1375	3" CEDAR
1376	3" CEDAR
1377	6" OAK
1378	4" CEDAR
1379	3" CEDAR
1380	3" CEDAR
1381	6" TWIN CEDAR (4-4)
1382	6" CEDAR
1383	4" CEDAR
1384	3" CEDAR
1385	4" CEDAR
1386	5" CEDAR
1387	11" MULTI-STEM CEDAR (3-4-5-5)
1388	3" CEDAR
1389	4" CEDAR
1390	6" OAK
1391	4" CEDAR
1392	7" TWIN CEDAR (4-5)
1393	6" CEDAR
1394	10" TRIPLE CEDAR (3-4-6)
1395	3" CEDAR
1396	5" CEDAR
1397	14" TRIPLE CEDAR (4-7-8)
1398	4" CEDAR
1399	4" TWIN CEDAR (2-3)
1400	7" TWIN CEDAR (3-5)
1401	8" TWIN CEDAR (5-5)
1402	6" TWIN CEDAR (3-4)
1403	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1404	8" TWIN CEDAR (4-6)
1405	3" CEDAR
1406	7" TWIN CEDAR (3-5)
1407	12" TRIPLE OAK (4-5-7)
1408	7" TWIN OAK (4-5)
1409	4" CEDAR
1410	4" CEDAR
1411	4" CEDAR
1412	8" TRIPLE CEDAR (4-4-4)
1413	8" TWIN CEDAR (4-6)
1414	7" TRIPLE CEDAR (2-3-3)
1415	7" TRIPLE CEDAR (2-4-4)
1416	9" TWIN CEDAR (4-7)
1417	9" TWIN CEDAR (5-6)
1418	4" CEDAR
1419	9" TWIN CEDAR (5-6)
1420	4" CEDAR
1421	8" CEDAR
1422	4" CEDAR
1423	3" CEDAR
1424	4" CEDAR
1425	3" CEDAR
1426	3" CEDAR
1427	7" TWIN CEDAR (4-5)
1428	9" TWIN CEDAR (6-6)
1429	3" CEDAR
1430	7" CEDAR
1431	4" CEDAR
1432	6" CEDAR
1433	9" TWIN CEDAR (6-6)
1434	8" TWIN CEDAR (4-6)
1435	18" MULTI-STEM CEDAR (6-6-7-8)
1436	6" TWIN CEDAR (4-4)
1437	6" CEDAR
1438	16" MULTI-STEM CEDAR (3-4-5-5-7)
1439	4" OAK
1440	13" MULTI-STEM CEDAR (3-4-5-7)
1441	3" CEDAR
1442	4" CEDAR
1443	4" TWIN CEDAR (2-3)
1444	7" TWIN CEDAR (4-5)
1445	13" TRIPLE CEDAR (3-6-8)
1446	9" TRIPLE CEDAR (4-4-5)
1447	12" TWIN CEDAR (5-9)
1448	11" TRIPLE CEDAR (4-4-7)
1449	8" TWIN CEDAR (5-5)
1450	22" MULTI-STEM CEDAR (5-6-10-11)
1451	7" CEDAR
1452	5" CEDAR
1453	9" TRIPLE CEDAR (4-4-5)
1454	10" TWIN CEDAR (5-7)
1455	6" CEDAR
1456	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1457	6" TRIPLE CEDAR (2-3-3)
1458	12" TRIPLE CEDAR (5-5-7)
1459	3" CEDAR
1460	5" CEDAR
1461	18" MULTI-STEM CEDAR (4-4-4-5-9)
1462	6" CEDAR
1463	9" CEDAR
1464	9" TRIPLE CEDAR (3-5-5)
1465	10" CEDAR
1466	6" CEDAR
1467	18" MULTI-STEM CEDAR (3-3-3-3-3-4-4-5)
1468	6" TWIN CEDAR (4-4)
1469	5" CEDAR
1470	5" TWIN CEDAR (3-3)
1471	10" CEDAR
1472	10" TWIN CEDAR (5-7)
1473	13" MULTI-STEM CEDAR (4-5-5-6)
1474	4" CEDAR
1475	8" CEDAR
1476	18" MULTI-STEM CEDAR (5-5-7-9)
1477	3" CEDAR
1478	8" CEDAR
1479	9" TRIPLE CEDAR (3-4-5)
1480	3" CEDAR
1481	8" TWIN CEDAR (4-6)
1482	7" CEDAR
1483	6" CEDAR
1484	8" TWIN CEDAR (4-6)
1485	7" TWIN CEDAR (4-5)
1486	3" CEDAR
1487	8" TWIN CEDAR (5-5)
1488	6" CEDAR
1489	10" TWIN CEDAR (5-7)
1490	5" CEDAR
1491	15" MULTI-STEM CEDAR (4-5-7-7)
1492	6" CEDAR
1493	9" TWIN CEDAR (5-6)
1494	5" TWIN CEDAR (3-3)
1495	4" CEDAR
1496	10" CEDAR
1497	26" MULTI-STEM CEDAR (5-10-10-13)
1498	4" CEDAR
1499	6" TWIN CEDAR (4-4)
1500	6" TWIN CEDAR (2-5)
1501	9" CEDAR
1502	6" CEDAR
1503	7" TWIN CEDAR (4-5)
1504	3" CEDAR
1505	3" CEDAR
1506	3" CEDAR
1507	4" CEDAR
1508	3" CEDAR
1509	7" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1510	10" MULTI-STEM OAK CLUSTER (2-2-3-3-5)
1511	12" CEDAR
1512	12" CEDAR
1513	14" CEDAR
1514	9" CEDAR
1515	4" CEDAR
1516	5" TWIN CEDAR (3-3)
1517	9" CEDAR
1518	9" TWIN LIVE OAK (4-7)
1519	4" CEDAR
1520	4" CEDAR
1521	4" CEDAR
1522	4" CEDAR
1523	11" TRIPLE CEDAR (4-5-6)
1524	9" TWIN CEDAR (6-6)
1525	6" CEDAR
1526	8" CEDAR
1527	9" TWIN CEDAR (6-6)
1528	4" CEDAR
1529	5" CEDAR
1530	5" CEDAR
1531	6" TWIN ASH (3-4)
1532	11" TWIN OAK (5-8)
1533	5" OAK
1534	5" CEDAR
1535	5" CEDAR
1536	5" CEDAR
1537	6" TWIN CEDAR (3-4)
1538	12" MULTI-STEM CEDAR (3-4-5-6)
1539	16" MULTI-STEM CEDAR (4-5-5-6-6)
1540	11" TRIPLE CEDAR (4-5-6)
1541	16" MULTI-STEM CEDAR (3-5-7-8)
1542	6" TWIN CEDAR (3-4)
1543	14" TWIN CEDAR (7-10)
1544	5" OAK
1545	3" CEDAR
1546	13" TRIPLE CEDAR (5-6-7)
1547	6" TWIN CEDAR (4-4)
1548	5" LIVE OAK
1549	5" LIVE OAK
1550	8" TWIN OAK (4-6)
1551	6" CEDAR
1552	6" CEDAR
1553	4" CEDAR
1554	4" LIVE OAK
1555	5" CEDAR
1556	5" CEDAR
1557	6" TWIN CEDAR (4-4)
1558	8" TWIN CEDAR (5-5)
1559	6" CEDAR
1560	4" CEDAR
1561	4" CEDAR
1562	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1563	5" CEDAR
1564	7" TWIN CEDAR (4-5)
1565	4" CEDAR
1566	4" CEDAR
1567	5" CEDAR
1568	6" LIVE OAK
1569	3" CEDAR
1570	4" CEDAR
1571	7" TWIN CEDAR (4-5)
1572	9" TWIN CEDAR (5-6)
1573	5" CEDAR
1574	6" CEDAR
1575	8" TWIN CEDAR (4-6)
1576	6" TWIN CEDAR (3-4)
1577	9" TWIN CEDAR (5-6)
1578	6" CEDAR
1579	5" CEDAR
1580	13" CEDAR
1581	3" CEDAR
1582	12" TWIN CEDAR (8-8)
1583	5" CEDAR
1584	3" CEDAR
1585	7" CEDAR
1586	4" CEDAR
1587	8" TWIN CEDAR (4-6)
1588	5" CEDAR
1589	10" TWIN CEDAR (4-8)
1590	13" TRIPLE CEDAR (5-6-7)
1591	9" CEDAR
1592	10" TWIN CEDAR (4-8)
1593	5" CEDAR
1594	8" CEDAR
1595	3" CEDAR
1596	6" CEDAR
1597	6" CEDAR
1598	9" LIVE OAK
1599	9" TWIN CEDAR (6-6)
1600	5" CEDAR
1601	6" TWIN CEDAR (4-4)
1602	6" TWIN CEDAR (3-4)
1603	6" CEDAR
1604	5" CEDAR
1605	12" TRIPLE CEDAR (5-6-6)
1606	9" TWIN OAK (4-7)
1607	16" TWIN OAK (7-12)
1608	10" TWIN CEDAR (6-7)
1609	7" TWIN CEDAR (3-5)
1610	4" TWIN CEDAR (2-3)
1611	7" TWIN OAK (4-5)
1612	5" CEDAR
1613	6" OAK
1614	4" CEDAR
1615	7" TWIN CEDAR (4-5)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1616	11" TWIN CEDAR (7-7)
1617	7" CEDAR
1618	5" CEDAR
1619	9" CEDAR
1620	6" OAK
1621	3" CEDAR
1622	9" TRIPLE CEDAR (4-4-5)
1623	10" OAK
1624	4" CEDAR
1625	6" CEDAR
1626	3" CEDAR
1627	7" CEDAR
1628	5" CEDAR
1629	5" CEDAR
1630	15" TWIN CEDAR (6-12)
1631	8" OAK
1632	8" CEDAR
1633	10" TWIN CEDAR (5-7)
1634	8" CEDAR
1635	6" CEDAR
1636	7" CEDAR
1637	8" CEDAR
1638	12" TWIN CEDAR (4-1-)
1639	5" CEDAR
1640	6" CEDAR
1641	11" TWIN CEDAR (5-8)
1642	5" CEDAR
1643	8" CEDAR
1644	11" TWIN CEDAR (7-7)
1645	9" CEDAR
1646	14" CEDAR
1647	13" CEDAR
1648	7" TWIN CEDAR (4-5)
1649	3" CEDAR
1650	4" CEDAR
1651	6" TWIN CEDAR (3-4)
1652	4" CEDAR
1653	3" CEDAR
1654	3" CEDAR
1655	5" TWIN CEDAR (3-3)
1656	5" CEDAR
1657	5" CEDAR
1658	5" OAK
1659	9" TRIPLE OAK (3-4-5)
1660	5" CEDAR
1661	3" CEDAR
1662	4" CEDAR
1663	4" CEDAR
1664	5" CEDAR
1665	5" CEDAR
1666	9" TWIN CEDAR (6-3)
1667	3" CEDAR
1668	3" OAK



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TOPOGRAPHIC SURVEY OF

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WILD CAT HOLLOW DRIVE WEST LAKE HILLS, TX 78746		CLIENT:	MICHAEL WES & COMPANY
		PROJECT:	WILD CAT HOLLOW DRIVE
		DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
		TECHNICIAN	JRB
		CHECKED:	FMG
		SCALE:	VARIES
		DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
40
OF 48

TREE TABLE	
TREE TAG NO.	TREE TYPE
1669	3" OAK
1670	5" OAK
1671	3" CEDAR
1672	4" CEDAR
1673	5" CEDAR
1674	4" CEDAR
1675	5" CEDAR
1676	5" CEDAR
1677	3" OAK
1678	4" CEDAR
1679	4" CEDAR
1680	6" TWIN CEDAR (3-4)
1681	6" CEDAR
1682	4" CEDAR
1683	4" CEDAR
1684	13" CEDAR
1685	13" CEDAR
1686	4" CEDAR
1687	3" CEDAR
1688	4" CEDAR
1689	6" CEDAR
1690	3" CEDAR
1691	4" CEDAR
1692	3" CEDAR
1693	4" CEDAR
1694	4" CEDAR
1695	6" CEDAR
1696	4" CEDAR
1697	6" CEDAR (3-4)
1698	3" CEDAR
1699	5" TWIN CEDAR (3-3)
1700	8" TWIN (3-6)
1701	16" MULTI-STEM CEDAR (5-5-11)
1701	16" MULTI-STEM CEDAR (5-5-11)
1702	5" CEDAR
1703	6" CEDAR
1704	10" CEDAR
1705	4" CEDAR
1706	6" CEDAR
1707	13" TWIN CEDAR (9-8)
1708	8" MULTI-STEM CEDAR (3-3-3-3)
1709	14" TWIN CEDAR (8-10)
1710	16" MULTI-STEM CEDAR (3-4-4-5-8)
1711	4" TWIN CEDAR (2-3)
1712	6" TWIN CEDAR (3-4)
1713	3" CEDAR
1714	5" TWIN CEDAR (3-3)
1715	7" TRIPLE CEDAR (3-3-4)
1716	3" CEDAR
1717	4" OAK
1718	3" OAK
1719	3" OAK
1720	8" TWIN CEDAR (4-6)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1721	6" TWIN OAK (2-5)
1722	3" OAK
1723	4" OAK
1724	5" CEDAR
1725	3" OAK
1726	3" CEDAR
1727	5" TWIN CEDAR (3-3)
1728	11" TWIN CEDAR (5-8)
1729	4" CEDAR
1730	7" CEDAR
1731	15" CEDAR
1732	6" TWIN CEDAR (3-4)
1733	14" MULTI-STEM CEDAR (3-3-4-4-4-5)
1734	13" CEDAR
1735	4" CEDAR
1736	12" MULTI-STEM CEDAR (4-5-5-5)
1737	6" TRIPLE CEDAR (3-3-3)
1738	4" CEDAR
1739	5" TWIN CEDAR (3-3)
1740	6" CEDAR
1741	9" OAK
1742	3" CEDAR
1743	6" OAK
1744	7" CEDAR
1745	8" OAK
1746	7" OAK
1747	5" TWIN CEDAR (2-4)
1748	9" OAK
1749	3" CEDAR
1750	4" CEDAR
1751	4" CEDAR
1752	3" CEDAR
1753	3" CEDAR
1754	7" OAK
1755	5" OAK
1756	18" TWIN CEDAR (7-14)
1757	5" CEDAR
1758	11" CEDAR
1759	3" CEDAR
1760	15" TWIN CEDAR (8-11)
1761	4" CEDAR
1762	8" CEDAR
1763	8" CEDAR
1764	8" CEDAR
1765	15" MULTI-STEM CEDAR (3-3-4-5-7)
1766	5" CEDAR
1767	7" TWIN CEDAR (4-5)
1768	5" CEDAR
1769	3" CEDAR
1770	4" CEDAR
1771	6" CEDAR
1772	4" CEDAR
1773	7" TRIPLE CEDAR (3-3-4)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1774	10" OAK
1775	6" OAK
1776	7" OAK
1777	8" CEDAR
1778	12" CEDAR
1779	12" CEDAR
1780	8" OAK
1781	9" OAK
1782	6" OAK
1783	6" OAK
1784	14" TWIN CEDAR (7-10)
1785	12" CEDAR
1786	4" OAK
1787	34" MULTI-STEM OAK (6-8-8-9-9-14)
1788	8" OAK
1789	9" TWIN CEDAR (5-6)
1790	13" CEDAR
1791	12" TWIN CEDAR (6-9)
1792	9" TWIN CEDAR (5-6)
1793	5" CEDAR
1794	14" TRIPLE CEDAR (5-5-9)
1795	7" CEDAR
1796	7" TWIN CEDAR (4-5)
1797	5" CEDAR
1798	9" CEDAR
1799	4" CEDAR
1800	3" CEDAR
1801	5" CEDAR
1802	13" TRIPLE CEDAR (3-6-8)
1803	14" TWIN CEDAR (5-6-8)
1804	4" TWIN CEDAR (1-1-3)
1805	CEDAR" TWIN 6 (3-4)
1806	4" TWIN CEDAR (2-3)
1807	4" CEDAR
1808	10" CEDAR
1809	6" CEDAR
1810	22" TRIPLE CEDAR (10-10-12)
1811	15" TWIN CEDAR (6-12)
1812	7" TWIN CEDAR (4-5)
1813	8" CEDAR
1814	8" CEDAR
1815	7" TWIN CEDAR (4-5)
1816	11" CEDAR
1817	8" CEDAR
1818	5" CEDAR
1819	9" CEDAR
1820	6" CEDAR
1821	15" MULTI-STEM CEDAR (4-4-5-8)
1822	7" CEDAR
1823	16" TWIN CEDAR (5-13)
1824	5" CEDAR
1825	8" CEDAR
1826	18" TRIPLE CEDAR (4-7-12)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1827	4" CEDAR
1828	5" CEDAR
1829	6" CEDAR
1830	6" CEDAR
1831	5" CEDAR
1832	7" CEDAR
1833	5" CEDAR
1834	8" TWIN CEDAR (3-6)
1835	17" TWIN CEDAR (8-13)
1836	10" TRIPLE CEDAR (3-5-6)
1837	4" TWIN CEDAR (2-3)
1838	7" CEDAR
1839	4" CEDAR
1840	24" TWIN OAK (10-19)
1841	4" CEDAR
1842	3" CEDAR
1843	11" MULTI-STEM CEDAR (3-4-4-5)
1844	4" OAK
1845	5" CEDAR
1846	16" TRIPLE CEDAR (4-9-9)
1847	11" CEDAR
1848	10" CEDAR
1849	8" CEDAR
1850	5" CEDAR
1851	6" CEDAR
1852	11" TWIN CEDAR (4-9)
1853	9" CEDAR
1854	31" MULTI-STEM CEDAR (6-9-10-18)
1855	14" TWIN CEDAR (6-11)
1856	9" CEDAR
1857	4" CEDAR
1858	6" TWIN CEDAR (4-4)
1859	7" CEDAR
1860	5" TWIN CEDAR (3-3)
1861	8" CEDAR
1862	10" MULTI-STEM CEDAR (0-0-0-10)
1862	10" MULTI-STEM CEDAR (0-0-0-10)
1863	8" CEDAR
1864	7" CEDAR
1865	10" CEDAR
1866	8" CEDAR
1867	5" CEDAR
1868	5" CEDAR
1869	5" CEDAR
1870	7" CEDAR
1871	8" CEDAR
1872	4" CEDAR
1873	4" CEDAR
1874	15" TWIN CEDAR (8-11)
1875	18" TRIPLE CEDAR (4-6-13)
1876	6" CEDAR
1877	6" CEDAR
1878	17" TWIN OAK (10-12)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1879	4" CEDAR
1880	5" CEDAR
1881	4" CEDAR
1882	15" CEDAR
1883	6" CEDAR
1884	4" TWIN CREPE MYRTLE (1-3)
1885	3" CEDAR
1886	23" OAK
1887	3" OAK
1888	13" DEAD OAK
1889	5" CEDAR
1890	5" CEDAR
1891	10" CEDAR
1892	11" CEDAR
1893	6" CEDAR
1894	3" TRIPLE CEDAR (2-2-0)
1894	3" TRIPLE CEDAR (2-2-0)
1895	6" CEDAR
1896	5" CEDAR
1897	4" CEDAR – TOTAL LOSS
1897	4" CEDAR – TOTAL LOSS
1898	13" CEDAR
1899	13" TWIN CEDAR (0-13)
1899	13" TWIN CEDAR (0-13)
1900	15" CEDAR
1901	11" TWIN OAK (5-8)
1902	13" OAK
1903	21" OAK
1904	4" TWIN CREPE MYRTLE (1-3)
1905	6" TWIN CEDAR (4-4)
1906	6" TWIN CEDAR (3-4)
1907	3" CEDAR
1908	3" CEDAR
1909	4" CEDAR
1910	10" CEDAR
1911	7" CEDAR
1912	5" CEDAR
1913	14" TWIN CEDAR (8-10)
1914	8" CEDAR
1915	4" OAK
1916	3" CEDAR
1917	11" OAK
1918	14" TWIN CEDAR (6-11)
1919	10" TWIN CEDAR (5-7)
1920	5" CEDAR
1921	4" CEDAR
1922	4" CEDAR
1923	15" TWIN CEDAR (7-11)
1924	3" CEDAR
1925	9" TWIN CEDAR (5-6)
1926	5" CEDAR
1927	6" CEDAR
1928	10" TWIN CEDAR (6-7)

TREE TABLE	
TREE TAG NO.	TREE TYPE
1929	16" TWIN CEDAR (10-11)
1930	3" OAK
1931	9" TWIN CEDAR (6-6)
1932	5" CEDAR
1933	5" CEDAR
1934	6" CEDAR
1935	3" CEDAR
1936	7" TWIN CEDAR (3-5)
1937	5" CEDAR
1938	3" OAK
1939	3" OAK
1940	3" CEDAR
1941	6" OAK
1942	4" CEDAR
1943	5" OAK
1944	9" OAK
1945	5" CEDAR
1946	6" CEDAR
1947	5" TWIN OAK (3-3)
1948	27" MULTI-STEM CEDAR (3-4-5-5-5-6-6-7)
1949	4" CEDAR
1950	17" TWIN OAK (9-12)
1951	9" TRIPLE CEDAR (4-4-5)
1952	8" TWIN CEDAR (4-6)
1953	7" CEDAR
1954	3" CEDAR
1955	4" OAK
1956	4" OAK
1957	3" CEDAR
1958	9" TWIN CEDAR (5-6)
1959	22" MULTI-STEM CEDAR (6-7-7-12)
1960	4" CEDAR
1961	11" CEDAR
1962	5" OAK
1963	6" OAK
1964	4" CEDAR
1965	5" OAK
1966	5" CEDAR
1967	9" CEDAR
1968	4" OAK
1969	4" OAK
1970	11" TRIPLE LIVE OAK (4-5-6)
1971	4" LIVE OAK
1972	8" CEDAR
1973	8" CEDAR
1974	8" CEDAR
1975	11" TWIN CEDAR (6-8)
1976	3" CEDAR
1977	12" CEDAR
1978	6" CEDAR
1979	6" CEDAR
1980	7" CEDAR
1981	6" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
1982	3" CEDAR
1983	3" CEDAR
1984	3" CEDAR
1985	4" CEDAR
1986	20" TRIPLE LIVE OAK (7-8-12)
1987	3" CEDAR
1988	4" LIVE OAK
1989	4" LIVE OAK
1990	11" CEDAR
1991	9" CEDAR
1992	4" CEDAR
1993	5" CEDAR
1994	9" CEDAR
1995	5" LIVE OAK
1996	7" CEDAR
1997	17" CEDAR
1998	7" CEDAR
1999	7" CEDAR
2000	7" CEDAR
2001	8" TWIN CEDAR (4-6)
2002	7" CEDAR
2003	4" CEDAR
2004	8" CEDAR
2005	4" CEDAR
2006	5" LIVE OAK
2007	10" TRIPLE CEDAR (5-5-5)
2008	7" CEDAR
2009	3" CEDAR
2010	6" CEDAR
2011	5" CEDAR
2012	10" TWIN CEDAR (6-7)
2013	4" CEDAR
2014	6" CEDAR
2015	8" CEDAR
2016	8" CEDAR
2017	4" CEDAR
2018	3" CEDAR - TOTAL LOSS
2018	3" CEDAR - TOTAL LOSS
2019	7" TWIN CEDAR (3-5)
2020	10" TWIN CEDAR (6-7)
2021	8" TWIN CEDAR (0-8)
2021	8" TWIN CEDAR (0-8)
2022	6" TWIN CEDAR (4-4)
2023	5" LIVE OAK
2024	6" TWIN CEDAR (0-6)
2024	6" TWIN CEDAR (0-6)
2025	6" TRIPLE CEDAR (2-2-4)
2026	9" TRIPLE CEDAR (4-4-5)
2027	4" CEDAR
2028	7" TWIN CEDAR (3-5)
2029	13" TRIPLE CEDAR (5-6-7)
2030	5" CEDAR
2031	7" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2032	5" TWIN CEDAR (3-3)
2033	4" CEDAR
2034	3" CEDAR
2035	3" CEDAR
2036	5" OAK
2037	5" CEDAR
2038	6" CEDAR
2039	5" CEDAR
2040	5" OAK
2041	12" TRIPLE CEDAR (4-6-7)
2042	4" CEDAR
2043	3" CEDAR
2044	5" CEDAR
2045	8" TWIN CEDAR (0-8)
2045	8" TWIN CEDAR (0-8)
2046	4" CEDAR
2047	3" CEDAR
2048	5" CEDAR
2049	9" CEDAR
2050	8" TWIN CEDAR (0-8)
2050	8" TWIN CEDAR (0-8)
2051	7" CEDAR
2052	11" TRIPLE OAK (3-6-6)
2053	6" CEDAR
2054	10" TWIN CEDAR (5-7)
2055	5" CEDAR
2056	4" CEDAR
2057	8" TWIN CEDAR (4-6)
2058	4" CEDAR
2059	5" CEDAR
2060	9" TWIN OAK (6-6)
2061	9" CEDAR
2062	21" MULTI-STEM CEDAR (6-6-7-7-8)
2063	4" OAK
2064	4" OAK
2065	6" CEDAR
2066	8" TWIN CEDAR (4-6)
2067	4" TREE
2068	13" MULTI-STEM CEDAR (4-4-5-6)
2069	5" CEDAR
2070	5" CEDAR
2071	9" TWIN CEDAR (5-6)
2072	15" TWIN LIVE OAK (8-11)
2073	4" CEDAR
2074	11" CEDAR
2075	6" CEDAR
2076	19" TWIN CEDAR (12-13)
2077	10" CEDAR
2078	10" CEDAR
2079	5" CEDAR
2080	8" TWIN CEDAR (4-6)
2081	7" CEDAR
2082	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2083	4" CEDAR
2084	9" CEDAR
2085	6" LIVE OAK
2086	9" CEDAR
2087	6" CEDAR
2088	5" CEDAR
2089	6" CEDAR
2090	8" TWIN CEDAR (5-5)
2091	9" TWIN CEDAR (6-6) UPROOTED
2092	4" CEDAR
2093	4" CEDAR
2094	7" TWIN CEDAR (4-5)
2095	5" CEDAR
2096	5" CEDAR
2097	3" CEDAR
2098	4" CEDAR
2099	6" CEDAR
2100	5" CEDAR
2101	5" CEDAR
2102	11" CEDAR
2103	4" CEDAR
2104	9" TWIN CEDAR (5-6)
2105	9" TWIN OAK (5-6)
2106	9" CEDAR
2107	9" TWIN CEDAR (5-6)
2108	11" CEDAR
2109	8" TWIN CEDAR (4-6)
2110	14" TWIN CEDAR (9-9)
2111	6" CEDAR
2112	9" TWIN CEDAR (5-6)
2113	8" TWIN CEDAR (4-6) - TOTAL LOSS
2113	8" TWIN CEDAR (4-6) - TOTAL LOSS
2114	6" CEDAR UPROOTED - TOTAL LOSS
2114	6" CEDAR UPROOTED - TOTAL LOSS
2115	4" CEDAR
2116	6" OAK
2117	7" CEDAR
2118	4" CEDAR
2119	10" TWIN CEDAR (5-7)
2120	10" TRIPLE CEDAR (4-4-6)
2121	6" CEDAR
2122	10" TWIN CEDAR (5-7)
2123	3" TREE
2124	9" TWIN CEDAR (6-6)
2125	11" TWIN CEDAR (7-7)
2126	3" LIVE OAK
2127	5" CEDAR
2128	5" OAK
2129	4" CEDAR
2130	5" CEDAR
2131	6" TWIN CEDAR (4-4)
2132	6" CEDAR
2133	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2134	6" TWIN CEDAR (4-4)
2135	6" CEDAR
2136	3" CEDAR
2137	6" CEDAR
2138	12" CEDAR
2139	8" CEDAR
2140	11" CEDAR
2141	4" CEDAR
2142	10" MULTI-STEM CEDAR (5-3-0-6)
2142	10" MULTI-STEM CEDAR (5-3-0-6)
2143	4" CEDAR
2144	6" CEDAR
2145	6" CEDAR
2146	3" CEDAR
2147	11" CEDAR
2148	4" CEDAR
2149	9" TWIN CEDAR (5-6)
2150	5" CEDAR - TOTAL LOSS
2150	5" CEDAR - TOTAL LOSS
2151	9" CEDAR - TOTAL LOSS
2151	9" CEDAR - TOTAL LOSS
2152	6" CEDAR
2153	6" CEDAR
2154	6" TWIN CEDAR (3-4)
2155	5" CEDAR
2156	6" CEDAR
2157	10" TWIN CEDAR (5-7)
2158	9" TWIN CEDAR (5-6)
2159	7" CEDAR
2160	9" TWIN CEDAR (6-6)
2161	11" CEDAR
2162	3" CEDAR - TOTAL LOSS
2162	3" CEDAR - TOTAL LOSS
2163	13" TRIPLE CEDAR (6-5-7)
2164	6" CEDAR
2165	4" CEDAR - TOTAL LOSS
2165	4" CEDAR - TOTAL LOSS
2166	13" CEDAR
2167	7" CEDAR
2168	10" CEDAR
2169	9" CEDAR
2170	9" CEDAR
2171	10" TWIN CEDAR (5-7)
2172	4" CEDAR
2173	16" TRIPLE CEDAR (6-7-9)
2174	4" CEDAR
2175	8" CEDAR
2176	9" CEDAR
2177	10" CEDAR
2178	4" CEDAR - TOTAL LOSS
2178	4" CEDAR - TOTAL LOSS
2179	4" CEDAR
2180	3" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2181	7" CEDAR
2182	9" TWIN CEDAR (6-6)
2183	10" CEDAR
2184	12" CEDAR
2185	11" CEDAR
2186	3" CEDAR - TOTAL LOSS
2186	3" CEDAR - TOTAL LOSS
2187	9" CEDAR
2188	4" CEDAR
2189	11" CEDAR
2190	9" CEDAR
2191	11" CEDAR
2192	5" CEDAR
2193	5" CEDAR
2194	8" CEDAR
2195	9" CEDAR
2196	7" LIVE OAK
2197	6" CEDAR
2198	4" CEDAR
2199	11" CEDAR
2200	10" CEDAR
2201	4" CEDAR
2202	3" CEDAR
2203	14" CEDAR
2204	9" CEDAR
2205	6" CEDAR
2206	6" CEDAR
2207	7" CEDAR
2208	10" CEDAR
2209	4" CEDAR
2210	6" CEDAR
2211	17" TWIN CEDAR (6-14)
2212	3" CEDAR
2213	7" CEDAR
2214	9" CEDAR
2215	6" TWIN ASH (4-4)
2216	6" OAK
2217	5" CEDAR
2218	7" CEDAR
2219	7" CEDAR
2220	3" CEDAR
2221	6" CEDAR
2222	4" CEDAR
2223	4" CEDAR
2224	5" CEDAR
2225	6" CEDAR
2226	6" CEDAR
2227	4" CEDAR
2228	4" CEDAR
2229	4" CEDAR
2230	4" CEDAR
2231	7" CEDAR
2232	5" CEDAR



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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE

WEST LAKE HILLS, TX 78746

CLIENT:

PROJECT:

DRAWING FILE:

TECHNICIAN

CHECKED:

SCALE:

DATE OF DRAWING:

MICHAEL WES & COMPANY

WILD CAT HOLLOW DRIVE

2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG

JRB

FMG

WVES

SEPTEMBER, 2021

SHEET NO.

42

OF 48

D:\Dropbox\00-2020 PROJECTS\2020107 MWC WILDCAT HOLLOW\DWG\ALL TREES TABLE 2021-09-15.dwg, 9/17/2021 1:48:57 PM, _AutoCAD PDF (High Quality Print).pc3

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TREE TABLE	
TREE TAG NO.	TREE TYPE
2233	5" CEDAR
2234	4" CEDAR
2235	6" CEDAR
2236	8" TWIN CEDAR (3-6)
2237	5" TWIN ASH (3-3)
2238	10" OAK
2239	5" CEDAR
2240	6" CEDAR
2241	6" CEDAR
2242	8" TWIN CEDAR (5-5)
2243	8" TWIN CEDAR (4-6)
2244	6" CEDAR
2245	9" TWIN CEDAR (3-7)
2246	6" CEDAR
2247	16" TRIPLE CEDAR (6-7-9)
2248	7" CEDAR
2249	5" CEDAR
2250	4" ASH
2251	6" CEDAR
2252	7" LIVE OAK
2253	8" CEDAR
2254	5" CEDAR
2255	10" CEDAR
2256	6" CEDAR
2257	6" CEDAR
2258	16" TRIPLE CEDAR (5-6-10)
2259	7" CEDAR
2260	8" CEDAR
2261	6" CEDAR
2262	8" CEDAR
2263	10" CEDAR
2264	6" CEDAR
2265	6" TWIN CEDAR (3-4)
2266	12" CEDAR
2267	12" TWIN CEDAR (7-8)
2268	6" CEDAR
2269	9" TWIN LIVE OAK (5-7)
2270	5" CEDAR
2271	6" LIVE OAK
2272	3" CEDAR
2273	5" CEDAR
2274	7" TWIN CEDAR (3-5)
2275	8" CEDAR
2276	5" CEDAR
2277	6" CEDAR
2278	8" TWIN CEDAR (5-8)
2279	8" CEDAR
2280	5" CEDAR
2281	7" CEDAR
2282	6" CEDAR
2283	10" TWIN CEDAR (6-7)
2284	8" CEDAR
2285	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2286	6" LIVE OAK
2287	6" LIVE OAK
2288	23" MULTI-STEM CEDAR CLUSTER (4-5-5-6-6-7)
2289	6" CEDAR
2290	10" CEDAR
2291	7" TWIN CEDAR (4-5)
2292	8" CEDAR
2293	5" CEDAR
2294	5" CEDAR
2295	6" CEDAR
2296	4" CEDAR
2297	5" CEDAR
2298	8" CEDAR
2299	4" CEDAR
2300	6" CEDAR
2301	5" CEDAR
2302	4" CEDAR
2303	6" CEDAR
2304	7" CEDAR
2305	4" CEDAR
2306	11" TWIN CEDAR (6-8)
2307	6" CEDAR
2308	9" TWIN CEDAR (4-7)
2309	11" TWIN CEDAR (5-8)
2310	6" CEDAR
2311	6" CEDAR
2312	6" LIVE OAK
2313	5" OAK
2314	5" OAK
2315	6" CEDAR
2316	14" MULTI-STEM CEDAR (4-4-5-5-5)
2317	12" TWIN CEDAR (7-8)
2318	7" CEDAR
2319	5" CEDAR
2320	10" CEDAR
2321	6" CEDAR
2322	4" CEDAR
2323	5" CEDAR
2324	10" TWIN CEDAR (5-7)
2325	4" CEDAR
2326	4" CEDAR
2327	6" TWIN CEDAR (4-4)
2327	6" TWIN CEDAR (4-4)
2328	6" CEDAR
2328	6" CEDAR
2329	5" CEDAR
2329	5" CEDAR
2330	6" CEDAR
2330	6" CEDAR
2331	5" CEDAR
2331	5" CEDAR
2332	5" CEDAR
2332	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2333	5" CEDAR
2333	5" CEDAR
2334	6" TWIN CEDAR (4-4)
2334	6" TWIN CEDAR (4-4)
2335	5" CEDAR
2335	5" CEDAR
2336	15" TWIN CEDAR (8-11)
2336	15" TWIN CEDAR (8-11)
2337	9" CEDAR
2337	9" CEDAR
2338	6" CEDAR
2338	6" CEDAR
2339	7" CEDAR
2339	7" CEDAR
2340	5" CEDAR
2340	5" CEDAR
2341	7" CEDAR
2341	7" CEDAR
2342	7" CEDAR
2342	7" CEDAR
2343	7" CEDAR
2343	7" CEDAR
2344	6" CEDAR
2344	6" CEDAR
2345	10" TWIN CEDAR (6-7)
2345	10" TWIN CEDAR (6-7)
2346	4" CEDAR
2346	4" CEDAR
2347	9" CEDAR
2347	9" CEDAR
2348	10" CEDAR
2348	10" CEDAR
2349	7" CEDAR
2349	7" CEDAR
2350	6" CEDAR
2350	6" CEDAR
2351	5" CEDAR
2351	5" CEDAR
2352	6" CEDAR
2352	6" CEDAR
2353	5" CEDAR
2353	5" CEDAR
2354	7" CEDAR
2354	7" CEDAR
2355	10" TRIPLE CEDAR (4-4-6)
2355	10" TRIPLE CEDAR (4-4-6)
2356	4" CEDAR
2356	4" CEDAR
2357	11" CEDAR
2357	11" CEDAR
2358	4" LIVE OAK
2358	4" LIVE OAK
2359	4" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2359	4" CEDAR
2360	9" CEDAR
2360	9" CEDAR
2361	6" TWIN CEDAR (3-4)
2361	6" TWIN CEDAR (3-4)
2362	5" CEDAR
2362	5" CEDAR
2363	4" CEDAR
2363	4" CEDAR
2364	4" CEDAR
2364	4" CEDAR
2365	6" CEDAR
2365	6" CEDAR
2366	4" CEDAR
2366	4" CEDAR
2367	4" CEDAR
2367	4" CEDAR
2368	5" CEDAR
2368	5" CEDAR
2369	3" CEDAR
2369	3" CEDAR
2370	4" CEDAR
2370	4" CEDAR
2371	6" CEDAR
2371	6" CEDAR
2372	3" CEDAR
2372	3" CEDAR
2373	3" CEDAR
2373	3" CEDAR
2374	12" CEDAR
2374	12" CEDAR
2375	5" CEDAR
2375	5" CEDAR
2376	4" CEDAR
2376	4" CEDAR
2377	4" CEDAR
2377	4" CEDAR
2378	7" CEDAR
2378	7" CEDAR
2379	8" CEDAR
2379	8" CEDAR
2380	6" CEDAR
2380	6" CEDAR
2381	6" CEDAR
2381	6" CEDAR
2382	4" CEDAR
2382	4" CEDAR
2383	4" CEDAR
2383	4" CEDAR
2384	4" CEDAR
2384	4" CEDAR
2385	3" CEDAR
2385	3" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2386	4" CEDAR
2386	4" CEDAR
2387	6" CEDAR
2387	6" CEDAR
2388	5" CEDAR
2388	5" CEDAR
2389	7" CEDAR
2389	7" CEDAR
2390	5" CEDAR
2390	5" CEDAR
2391	9" TWIN OAK (6-6)
2391	9" TWIN OAK (6-6)
2392	3" CEDAR
2392	3" CEDAR
2393	6" CEDAR
2393	6" CEDAR
2394	7" CEDAR
2394	7" CEDAR
2395	8" CEDAR
2395	8" CEDAR
2396	7" CEDAR
2396	7" CEDAR
2397	5" CEDAR
2397	5" CEDAR
2398	4" CEDAR
2398	4" CEDAR
2399	8" CEDAR
2399	8" CEDAR
2400	7" CEDAR
2400	7" CEDAR
2401	5" CEDAR
2401	5" CEDAR
2402	4" CEDAR
2402	4" CEDAR
2403	6" CEDAR
2403	6" CEDAR
2404	8" TWIN CEDAR (5-5)
2404	8" TWIN CEDAR (5-5)
2405	6" TWIN CEDAR (4-4)
2405	6" TWIN CEDAR (4-4)
2406	10" CEDAR
2406	10" CEDAR
2407	11" TWIN CEDAR (5-8)
2407	11" TWIN CEDAR (5-8)
2408	8" CEDAR
2408	8" CEDAR
2409	3" CEDAR
2409	3" CEDAR
2410	7" CEDAR
2410	7" CEDAR
2411	7" CEDAR
2411	7" CEDAR
2412	7" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2412	7" CEDAR
2413	3" CEDAR
2413	3" CEDAR
2414	4" CEDAR
2414	4" CEDAR
2415	4" CEDAR
2415	4" CEDAR
2416	5" CEDAR
2416	5" CEDAR
2417	5" CEDAR
2417	5" CEDAR
2418	5" CEDAR
2418	5" CEDAR
2419	5" CEDAR
2419	5" CEDAR
2420	6" CEDAR
2420	6" CEDAR
2421	4" CEDAR
2421	4" CEDAR
2422	5" CEDAR
2422	5" CEDAR
2423	7" CEDAR
2423	7" CEDAR
2424	4" CEDAR
2424	4" CEDAR
2425	7" CEDAR
2425	7" CEDAR
2426	4" CEDAR
2426	4" CEDAR
2427	8" CEDAR
2427	8" CEDAR
2428	8" CEDAR
2428	8" CEDAR
2429	8" TWIN CEDAR (5-5)
2429	8" TWIN CEDAR (5-5)
2430	3" CEDAR
2430	3" CEDAR
2431	5" CEDAR
2431	5" CEDAR
2432	7" CEDAR
2432	7" CEDAR
2433	4" CEDAR
2433	4" CEDAR
2434	5" CEDAR
2434	5" CEDAR
2435	3" CEDAR
2435	3" CEDAR
2436	6" CEDAR
2436	6" CEDAR
2437	6" CEDAR
2437	6" CEDAR
2438	5" CEDAR
2438	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2439	11" TWIN CEDAR (7-7)
2439	11" TWIN CEDAR (7-7)
2440	5" CEDAR
2440	5" CEDAR
2441	12" CEDAR
2441	12" CEDAR
2442	6" TWIN CEDAR (4-4)
2442	6" TWIN CEDAR (4-4)
2443	4" CEDAR
2443	4" CEDAR
2444	5" CEDAR
2444	5" CEDAR
2445	8" CEDAR
2445	8" CEDAR
2446	4" CEDAR
2446	4" CEDAR
2447	7" OAK
2447	7" OAK
2448	8" OAK
2448	8" OAK
2449	15" CEDAR
2449	15" CEDAR
2450	5" CEDAR
2450	5" CEDAR
2451	5" CEDAR
2451	5" CEDAR
2452	6" CEDAR
2452	6" CEDAR
2453	6" TWIN CEDAR (3-4)
2453	6" TWIN CEDAR (3-4)
2454	4" CEDAR
2454	4" CEDAR
2455	8" CEDAR
2455	8" CEDAR
2456	13" TRIPLE CEDAR (5-7-7)
2456	13" TRIPLE CEDAR (5-7-7)
2457	5" CEDAR
2457	5" CEDAR
2458	4" OAK
2458	4" OAK
2459	9" TWIN CEDAR (4-7)
2459	9" TWIN CEDAR (4-7)
2460	3" CEDAR
2460	3" CEDAR
2461	4" CEDAR
2461	4" CEDAR
2462	11" TWIN CEDAR (6-8)
2462	11" TWIN CEDAR (6-8)
2463	11" CEDAR
2463	11" CEDAR
2464	7" CEDAR
2464	7" CEDAR
2465	7" CEDAR



4025 CHRIS DRIVE
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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
43
OF 48

TREE TABLE	
TREE TAG NO.	TREE TYPE
2465	7" CEDAR
2466	7" CEDAR
2466	7" CEDAR
2467	4" CEDAR
2467	4" CEDAR
2468	5" CEDAR
2468	5" CEDAR
2469	5" CEDAR
2469	5" CEDAR
2470	6" CEDAR
2470	6" CEDAR
2471	6" CEDAR
2471	6" CEDAR
2472	7" CEDAR
2472	7" CEDAR
2473	6" CEDAR
2473	6" CEDAR
2474	4" CEDAR
2474	4" CEDAR
2475	7" CEDAR
2475	7" CEDAR
2476	5" CEDAR
2476	5" CEDAR
2477	4" CEDAR
2477	4" CEDAR
2478	4" CEDAR
2478	4" CEDAR
2479	5" CEDAR
2479	5" CEDAR
2480	9" CEDAR
2480	9" CEDAR
2481	11" TWIN CEDAR (7-7)
2481	11" TWIN CEDAR (7-7)
2482	3" LIVE OAK
2482	3" LIVE OAK
2483	14" CEDAR
2483	14" CEDAR
2484	8" TWIN CEDAR (4-6)
2484	8" TWIN CEDAR (4-6)
2485	4" CEDAR
2485	4" CEDAR
2486	6" TWIN CEDAR (3-4)
2486	6" TWIN CEDAR (3-4)
2487	7" TWIN CEDAR (3-5)
2487	7" TWIN CEDAR (3-5)
2488	5" CEDAR
2488	5" CEDAR
2489	3" CEDAR
2489	3" CEDAR
2490	4" CEDAR
2490	4" CEDAR
2491	8" CEDAR
2491	8" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2492	3" CEDAR
2492	3" CEDAR
2493	8" CEDAR
2493	8" CEDAR
2494	4" CEDAR
2494	4" CEDAR
2495	9" CEDAR
2495	9" CEDAR
2496	6" CEDAR
2496	6" CEDAR
2497	6" TWIN CEDAR (3-4)
2497	6" TWIN CEDAR (3-4)
2498	3" CEDAR
2498	3" CEDAR
2499	12" CEDAR
2499	12" CEDAR
2500	12" CEDAR
2500	12" CEDAR
2501	4" CEDAR
2502	4" CEDAR
2503	7" CEDAR
2504	7" CEDAR
2505	5" CEDAR
2506	8" CEDAR
2507	5" CEDAR
2508	11" CEDAR
2509	9" CEDAR
2510	10" CEDAR
2511	5" CEDAR
2512	14" CEDAR
2513	5" CEDAR
2514	5" WHITE OAK
2515	6" WHITE OAK
2516	5" WHITE OAK
2517	5" WHITE OAK
2518	6" WHITE OAK
2519	7" CEDAR
2520	5" CEDAR
2521	3" LIVE OAK
2522	7" CEDAR
2523	5" CEDAR
2524	4" CEDAR
2525	7" OAK
2526	4" CEDAR
2527	5" CEDAR
2528	6" CEDAR
2529	3" CEDAR
2530	5" CEDAR
2531	6" CEDAR
2532	7" CEDAR
2533	5" CEDAR
2534	9" CEDAR
2535	5" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2536	4" CEDAR
2537	4" CEDAR
2538	8" CEDAR
2539	6" CEDAR
2540	11" CEDAR
2541	7" OAK
2542	9" CEDAR
2543	8" CEDAR
2544	7" CEDAR
2545	6" CEDAR
2546	5" CEDAR
2547	9" CEDAR
2548	15" TRIPLE CEDAR (6-7-8)
2549	7" CEDAR
2550	5" CEDAR
2551	4" CEDAR
2552	13" CEDAR
2553	18" CEDAR
2554	6" CEDAR
2555	14" TWIN CEDAR (9-10)
2556	9" CEDAR
2557	5" CEDAR
2558	4" CEDAR
2559	6" CEDAR
2560	3" CEDAR
2561	3" CEDAR
2562	13" MULTI-STEM CEDAR (4-4-4-7)
2563	5" CEDAR
2564	7" CEDAR
2565	8" CEDAR
2566	15" CEDAR (2-3-4-5-8)
2567	16" TRIPLE CEDAR (5-7-10)
2568	10" CEDAR
2569	7" CEDAR
2570	6" CEDAR
2571	13" CEDAR
2572	3" CEDAR
2573	16" LIVE OAK
2574	7" CEDAR
2575	13" TWIN CEDAR (7-10)
2576	9" TWIN CEDAR (6-6)
2577	4" CEDAR
2578	12" TWIN CEDAR (8-8)
2579	7" CEDAR
2580	7" CEDAR
2581	5" LIVE OAK
2582	5" CEDAR
2583	13" CEDAR
2584	10" CEDAR
2585	7" OAK
2586	5" CEDAR
2587	6" CEDAR
2588	9" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2589	3" CEDAR
2590	4" CEDAR
2591	11" TWIN CEDAR (5-8)
2592	7" CEDAR
2593	8" CEDAR
2594	4" CEDAR
2595	5" CEDAR
2596	6" CEDAR
2597	6" ASH
2598	19" TRIPLE CEDAR (6-10-11)
2599	12" TWIN OAK (4-10)
2600	11" CEDAR
2601	8" CEDAR
2602	6" CEDAR
2603	14" TWIN CEDAR (7-10)
2604	12" CEDAR (4-5-7)
2605	11" CEDAR
2606	4" OAK
2607	13" CEDAR
2608	8" CEDAR
2609	16" CEDAR (10-11)
2610	5" ASH
2611	8" CEDAR
2612	15" CEDAR (4-13)
2613	3" CEDAR
2614	4" CEDAR
2615	4" CEDAR
2616	7" CEDAR
2617	4" CEDAR
2618	3" ASH
2619	6" CEDAR
2620	7" CEDAR
2621	17" CEDAR (6-11-11)
2622	3" CYPRESS
2623	5" ASH
2624	11" OAK
2625	3" CEDAR
2626	12" CEDAR
2627	3" ASH
2628	10" CEDAR
2629	4" ASH
2630	6" OAK
2631	3" CEDAR
2632	22" CEDAR (7-7-11)
2633	6" CEDAR
2634	7" CEDAR
2635	6" CEDAR
2636	9" CEDAR
2637	3" CEDAR
2638	4" ASH
2639	9" CEDAR
2640	5" CEDAR
2641	6" CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2642	7" OAK
2643	4" CEDAR
2644	14" SUGARBERRY
2645	8" CEDAR
2646	12" CEDAR (5-6-6)
2647	8" CEDAR
2648	4" CEDAR
2649	4" CEDAR
2650	14" TRIPLE CEDAR (4-5-9)
2651	10" CEDAR
2652	13" TWIN CEDAR (6-10)
2653	3" LIVE OAK
2654	6" TWIN CEDAR (3-4)
2655	14" CEDAR
2656	7" SUGARBERRY
2657	5" MULTI-STEM LIGUSTRUM (1-1-1-3)
2658	18" MULTI-STEM OAK (7-9-10)
2659	6" TRIPLE LIGUSTRUM (2-3-3)
2660	3" CEDAR
2661	4" SUGARBERRY
2662	8" OAK
2663	8" CEDAR
2664	5" CEDAR
2665	10" TWIN OAK (3-8)
2666	7" CEDAR
2667	8" OAK
2668	4" CEDAR
2669	5" CEDAR
2670	3" CEDAR
2671	13" CEDAR
2672	5" CEDAR
2673	5" CEDAR
2674	7" CEDAR
2675	3" LIGUSTRUM
2676	6" MULTI-STEM LIGUSTRUM (1-2-2-3)
2677	11" LIVE OAK
2678	6" OAK
2679	10" CEDAR
2680	7" CEDAR
2681	10" CEDAR
2682	7" TRIPLE LIGUSTRUM (3-3-4)
2683	5" CEDAR
2684	5" OAK
2685	11" CEDAR
2686	8" CEDAR
2687	10" CEDAR
2688	10" CEDAR
2689	16" MULTI-STEM OAK (2-3-4-7-8)
2690	12" CEDAR
2691	7" CEDAR
2692	19" CEDAR
2693	8" CEDAR
2694	7" OAK

TREE TABLE	
TREE TAG NO.	TREE TYPE
2695	16" TWIN OAK (9-11)
2696	8" SUGARBERRY
2697	12" TWIN OAK (5-9)
2698	17" TWIN OAK (11-11)
2699	15" CEDAR
2700	5" CEDAR
2701	18" TWIN CEDAR (12-12)
2702	17" CEDAR
2703	11" CEDAR
2704	5" CEDAR
2705	7" CEDAR
2706	8" CEDAR
2707	5" CEDAR
2708	13" CEDAR
2709	19" CEDAR (6-9-11)
2710	5" CEDAR
2711	16" CEDAR
2712	17" TRIPLE CEDAR (6-7-10)
2713	20" TWIN CEDAR (9-15)
2714	6" CEDAR
2715	6" CEDAR
2716	8" MULTI-STEM LIGUSTRUM (2-2-3-4)
2717	5" SUGARBERRY
2718	8" CEDAR
2719	5" CEDAR
2720	9" CEDAR
2721	4" CEDAR
2722	4" CEDAR
2723	4" CEDAR
2724	8" ASH
2725	9" TWIN OAK (5-6)
2726	4" CEDAR
2727	4" CEDAR
2728	TR 12 CEDAR
2729	TRTW 4 CEDAR (2-3)
2730	TR 6 CEDAR
2731	TR 6 CEDAR
2732	TR 6 CEDAR
2733	TR 6 CEDAR
2734	TR 11 CEDAR
2735	TR 10 CEDAR
2736	TR 7 CEDAR
2737	TR 4 CEDAR
2738	TR 6 CEDAR
2739	TR 3 CEDAR
2740	TR 5 CEDAR
2741	TR 6 CEDAR
2742	TR 7 CEDAR
2743	TR 3 CEDAR
2744	TRTR 10 CEDAR (3-4-6)
2745	TR 9 CEDAR
2746	TR 10 CEDAR
2747	TRTR 5 CEDAR (1-2-3)

TREE TABLE	
TREE TAG NO.	TREE TYPE
2748	TR 5 ASH
2749	TR 3 CEDAR
2750	TR 13 CEDAR
2751	TR 5 CEDAR
2752	TRTW 16 CEDAR (5-13)
2753	TRTW 5 CEDAR (2-4)
2754	TR 15 CEDAR
2755	TR 3 CEDAR
2756	TR 6 OAK
2757	TR 8 CEDAR
2758	TR 14 CEDAR
2759	TR 5 CEDAR
2760	TR 9 CEDAR
2761	TR 9 CEDAR
2762	TR 12 CEDAR
2763	TR 12 CEDAR
2764	TR 14 CEDAR
2765	TR 8 OAK
2766	TR 21 CEDAR
2767	TR 9 CEDAR
2768	TR 14 CEDAR
2769	TR 15 CEDAR
2770	TR 6 CEDAR
2771	TR 3 CEDAR
2772	TR 10 CEDAR
2773	TR 6 CEDAR
2774	TR 6 CEDAR
2775	TR 8 CEDAR
2776	TR 6 CEDAR
2777	TR 7 CEDAR
2778	TRTW 11 CEDAR (6-8)
2779	TR 5 CEDAR
2780	TR 6 CEDAR
2781	TR 7 CEDAR
2782	TR 8 CEDAR
2783	TR 4 ASH
2784	TR 6 CEDAR
2785	TR 5 CEDAR
2786	TR 7 CEDAR
2787	TR 5 CEDAR
2788	TR 3 CEDAR
2789	TR 6 CEDAR
2790	TR 4 CEDAR
2791	TR 8 CEDAR
2792	TR 8 CEDAR
2793	TR 4 CEDAR
2794	TR 5 CEDAR
2795	TR 5 OAK
2796	TR 3 CEDAR
2797	TR 5 OAK
2798	TR 4 OAK
2799	TRTW 7 OAK (4-5)
2800	TR 4 OAK

TREE TABLE	
TREE TAG NO.	TREE TYPE
2801	TR 14 CEDAR
2802	TR 11 CEDAR
2803	TR 8 CEDAR
2804	TR 3 CEDAR
2805	TR 5 OAK
2806	TR 7 CEDAR
2807	TRTW 7 CEDAR (4-5)
2808	TRTW 4 CEDAR (2-3)
2809	TR 4 CEDAR
2810	TR 11 CEDAR
2811	TR 5 CEDAR
2812	TR 6 CEDAR
2813	TR 4 CEDAR
2814	TR 6 CEDAR
2815	TR 5 CEDAR
2816	TR 4 CEDAR
2817	TR 4 CEDAR
2818	TR 17 CEDAR
2819	TR 6 CEDAR
2820	TR 6 CEDAR
2821	TR 6 CEDAR
2822	TR 3 CEDAR
2823	TR 16 CEDAR
2824	TR 4 CEDAR
2825	TR 5 CEDAR
2826	TR 10 CEDAR
2827	TR 7 CEDAR
2828	TR 4 CEDAR
2829	TR 3 CEDAR
2830	TR 7 CEDAR
2831	TR 3 CEDAR
2832	TR 12 CEDAR
2833	TR 11 CEDAR
2834	TR 4 ASH
2835	TR 9 CEDAR
2836	TRTW 12 CEDAR (8-8)
2837	TRTW 7 CEDAR (3-5)
2838	TR 11 CEDAR
2839	TR 4 CEDAR
2840	TR 5 CEDAR
2841	TR 5 CEDAR
2842	TR 6 CEDAR
2843	TR 15 CEDAR
2844	TR 9 CEDAR
2845	TR 11 CEDAR
2846	TRTR 18 CEDAR (6-6-12)
2847	TR 3 CEDAR
2848	TR 3 CEDAR
2849	TR 4 CEDAR
2850	TR 10 CEDAR
2851	TR 6 CEDAR
2852	TR 6 CEDAR
2853	TR 10 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2854	TR 8 CEDAR
2855	TR 4 CEDAR
2856	TR 7 CEDAR
2857	TR 6 OAK
2858	TR 9 OAK
2859	TR 7 OAK
2860	TR 4 CEDAR
2861	TRTW 16 CEDAR (5-13)
2862	TR 4 CEDAR
2863	TR 16 CEDAR
2864	TR 6 CEDAR
2865	TRTW 10 OAK (3-8)
2866	TR 10 CEDAR
2867	TR 4 CEDAR
2868	TR 4 CEDAR
2869	TR 10 CEDAR
2870	TRTW 17 CEDAR (7-13)
2871	TR 5 CEDAR
2872	TRTW 10 CEDAR (6-7)
2873	TR 5 CEDAR
2874	TR 14 CEDAR
2875	TR 5 CEDAR
2876	TR 13 CEDAR
2877	TR 3 CEDAR
2878	TR 14 CEDAR
2879	TRMS 15 CEDAR (4-5-5-8)
2880	TR 15 CEDAR
2881	TR 9 CEDAR
2882	TR 8 CEDAR
2883	TR 14 CEDAR
2884	TR 10 CEDAR
2885	TR 14 CEDAR
2886	TR 5 CEDAR
2887	TR 4 CEDAR
2888	TR 4 CEDAR
2889	TRTW 9 CEDAR (4-7)
2890	TR 10 CEDAR
2891	TR 6 CEDAR
2892	TRTW 6 CEDAR (3-4)
2893	TR 6 CEDAR
2894	TR 5 CEDAR
2895	TR 4 CEDAR
2896	TR 3 CEDAR
2897	TR 4 CEDAR
2898	TR 9 CEDAR
2899	TR 4 CEDAR
2900	TR 5 CEDAR
2901	TR 3 CEDAR
2902	TR 8 CEDAR
2903	TR 5 LIVE OAK
2904	TR 7 LIVE OAK
2905	TRTW 8 CEDAR (4-6)
2906	TR 14 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2907	TR 11 CEDAR
2908	TR 4 OAK
2909	TR 16 CEDAR
2910	TR 9 CEDAR
2911	TR 8 OAK
2912	TR 10 CEDAR
2913	TR 5 OAK
2914	TR 5 CEDAR
2915	TR 5 CEDAR
2916	TR 10 CEDAR
2917	TRTW 6 CEDAR (3-4)
2918	TR 12 CEDAR
2919	TR 10 CEDAR
2920	TRTW 10 CEDAR (6-7)
2921	TR 7 CEDAR
2922	TR 6 CEDAR
2923	TR 5 CEDAR
2924	TR 4 CEDAR
2925	TR 6 CEDAR
2926	TR 3 CEDAR
2927	TR 6 CEDAR
2928	TR 5 CEDAR
2929	TR 6 CEDAR
2930	TR 5 CEDAR
2931	TR 7 CEDAR
2932	TR 10 CEDAR
2933	TRTW 11 CEDAR (6-8)
2934	TR 7 CEDAR
2935	TR 8 CEDAR
2936	TR 4 CEDAR
2937	TR 9 CEDAR
2938	TR 5 OAK
2939	TR 6 CEDAR
2940	TR 8 CEDAR
2941	TR 7 CEDAR
2942	TR 9 CEDAR
2943	TR 7 CEDAR
2944	TR 10 CEDAR
2945	TR 5 CEDAR
2946	TR 3 CEDAR
2947	TR 6 CEDAR
2948	TR 8 CEDAR
2949	TR 5 CEDAR
2950	TR 5 CEDAR
2951	TR 9 CEDAR
2952	TRTW 13 CEDAR (5-10)
2953	TR 6 CEDAR
2954	TR 4 CEDAR
2955	TR 8 CEDAR
2956	TR 3 CEDAR
2957	TR 5 CEDAR
2958	TR 5 CEDAR
2959	TR 3 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
2960	TR 8 CEDAR
2961	TR 4 CEDAR
2962	TR 5 CEDAR
2963	TR 16 CEDAR
2964	TRTW 7 CEDAR (3-5)
2965	TR 17 CEDAR
2966	TR 10 CEDAR
2967	TR 15 CEDAR
2968	TR 4 CEDAR
2969	TR 4 CEDAR
2970	TR 8 OAK
2971	TR 7 OAK
2972	TRMS 16 CEDAR (4-6-7-7)
2973	TR 4 CEDAR
2974	TR 9 CEDAR
2975	TRTW 15 CEDAR (8-11)
2976	TRTW 13 CEDAR (6-10)
2977	TR 4 CEDAR
2978	TR 3 CEDAR
2979	TR 9 CEDAR
2980	TR 5 CEDAR
2981	TR 4 CEDAR
2982	TR 4 CEDAR
2983	TR 8 OAK
2984	TR 4 CEDAR
2985	TR 8 CEDAR
2986	TR 5 CEDAR
2987	TR 5 CEDAR
2988	TR 3 CEDAR
2989	TR 9 CEDAR
2990	TR 4 CEDAR
2991	TR 11 CEDAR
2992	TR 7 CEDAR
2993	TR 4 CEDAR
2994	TR 9 CEDAR
2995	TR 4 CEDAR
2996	TR 3 CEDAR
2997	TR 7 OAK
2998	TR 7 OAK
2999	TR 6 CEDAR
3000	TR 4 CEDAR
3001	TR 13 CEDAR
3002	TR 5 CEDAR
3003	TR 6 CEDAR
3004	TR 4 CEDAR
3005	TR 4 CEDAR
3006	TRTW 10 OAK (6-7)
3007	TR 5 CEDAR
3008	TR 12 CEDAR
3009	TR 4 CEDAR
3010	TR 5 CEDAR
3011	TR 3 CEDAR
3012	TR 5 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3013	TRTW 9 OAK (5-6)
3014	TR 7 CEDAR
3015	TR 5 CEDAR
3016	TR 6 CEDAR
3017	TR 4 CEDAR
3018	TR 6 CEDAR
3019	TR 7 CEDAR
3020	TR 7 CEDAR
3021	TR 17 CEDAR
3022	TR 4 CEDAR
3023	TRTR 10 OAK (4-5-5)
3024	TR 3 CEDAR
3025	TR 4 CEDAR
3026	TR 4 CEDAR
3027	TRTW 6 ASH (4-4)
3028	TR 3 CEDAR
3029	TR 3 CEDAR
3030	TR 4 CEDAR
3031	TR 5 CEDAR
3032	TR 15 CEDAR
3033	TR 7 CEDAR
3034	TR 9 CEDAR
3035	TR 11 CEDAR
3036	TR 6 OAK
3037	TR 17 CEDAR
3038	TR 4 OAK
3039	TR 7 CEDAR
3040	TR 8 CEDAR
3041	TR 6 CEDAR
3042	TR 6 CEDAR
3043	TR 10 CEDAR
3044	TR 8 CEDAR
3045	TR 6 CEDAR
3046	TR 14 CEDAR
3047	TR 6 CEDAR
3048	TR 5 CEDAR
3049	TR 3 CEDAR
3050	TR 4 CEDAR
3051	TR 5 CEDAR
3052	TR 4 CEDAR
3053	TR 3 CEDAR
3054	TR 3 CEDAR
3055	TR 6 CEDAR
3056	TR 12 CEDAR
3057	TR 4 CEDAR
3058	TR 4 CEDAR
3059	TR 7 CEDAR
3060	TR 7 CEDAR
3061	TR 10 CEDAR
3062	TR 6 CEDAR
3063	TR 7 OAK
3064	TR 8 CEDAR
3065	TR 11 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3066	TR 12 CEDAR
3067	TR 3 CEDAR
3068	TR 6 CEDAR
3069	TR 5 CEDAR
3070	TR 9 CEDAR
3071	TR 11 CEDAR
3072	TR 5 CEDAR
3073	TR 7 CEDAR
3074	TR 6 CEDAR
3075	TR 7 CEDAR
3076	TR 3 ASH
3077	TR 12 CEDAR
3078	TR 4 OAK
3079	TR 8 CEDAR
3080	TR 6 ASH
3081	TR 5 OAK
3082	TR 5 OAK
3083	TR 4 OAK
3084	TR 3 CEDAR
3085	TR 13 CEDAR
3086	TR 3 OAK
3087	TR 14 CEDAR
3088	TR 4 CEDAR
3089	TR 8 CEDAR
3090	TR 6 CEDAR
3091	TR 3 CEDAR
3092	TR 5 OAK
3093	TR 3 ASH
3094	TR 4 CEDAR
3095	TR 13 CEDAR
3096	TR 5 CEDAR
3097	TR 5 CEDAR
3098	TR 4 ASH
3099	TR 4 CEDAR
3100	TR 3 CEDAR
3101	TR 3 CEDAR
3102	TRTR 13 OAK (4-7-7)
3103	TR 4 CEDAR
3104	TR 5 CEDAR
3105	TR 7 OAK
3106	TR 9 CEDAR
3107	TR 5 CEDAR
3108	TR 10 CEDAR
3109	TR 5 CEDAR
3110	TR 8 CEDAR
3111	TR 6 CEDAR
3112	TR 3 CEDAR
3113	TR 4 CEDAR
3114	TR 7 CEDAR
3115	TR 5 CEDAR
3116	TR 5 CEDAR
3117	TR 4 CEDAR
3118	TR 5 CEDAR



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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
45
OF 48

TREE TABLE	
TREE TAG NO.	TREE TYPE
3119	TR 6 CEDAR
3120	TR 3 CEDAR
3121	TR 6 CEDAR
3122	TR 12 CEDAR
3123	TR 9 CEDAR
3124	TR 6 CEDAR
3125	TR 4 ASH
3126	TR 6 CEDAR
3127	TR 7 CEDAR
3128	TR 6 CEDAR
3129	TR 7 CEDAR
3130	TR 7 CEDAR
3131	TR 4 CEDAR
3132	TR 9 CEDAR
3133	TR 5 CEDAR
3134	TR 6 CEDAR
3135	TR 6 CEDAR
3136	TR 4 CEDAR
3137	TR 4 CEDAR
3138	TR 9 CEDAR
3139	TR 4 CEDAR
3140	TR 5 CEDAR
3141	TR 5 CEDAR
3142	TR 8 CEDAR
3143	TR 11 CEDAR
3144	TR 5 CEDAR
3145	TR 6 CEDAR
3146	TR 6 CEDAR
3147	TR 8 CEDAR
3148	TR 6 CEDAR
3149	TR 5 CEDAR
3150	TR 4 OAK
3151	TR 8 CEDAR
3152	TR 4 CEDAR
3153	TR 7 OAK
3154	TR 12 CEDAR
3155	TR 12 CEDAR
3156	TR 4 CEDAR
3157	TR 10 CEDAR
3158	TR 4 ASH
3159	TR 6 CEDAR
3160	TR 7 OAK
3161	TR 9 CEDAR
3162	TR 7 CEDAR
3163	TR 3 CEDAR
3164	TRTW 9 ASH (5-6)
3165	TR 6 OAK
3166	TR 5 CEDAR
3167	TR 14 CEDAR
3168	TR 8 CEDAR
3169	TR 8 CEDAR
3170	TR 6 CEDAR
3171	TR 5 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3172	TR 3 OAK
3173	TR 9 OAK
3174	TR 3 CEDAR
3175	TR 7 CEDAR
3176	TR 3 CEDAR
3177	TR 6 CEDAR
3178	TR 6 CEDAR
3179	TR 4 CEDAR
3180	TR 4 CEDAR
3181	TR 8 CEDAR
3182	TR 11 CEDAR
3183	TR 6 CEDAR
3184	TR 5 CEDAR
3185	TR 6 OAK
3186	TR 5 CEDAR
3187	TR 7 CEDAR
3188	TR 7 CEDAR
3189	TR 9 CEDAR
3190	TR 4 CEDAR
3191	TR 8 CEDAR
3192	TR 3 CEDAR
3193	TR 10 CEDAR
3194	TR 10 CEDAR
3195	TR 10 CEDAR
3196	TR 3 CEDAR
3197	TR 14 CEDAR
3198	TRTW 12 CEDAR (7-8)
3199	TR 5 CEDAR
3200	TR 5 CEDAR
3201	TR 7 CEDAR
3202	TR 7 CEDAR
3203	TR 3 CEDAR
3204	TR 9 CEDAR
3205	TR 5 CEDAR
3206	TR 3 CEDAR
3207	TR 12 CEDAR
3208	TR 13 CEDAR
3209	TR 6 CEDAR
3210	TR 12 CEDAR
3211	TR 6 CEDAR
3212	TR 10 CEDAR
3213	TR 6 CEDAR
3214	TR 7 CEDAR
3215	TR 6 CEDAR
3216	TR 6 CEDAR
3217	TR 6 CEDAR
3218	TR 5 CEDAR
3219	TR 4 CEDAR
3220	TR 7 CEDAR
3221	TR 7 CEDAR
3222	TR 6 CEDAR
3223	TR 6 CEDAR
3224	TR 4 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3225	TR 6 CEDAR
3226	TR 8 CEDAR
3227	TR 3 CEDAR
3228	TR 6 CEDAR
3229	TR 7 CEDAR
3230	TR 6 CEDAR
3231	TR 4 OAK
3232	TR 9 CEDAR
3233	TR 3 CEDAR
3234	TR 7 CEDAR
3235	TR 9 CEDAR
3236	TR 5 CEDAR
3237	TR 12 CEDAR
3238	TR 10 ASH
3239	TR 4 LIVE OAK
3240	TR 8 CEDAR
3241	TR 3 CEDAR
3242	TR 18 CEDAR
3243	TR 11 CEDAR
3244	TR 10 CEDAR
3245	TR 15 CEDAR
3246	TR 13 CEDAR
3247	TR 10 CEDAR
3248	TR 6 CEDAR
3249	TR 4 CEDAR
3250	TR 5 CEDAR
3251	TR 9 CEDAR
3252	TR 4 CEDAR
3253	TR 10 CEDAR
3254	TR 3 CEDAR
3255	TR 9 CEDAR
3256	TR 8 CEDAR
3257	TR 7 CEDAR
3258	TR 7 CEDAR
3259	TR 8 CEDAR
3260	TR 3 CEDAR
3261	TR 9 CEDAR
3262	TR 5 CEDAR
3263	TR 6 CEDAR
3264	TR 7 CEDAR
3265	TRTW 9 CEDAR (6-6)
3266	TR 3 CEDAR
3267	TR 8 CEDAR
3268	TR 7 CEDAR
3269	TR 7 CEDAR
3270	TR 9 CEDAR
3271	TR 8 CEDAR
3272	TR 6 CEDAR (DOWN)
3273	TR 4 CEDAR
3274	TR 6 CEDAR
3275	TR 9 CEDAR
3276	TR 4 SUGARBERRY
3277	TR 5 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3278	TR 14 CEDAR
3279	TR 11 CEDAR
3280	TR 3 CEDAR
3281	TR 7 CEDAR
3282	TR 8 OAK
3283	TR 7 CEDAR
3284	TR 6 OAK
3285	TR 13 CEDAR
3286	TR 12 CEDAR
3287	TR 9 CEDAR
3288	TR 9 CEDAR
3289	TR 4 CEDAR (DOWN)
3290	TR 11 CEDAR
3291	TR 6 CEDAR
3292	TR 5 CEDAR
3293	TRTW 13 OAK (8-9)
3294	TRTW 8 CEDAR (5-5)
3295	TR 11 CEDAR
3296	TR 7 OAK
3297	TR 8 CEDAR
3298	TR 10 CEDAR
3299	TR 5 CEDAR
3300	TR 4 CEDAR
3301	TR 4 CEDAR
3302	TR 3 CEDAR
3303	TR 11 CEDAR
3304	TR 4 CEDAR
3305	TR 8 CEDAR
3306	TR 10 CEDAR
3307	TR 3 CEDAR (DOWN)
3308	TR 7 CEDAR
3309	TR 11 CEDAR
3310	TR 7 CEDAR
3311	TR 11 CEDAR
3312	TR 14 CEDAR
3313	TR 5 ASH
3314	TR 7 CEDAR
3315	TR 5 CEDAR
3316	TR 11 CEDAR
3317	TR 3 CEDAR
3318	TR 10 CEDAR
3319	TR 6 CEDAR
3320	TR 4 ASH
3321	TR 7 CEDAR
3322	TR 4 ASH
3323	TR 6 CEDAR
3324	TR 6 CEDAR
3325	TR 5 CEDAR
3326	TR 7 CEDAR
3327	TR 8 CEDAR
3328	TR 11 CEDAR (DOWN)
3329	TR 10 CEDAR
3330	TR 4 ASH

TREE TABLE	
TREE TAG NO.	TREE TYPE
3331	TR 7 CEDAR
3332	TR 7 CEDAR (DOWN)
3333	TR 4 CEDAR
3334	TR 7 CEDAR
3335	TRTW 7 CEDAR (3-5) CUT
3336	TR 6 CEDAR
3337	TRTR 13 OAK (4-6-8)
3338	TR 7 OAK
3339	TR 6 SUGARBERRY
3340	TR 4 LIGUSTRUM
3341	TR 6 CEDAR
3342	TR 4 ASH
3343	TR 20 AMERICAN ELM
3344	TR 3 LIGUSTRUM
3345	TR 14 AMERICAN ELM
3346	TR 10 CEDAR
3347	TR 10 OAK
3348	TR 8 OAK
3349	TR 9 CEDAR
3350	TR 10 CEDAR
3351	TR 8 CEDAR
3352	TR 9 CEDAR
3353	TR 6 CEDAR
3354	TR 6 CEDAR
3355	TR 3 CEDAR
3356	TR 15 CEDAR
3357	TRTW 8 CEDAR (4-6)
3358	TR 9 CEDAR
3359	TR 10 CEDAR
3360	TR 8 CEDAR
3361	TR 4 CEDAR
3362	TR 8 CEDAR
3363	TR 7 CEDAR
3364	TR 11 CEDAR
3365	TR 20 CEDAR
3366	TR 5 AMERICAN ELM
3367	TRTW 5 LIGUSTRUM (3-3)
3368	TR 3 LIGUSTRUM
3369	TR 8 CEDAR (DOWN)
3370	TR 6 CEDAR (DOWN)
3371	TR 10 CEDAR
3372	TR 8 CEDAR
3373	TR 16 CEDAR
3374	TR 6 OAK
3375	TR 8 OAK (DEAD)
3376	TRTW 15 OAK (6-12)
3377	TRTW 15 CEDAR (10-10)
3378	TR 7 CEDAR
3379	TR 3 AMERICAN
3380	TR 13 CEDAR
3381	TR 16 CEDAR
3382	TR 4 CEDAR
3383	TR 6 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3384	TR 8 CEDAR
3385	TR 7 CEDAR
3386	TR 5 CEDAR
3387	TR 5 OAK
3388	TR 10 OAK
3389	TR 10 CEDAR
3390	TR 6 CEDAR
3391	TR 14 CEDAR (DOWN)
3392	TR 9 CEDAR
3393	TR 6 CEDAR
3394	TR 8 CEDAR
3395	TR 9 CEDAR (DOWN)
3396	TR 5 CEDAR (DOWN)
3397	TR 5 CEDAR
3398	TR 12 CEDAR
3399	TR 5 CEDAR
3400	TR 6 CEDAR
3401	TR 10 CEDAR
3402	TR 6 CEDAR
3403	TR 7 CEDAR
3404	TR 9 CEDAR
3405	TR 5 PIN OAK
3406	TR 9 CEDAR
3407	TR 6 CEDAR
3408	TR 10 CEDAR
3409	TR 8 CEDAR
3410	TR 10 CEDAR
3411	TR 7 CEDAR
3412	TR 4 CEDAR
3413	TR 4 CEDAR
3414	TR 3 CEDAR
3415	TR 12 CEDAR
3416	TR 5 CEDAR
3417	TR 4 CEDAR
3418	TR 5 CEDAR
3419	TR 4 OAK
3420	TR 3 OAK
3421	TRTW 13 CEDAR (7-9)
3422	TRTR 8 CEDAR (3-4-4)
3423	TR 8 CEDAR
3424	TRTW 12 CEDAR (7-8)
3425	TR 6 CEDAR
3426	TR 8 CEDAR
3427	TRTR 18 CEDAR (8-8-10)
3428	TRTR 11 OAK (5-5-6)
3429	TRTR 14 CEDAR (6-6-8)
3430	TR 5 CEDAR
3431	TR 7 CEDAR
3432	TR 4 OAK
3433	TR 4 CEDAR
3434	TR 6 CEDAR
3435	TR 7 CEDAR
3436	TR 3 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3437	TR 4 CEDAR
3438	TRTW 10 CEDAR (6-7)
3439	TR 6 CEDAR
3440	TR 5 CEDAR
3441	TR 5 CEDAR
3442	TR 4 CEDAR
3443	TR 5 CEDAR
3444	TR 5 CEDAR
3445	TR 3 CEDAR
3446	TR 3 CEDAR
3447	TR 4 CEDAR
3448	TR 4 CEDAR
3449	TR 7 CEDAR
3450	TR 7 CEDAR
3451	TR 3 OAK
3452	TR 6 CEDAR
3453	TRTW 12 CEDAR (6-9)
3454	TR 6 CEDAR
3455	TR 3 OAK
3456	TRMS 19 CEDAR (3-5-6-7-8)
3457	TR 8 CEDAR
3458	TR 3 CEDAR
3459	TR 9 CEDAR
3460	TR 6 CEDAR
3461	TR 4 CEDAR
3462	TR 6 CEDAR
3463	TR 6 LIVE OAK
3464	TR 3 OAK
3465	TR 4 OAK
3466	TR 4 OAK
3467	TR 4 CEDAR
3468	TR 4 CEDAR
3469	TR 4 CEDAR
3470	TRTR 13 CEDAR (5-5-8)
3471	TR 5 CEDAR
3472	TR 7 CEDAR
3473	TRTW 5 CEDAR (3-3)
3474	TRTW 12 CEDAR (6-9)
3475	TR 6 CEDAR
3476	TR 4 CEDAR
3477	TR 5 ASH
3478	TR 3 OAK
3479	TRTW 17 CEDAR (10-12)
3480	TR 3 OAK
3481	TRTW 15 CEDAR (6-12)
3482	TR 8 CEDAR
3483	TRTW 14 CEDAR (5-11)
3484	TR 4 CEDAR
3485	TR 4 CEDAR
3486	TR 7 CEDAR
3487	TR 6 CEDAR
3488	TR 6 CEDAR
3489	TR 3 CEDAR



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TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
46
OF 48

TREE TABLE	
TREE TAG NO.	TREE TYPE
3490	TR 4 CEDAR
3491	TR 6 CEDAR
3492	TR 8 CEDAR
3493	TR 4 CEDAR
3494	TR 5 OAK
3495	TR 7 OAK
3496	TRTW 9 CEDAR (6-6)
3497	TRTW 5 CEDAR (2-4)
3498	TR 4 CEDAR
3499	TR 11 CEDAR
3500	TR 4 CEDAR
3501	TR 7 CEDAR
3502	TR 3 CEDAR
3503	TR 11 CEDAR
3504	TR 3 CEDAR
3505	TR 7 CEDAR
3506	TR 6 CEDAR
3507	TR 5 CEDAR
3508	TR 8 CEDAR
3509	TR 5 CEDAR
3510	TR 8 CEDAR
3511	TR 5 CEDAR
3512	TR 6 OAK
3513	TR 3 CEDAR
3514	TR 6 CEDAR
3515	TR 5 CEDAR
3516	TR 5 CEDAR
3517	TR 7 CEDAR
3518	TR 5 OAK
3519	TR 9 CEDAR
3520	TR 13 CEDAR
3521	TR 7 CEDAR
3522	TRTR 15 CEDAR (6-7-8)
3523	TR 8 CEDAR
3524	TR 3 CEDAR
3525	TRTW 4 CEDAR (2-3)
3526	TR 3 CEDAR
3527	TR 5 CEDAR
3528	TR 16 CEDAR
3529	TR 5 CEDAR
3530	TR 7 CEDAR
3531	TR 18 CEDAR
3532	TR 9 CEDAR
3533	TR 3 CEDAR
3534	TR 13 CEDAR
3535	TR 7 CEDAR
3536	TR 4 CEDAR
3537	TR 5 CEDAR
3538	TR 7 CEDAR
3539	TR 6 CEDAR
3540	TR 3 OAK
3541	TR 4 CEDAR
3542	TR 7 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3543	TR 11 CEDAR
3544	TR 7 CEDAR
3545	TR 5 CEDAR
3546	TR 10 CEDAR
3547	TR 4 CEDAR
3548	TR 4 CEDAR
3549	TR 6 CEDAR
3550	TR 6 CEDAR
3551	TR 8 CEDAR
3552	TR 5 CEDAR
3553	TR 4 CEDAR
3554	TR 6 CEDAR
3555	TR 6 CEDAR
3556	TR 8 CEDAR
3557	TR 5 CEDAR
3558	TR 7 CEDAR
3559	TR 3 CEDAR
3560	TR 3 CEDAR
3561	TR 4 CEDAR
3562	TR 3 CEDAR
3563	TRTR 11 CEDAR (3-4-7)
3564	TR 6 CEDAR
3565	TR 4 CEDAR
3566	TR 6 CEDAR
3567	TR 4 CEDAR
3568	TR 7 CEDAR
3569	TR 3 CEDAR
3570	TR 4 CEDAR
3571	TR 10 CEDAR
3572	TR 7 CEDAR
3573	TR 7 CEDAR
3574	TR 3 CEDAR
3575	TR 9 CEDAR
3576	TR 12 CEDAR
3577	TR 7 CEDAR
3578	TR 5 CEDAR
3579	TR 4 CEDAR
3580	TR 6 CEDAR
3581	TR 8 CEDAR
3582	TR 5 CEDAR
3583	TR 5 CEDAR
3584	TR 9 CEDAR
3585	TR 8 CEDAR
3586	TR 10 CEDAR
3587	TR 6 CEDAR
3588	TR 5 CEDAR
3589	TR 14 CEDAR
3590	TR 8 CEDAR
3591	TR 5 CEDAR
3592	TR 7 CEDAR
3593	TR 3 CEDAR
3594	TR 3 CEDAR
3595	TR 5 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3596	TR 3 CEDAR
3597	TR 6 CEDAR
3598	TR 8 CEDAR
3599	TR 4 CEDAR
3600	TR 10 CEDAR
3601	TR 3 CEDAR
3602	TR 4 PIN OAK
3603	TR 6 CEDAR
3604	TR 13 CEDAR
3605	TR 13 CEDAR
3606	TR 9 CEDAR
3607	TR 9 CEDAR
3608	TR 9 CEDAR
3609	TR 8 CEDAR
3610	TR 6 CEDAR
3611	TR 3 CEDAR
3612	TR 3 CEDAR
3613	TR 5 CEDAR
3614	TR 10 CEDAR
3615	TR 10 CEDAR
3616	TRTR 22 CEDAR (16-6-5)
3617	TRTW 12 CEDAR (8-7)
3618	TR 14 CEDAR
3619	TR 5 CEDAR
3620	TR 7 CEDAR
3621	TR 12 CEDAR
3622	TR 6 CEDAR
3623	TR 4 CEDAR
3624	TR 5 CEDAR
3625	TR 5 CEDAR
3626	TR 4 CEDAR
3627	TR 7 CEDAR
3628	TR 3 CEDAR
3629	TR 7 CEDAR
3630	TR 4 CEDAR
3631	TR 11 CEDAR
3632	TRTR 16 CEDAR (12-4-4)
3633	TR 8 CEDAR
3634	TR 8 CEDAR
3635	TR 7 CEDAR
3636	TR 8 CEDAR
3637	TR 5 CEDAR
3638	TR 8 CEDAR
3639	TR 4 OAK
3640	TR 4 CEDAR
3641	TR 5 CEDAR
3642	TR 7 CEDAR
3643	TR 14 CEDAR
3644	TR 9 CEDAR
3645	TR 6 CEDAR
3646	TRTW 18 CEDAR (13-9)
3647	TR 15 CEDAR
3648	TR 4 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3649	TR 6 CEDAR
3650	TR 9 CEDAR
3651	TR 12 CEDAR
3652	TR 8 CEDAR
3653	TR 4 CEDAR
3654	TR 4 ASH
3655	TRMS 24 CEDAR (15-7-7-4)
3656	TR 9 CEDAR
3657	TR 5 CEDAR
3658	TR 4 CEDAR
3659	TR 5 CEDAR
3660	TR 9 CEDAR
3661	TR 7 CEDAR
3662	TR 12 CEDAR
3663	TR 3 ASH
3664	TR 7 CEDAR
3665	TR 7 CEDAR
3666	TR 9 CEDAR
3667	TRTR 20 CEDAR (12-8-8)
3668	TR 5 CEDAR
3669	TR 5 CEDAR
3670	TR 8 CEDAR
3671	TR 7 CEDAR
3672	TR 6 CEDAR
3673	TR 7 CEDAR
3674	TR 10 CEDAR
3675	TRMS 11 CEDAR (3-4-4-5)
3676	TR 7 SPANISH OAK
3677	TR 6 CEDAR
3678	TR 6 CEDAR
3679	TR 8 OAK
3680	TR 3 CEDAR
3681	TR 4 OAK
3682	TR 6 OAK
3683	TRTW 11 CEDAR (8-6)
3684	TR 5 CEDAR
3685	TR 13 CEDAR
3686	TR 3 ASH
3687	TR 3 CEDAR
3688	TR 10 CEDAR
3689	TR 10 CEDAR
3690	TR 7 CEDAR
3691	TR 11 CEDAR
3692	TR 9 CEDAR
3693	TR 11 CEDAR
3694	TRTW 21 CEDAR (17-8)
3695	TR 3 CEDAR
3696	TR 8 CEDAR
3697	TR 5 CEDAR
3698	TR 4 CEDAR
3699	TR 5 CEDAR
3700	TR 6 CEDAR
3701	TR 7 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3702	TR 9 CEDAR
3703	TR 7 CEDAR
3704	TR 6 CEDAR
3705	TR 5 CEDAR
3706	TR 7 CEDAR
3707	TR 7 CEDAR
3708	TR 7 CEDAR
3709	TR 13 CEDAR
3710	TR 13 CEDAR
3711	TR 9 CEDAR
3712	TR 4 ASH
3713	TR 8 CEDAR
3714	TR 6 CEDAR
3715	TR 5 CEDAR
3716	TR 7 CEDAR
3717	TR 12 CEDAR
3718	TR 11 CEDAR
3719	TR 12 CEDAR (DOWN)
3720	TR 10 CEDAR (DOWN)
3721	TR 10 CEDAR
3722	TR 8 CEDAR
3723	TR 7 CEDAR
3724	TR 5 CEDAR
3725	TR 3 CEDAR
3726	TR 8 CEDAR
3727	TR 8 CEDAR
3728	TR 3 CEDAR
3729	TR 8 CEDAR
3730	TR 4 CEDAR
3731	TR 11 CEDAR
3732	TR 3 CEDAR
3733	TR 5 CEDAR
3734	TR 9 CEDAR
3735	TR 8 CEDAR
3736	TR 3 CEDAR
3737	TR 6 CEDAR
3738	TR 16 CEDAR
3739	TR 8 CEDAR
3740	TR 5 CEDAR
3741	TR 7 CEDAR
3742	TR 6 CEDAR
3743	TR 6 CEDAR
3744	TR 5 PIN OAK
3745	TR 4 CEDAR
3746	TR 8 CEDAR
3747	TR 5 CEDAR
3748	TR 10 CEDAR
3749	TR 5 CEDAR
3750	TR 6 CEDAR
3751	TR 7 CEDAR
3752	TR 5 CEDAR
3753	TR 8 CEDAR
3754	TR 3 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3755	TR 11 CEDAR
3756	TR 9 CEDAR
3757	TR 3 CEDAR
3758	TR 13 CEDAR
3759	TR 7 CEDAR
3760	TR 4 CEDAR
3761	TR 8 CEDAR
3762	TR 5 CEDAR
3763	TR 3 CEDAR
3764	TR 13 CEDAR
3765	TR 12 CEDAR
3766	TR 3 CEDAR
3767	TR 11 CEDAR
3768	TR 4 CEDAR
3769	TR 8 CEDAR
3770	TR 6 CEDAR
3771	TR 8 CEDAR
3772	TR 4 CEDAR
3773	TR 6 CEDAR
3774	TR 7 CEDAR
3775	TR 5 CEDAR
3776	TR 13 CEDAR
3777	TR 7 CEDAR
3778	TR 4 CEDAR
3779	TR 10 CEDAR
3780	TR 3 CEDAR
3781	TR 14 CEDAR
3782	TR 4 CEDAR
3783	TR 3 CEDAR
3784	TR 5 PIN OAK
3785	TR 6 PIN OAK
3786	TR 6 PIN OAK
3787	TR 4 CEDAR
3788	TR 4 CEDAR
3789	TR 11 CEDAR
3790	TR 3 CEDAR
3791	TR 5 CEDAR
3792	TR 4 CEDAR
3793	TR 5 CEDAR
3794	TR 5 CEDAR
3795	TR 3 CEDAR
3796	TR 8 CEDAR (DOWN)
3797	TR 5 CEDAR
3798	TR 9 CEDAR
3799	TR 3 CEDAR
3800	TR 3 CEDAR
3801	TR 3 PIN OAK
3802	TR 18 CEDAR
3803	TR 3 CEDAR
3804	TR 8 CEDAR
3805	TR 7 CEDAR
3806	TR 5 CEDAR
3807	TR 5 CEDAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
3808	TR 11 CEDAR
3809	TR 4 CEDAR
3810	TR 5 CEDAR
3811	TR 5 CEDAR
3812	TR 8 CEDAR
3813	TR 6 CEDAR
3814	TR 5 CEDAR
3815	TR 9 CEDAR
3816	TR 3 CEDAR
3817	TR 3 CEDAR
3818	TR 4 CEDAR
3819	TR 5 CEDAR
3820	TR 9 CEDAR
3821	TR 8 CEDAR
3822	TR 8 CEDAR
3823	TR 4 CEDAR
3824	TR 7 CEDAR
3825	TR 7 CEDAR
3826	TR 9 CEDAR
3827	TR 3 ASH
3828	TR 3 CEDAR
3829	TR 7 CEDAR
3830	TR 7 CEDAR
3831	TR 6 CEDAR
3832	TR 10 CEDAR
3833	TRTR 14 PIN OAK (6-7-7)
3834	TR 6 CEDAR
3835	TR 12 CEDAR
3836	TR 11 CEDAR (DOWN)
3837	TR 5 CEDAR
3838	TR 8 CEDAR
3839	TR 8 CEDAR
3840	TR 9 CEDAR
3841	TR 5 CEDAR
3842	TR 7 CEDAR
3843	TR 7 CEDAR
3844	TR 3 CEDAR
3845	TR 6 CEDAR
3846	TR 7 CEDAR
3847	TR 7 CEDAR
3848	TR 3 ASH
3849	TR 6 CEDAR
3850	TR 7 CEDAR
3851	TR 8 CEDAR
3852	TR 5 CEDAR
3853	TR 8 CEDAR
3854	TR 8 CEDAR
3855	TR 11 CEDAR
3856	TR 9 CEDAR
3857	TR 9 CEDAR
3858	TR 7 CEDAR
3859	TRTW 15 CEDAR (9-10)
3860	TR 7 CEDAR



4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325)428-6959
FIRM NO. 10194204
bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF
TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)
TRACT 2: 1.83 ACRES OF LAND BEING OUT OF AND A PORTION OF THE A.L.D. BENHAM SURVEY ABSTRACT 75 , IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED IN THE DEED RECORDED IN VOLUME 9592, PAGE 445, REAL PROPERTYRECORDS, TRAVIS COUNTY, TEXAS

WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.

47

OF

48

TREE TABLE	
TREE TAG NO.	TREE TYPE
3861	TR 9 CEDAR
3864	TR 11 CEDAR
3865	TR 10 CEDAR
3866	TR 10 CEDAR
3867	TR 11 CEDAR
3868	TR 11 CEDAR
3869	TR 11 CEDAR
3870	TR 11 CEDAR
3878	TR 11 CEDAR
3879	TR 11 CEDAR
3880	TR 11 CEDAR ELM
3881	TR 10 CEDAR
3882	TR 15 CEDAR
3883	TRTR 10 CEDAR ELM (4-4-6)
3884	TR 13 CEDAR
3885	TR 11 CEDAR
3886	TRTW 10 CEDAR ELM (4-8)
3887	TR 13 CEDAR
3888	TR 12 CEDAR
3889	TR 14 CEDAR
3890	TR 11 CEDAR
3891	TR 11 CEDAR
3892	TR 11 CEDAR
3893	TR 11 CEDAR
3894	TRTW 16 CEDAR (9-11)
3895	TR 11 CEDAR
3896	TRTR 16 CEDAR (6-8-9)
3897	TR 11 CEDAR
3898	TR 15 CEDAR
3899	TR 18 CEDAR
3900	TR 14 CEDAR
3901	TR 11 CEDAR
3902	TR 11 CEDAR
3903	TR 13 CEDAR
3904	TR 13 CEDAR
3905	TR 11 CEDAR



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bigskysurvey@yahoo.com

TOPOGRAPHIC SURVEY OF

TRACT 1: BEING A 12.225 ACRE TRACT OF LAND SITUATED IN THE AUSTIN L. D. BENHAM SURVEY, ABSTRACT NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID ALLEN ALTOUNIAN AND VICKIE RAE REPPERT ALTOUNIAN, AS RECORDED IN INSTRUMENT NO. 2008079319, DEED RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN DEEDRECORDED IN VOLUME 9592, PAGE 445, SAID DEED RECORDS)

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WILD CAT HOLLOW DRIVE
WEST LAKE HILLS, TX 78746

CLIENT:	MICHAEL WES & COMPANY
PROJECT:	WILD CAT HOLLOW DRIVE
DRAWING FILE:	2020107 WES WILDCAT HOLLOW TREE SYMBOLS.DWG
TECHNICIAN	JRB
CHECKED:	FMG
SCALE:	VARIES
DATE OF DRAWING:	SEPTEMBER, 2021

SHEET NO.
48
OF 48

ENGINEERING AND DRAINAGE REPORT

Wild Cat Hollow West Lake Hills, Texas

June 2021

Prepared For:

Michael + Wes

507 Walsh St.
Austin, TX 78703

Prepared By:

Kimley-Horn and Associates, Inc.

2600 Via Fortuna
Terrace I, Suite 300
Austin, TX 78746
TEXAS REGISTRATION #928



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Appendix D: Existing and Proposed Drainage Area Map	

I. INTRODUCTION

The Wild Cat Hollow/ project is a proposed single-family subdivision within the Full Purpose limits of West Lake Hills, Texas. This project is within the Bee Creek watershed.

The tract consists of 12.306 acres of currently undeveloped land. There is no portion of the tract located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map 48453C0445K. The site is not located within the Edwards Aquifer Contributing Zone according to the TCEQ Edwards Aquifer Map Viewer. There are no critical water quality zones or critical environmental features located on-site.

This engineering and drainage report is intended to accompany the Site Development Permit application for Wild Cat Hollow.

II. CURRENT TRACT CONDITIONS

LAND USE

The 12.306 acres are currently undeveloped. The site resides within the Full Purpose limits of the City of West Lake Hills in Travis County, Texas.

NET SITE AREA

The Net Site Area for the Wild Cat Hollow project is calculated based on developable area on existing slopes less than 30%. Impervious cover is allowed to be a maximum of 20% for single family use within the Edwards Aquifer Contributing Zone. The proposed impervious cover for the site was calculated at 14.25% of the site's total area.

III. PROPOSED DEVELOPMENT

The proposed development includes the construction of a private access road, public water service, paving, landscaping, and stormwater conveyance and treatment improvements. Two detention ponds are proposed as part of the new development to release flows from the site to match the existing condition. The Wild Cat Hollow project proposes 0.86 acres of impervious cover. The total impervious cover for the tract post development will be 14.25% which is less than the allowable 20%.

Water service for the development will be provided by existing adjacent Travis County Water District 10 water lines and taps. Wastewater will be treated by on-site septic service provided by the residential builders.

IV. DRAINAGE ANALYSIS

WATERWAY CLASSIFICATION

The site is located within the Bee Creek Watershed within the City of West Lake Hills jurisdiction.

FLOOD PLAIN INFORMATION

No portion of the site lies within any designated special flood hazard area (Flood Insurance Rate Maps for Travis County, Texas and Incorporated Areas: Map Number 48453C0445K dated January 22, 2020). A FEMA Firm map can be found in Appendix A.

OFF-SITE DRAINAGE

In existing conditions, off-site drainage comes onto the site from the single-family neighborhood to the West and bypasses the proposed Wild Cat Hollow Development. There is a defined channel that routes this off-site drainage through the corner of the site that is to remain undisturbed.

ON-SITE DRAINAGE

The existing site is currently undeveloped and has a couple of naturally defined channels among moderate existing slopes. Drainage calculations were performed using the SCS method, with type D soils for the site's entirety. A soil survey map can be found in Appendix B.

Proposed improvements are designed to match the existing conditions for the site, with detention ponds proposed to detain increased stormwater runoff to release from the site at existing flow amounts. Existing and proposed drainage maps and calculations can be found in Appendix D.

DETENTION/WATER QUALITY

Two detention ponds are proposed on the site to detain increased stormwater runoff to match existing condition flows. Both detention ponds are utilizing volume along existing defined channels so that drainage patterns are maintained in the proposed condition.

Since the site is over the Edwards Aquifer Contributing Zone, The Texas Commission on Environmental Quality requires a plan to outline the best management practices for development to protect water quality. However, water quality treatment will not be required by the City of West Lake Hills or by TCEQ since the site's total impervious cover is below 20% and the intended use is for a single-family subdivision.

VI. EROSION AND SEDIMENTATION CONTROLS

Temporary erosion and sedimentation controls during construction are proposed on the Erosion Control Plan and include: silt fences, inlet protection, tree protection, and a stabilized construction entrance designed to City of Austin and TCEQ criteria. The land disturbed during construction, including the staging and stockpile areas, will drain into the proposed on-site storm conveyance system where it will be conveyed to the proposed detention pond located on-site.

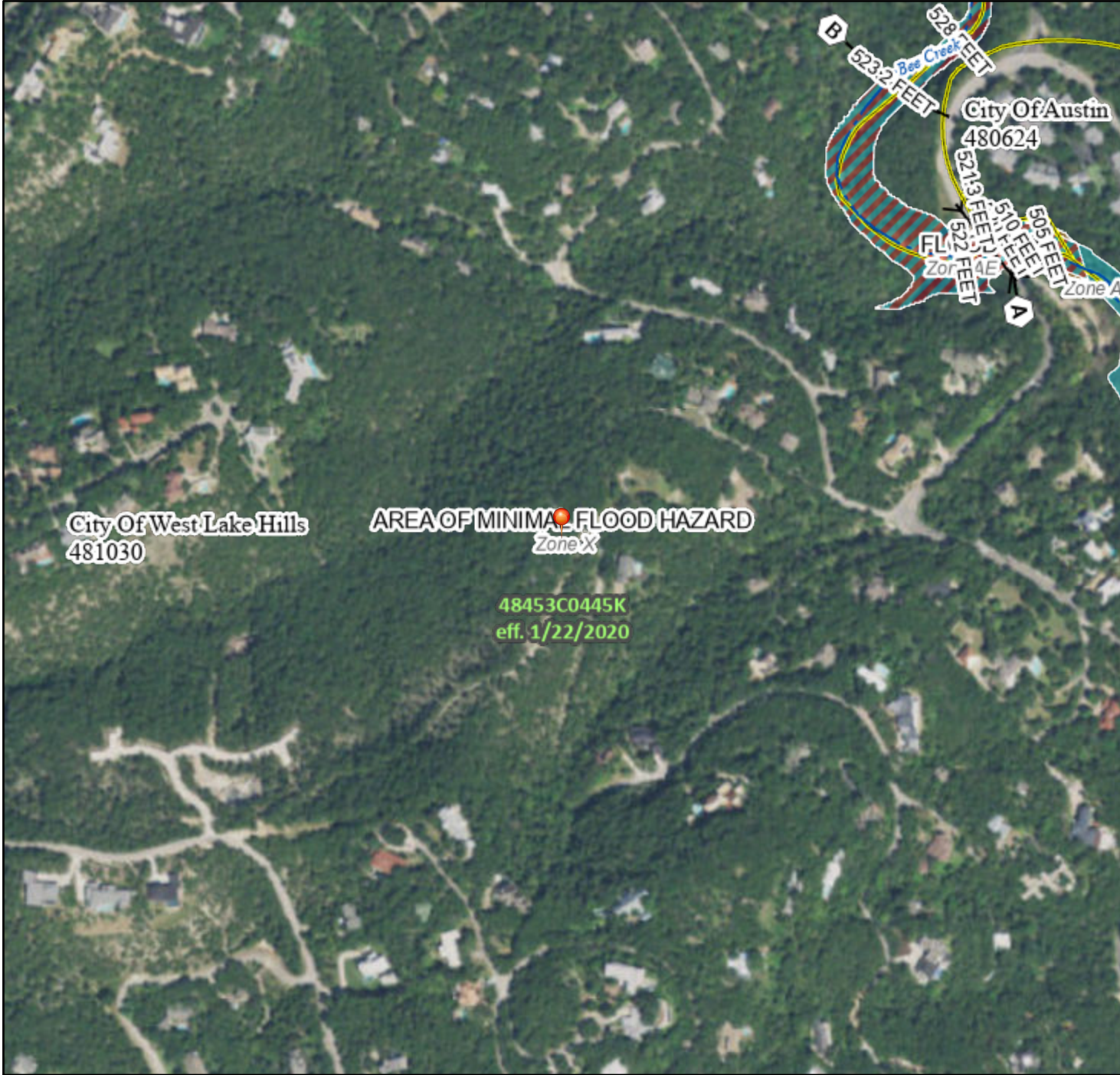
Permanent erosion control will include revegetation using perennial grasses as indicated on the Erosion Control Details, Landscape Plan, and Site Plan.

APPENDIX A: FEMA FLOODPLAIN MAP

National Flood Hazard Layer FIRMette



97°48'17"W 30°18'18"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 97°47'40"W 30°17'47"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/15/2021 at 12:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B: SOIL SURVEY MAP

Soil Map—Travis County, Texas (Wild Cat Hollow - WSS)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/14/2021
Page 1 of 3
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas

Survey Area Data: Version 22, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrF	Brackett soils and Urban land, 12 to 30 percent slopes	12.1	71.4%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	4.8	28.6%
Totals for Area of Interest		16.9	100.0%

APPENDIX C: EDWARDS AQUIFER MAP

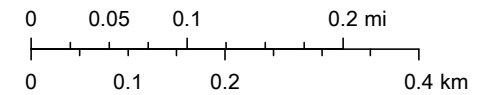
Wild Cat Hollow Aquifer Map



6/14/2021, 10:32:19 PM

- | | | |
|---------------------------------------|------------------------------------|----------------------------|
| Edwards Aquifer Label | City/Place | TX Counties |
| Edwards Aquifer Boundary | Groundwater Conservation Districts | 7.5 Minute Quad Grid |
| Edwards Aquifer Boundary central line | Southwestern Travis County GCD | TCEQ_EDWARDS_OFFICIAL_MAPS |

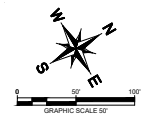
1:9,028



TCEQ, Austin Community College, City of Austin, Texas Parks & Wildlife,

Web AppBuilder for ArcGIS

APPENDIX D: EXISTING AND PROPOSED DRAINAGE AREA MAP

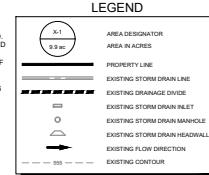


EXISTING CURVE NUMBER CALCULATIONS						
Area ID	Soil/Surface Description	Area (Sq)	Area (ac)	Soil Group	C-Value	CA
EX-1	Paved parking lots, driveways, etc.	0.00	0.000	NONE	0	0.000
	Paved parking lots, driveways, etc.	286,612.00	6.442	D	84.000	\$41,125
	Total	286,612.00	6.442			0.000
EX-2	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0	0.000
	Paved parking lots, roofs, driveways, etc.	330,711.00	7.592	D	84.000	\$67,671
	Total	330,711.00	7.592			0.000
EX-3	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0	0.000
	Paved parking lots, roofs, driveways, etc.	81,873.00	1.880	D	84.000	\$15,125
	Total	81,873.00	1.880			0.000
EX-4	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0	0.000
	Paved parking lots, roofs, driveways, etc.	42,326.00	0.972	D	84.000	\$8,125
	Total	42,326.00	0.972			0.000
EX-5	Paved parking lots, roofs, driveways, etc.	0.00	0.000	NONE	0	0.000
	Paved parking lots, roofs, driveways, etc.	131,129.00	3.010	D	84.000	\$25,625
	Total	131,129.00	3.010			0.000

[illegible]

NOTES

1. DRAINAGE CALCULATIONS WERE PERFORMED USING THE SCS METHOD UPON COMPLETION OF THE PROPOSED IMPROVEMENTS. THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED REGIONAL WASTEWATER TREATMENT AND SOLIDITY FACILITIES (BY OTHERS) WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
3. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.



Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

BENCHMARKS

ADD BENCHMARK

**WILD CAT HOLLOW
SUBDIVISION**
CITY OF WEST LAKE HILLS
TRAVIS COUNTY, TEXAS

SHEET NUMBER
16

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
0814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Revisions	Date	By
10.		

Work Authorization # 15
General Maintenance Design Year 4, 5, & Cedar Oak Projects
KFA PROJECT # 0406
West Lake Hills General Engineering Services

This work authorization is made pursuant to the terms and conditions of the original Professional Service Agreement dated September 9, 2015 by and between K Friese & Associates, Inc. and City of West Lake Hills

SERVICES PROVIDED BY K FRIESE & ASSOCIATES, INC.:

PS&E and Construction Phase Services for design of maintenance list Projects. Projects include:

- Cedar Oak Drive Drainage Improvements (Year 3 Maintenance)
- Double Fork Road Pavement Improvements (Year 4 Maintenance)
- Juniper Road Pavement Improvements (Year 4 Maintenance)
- Kennan Road Pavement Improvements (Year 4 Maintenance)
- Spurlock Valley Road Drainage & Pavement Improvements (Year 5 Maintenance)
- Old Bee Caves Road Drainage Improvements (Year 5 Maintenance)

ASSUMPTIONS AND LIMITATIONS: See attached detailed scope.

DELIVERABLES: See attached detailed scope

DURATION: See attached scope for schedule.

This Agreement shall remain in effect until December 31, 2022 unless terminated as provided herein, or extended by mutual agreement in writing. This Agreement is subject in all respects to the Terms and Conditions attached hereto and incorporated herein by reference.

BUDGET: Time and Materials; total not to exceed \$159,942 without prior authorization. See Attachment A.

CLIENT:

CITY OF WEST LAKE HILLS

K FRIESE & ASSOCIATES, INC.

SIGNED: _____

SIGNED: _____

TYPED NAME: Travis Askey

TYPED NAME: Thomas M. Owens, P.E.

TITLE: City Administrator

TITLE: Executive Vice President

DATE: _____

DATE: _____

Attachments:

Attachment A – Scope

Attachment B – Fees

CITY OF WEST LAKE HILLS
CEDAR OAK DRAINAGE AND YEAR 4 & 5 MAINTENANCE DRAINAGE AND PAVEMENT
IMPROVEMENTS
SCOPE OF SERVICES (ATTACHMENT A)

PROJECT DESCRIPTION

The West Lake Hills Drainage Master Plan Phase II Report was completed in May of 2017. Phase II of the Drainage Master Plan identified 15 Capital Improvement Projects. The City of West Lake Hills (City) has requested that K Friese + Associates, Inc (KFA) progress the Cedar Oak Drive, Spurlock Valley Road and Old Bee Caves Road Drainage Improvements through the design and construction phase. The City has also requested KFA proceed with the design of several pavement maintenance projects including Double Fork Road, Juniper Road, Kennan Road, Spurlock Valley Road. The following is a detailed scope of services for the drainage and pavement improvements referenced above. A brief description of each project is located below:

- **Year 3 Maintenance and CIP projects:**
 - Cedar Oak Drive Drainage Improvements includes:
 - Ditch improvements along the uphill side of Cedar Oak Dr (west) to convey runoff from the west to the cross culvert at the 90-degree bend of Cedar Oak Dr.
 - Ditch improvements along the uphill side of Cedar Oak Dr (north) to convey runoff from the north to the existing concrete flume drainage to the existing detention pond.
 - Install gabions around the existing detention pond to prevent sediment from clogging the outlet and reduce the frequency of City maintenance.
- **Year 4 Maintenance and CIP projects:**
 - Double Fork Road Pavement Improvements includes crack sealing and patch repairs for the entire road.
 - Juniper Road Pavement Improvements includes mill and overlay from Redbud Trail to Mulberry Road.
 - Kennan Road Pavement Improvements includes mill and overlay of the entire road.
- **Year 5 Maintenance and CIP projects:**
 - Spurlock Valley Road Drainage and Pavement Improvements includes crack sealing and patch repairs of the entire road and the following drainage improvements:
 - Replacing the existing 36-inch culvert crossing the Spurlock Valley Rd cul-de-sac with an approximate 7'x3' box culvert.
 - Install stone riprap protection upstream and downstream of the proposed culvert crossing.
 - Remove the deposited sediment from the upstream channel.
 - Old Bee Caves Road Drainage Improvements include:

CITY OF WEST LAKE HILLS
CEDAR OAK DRAINAGE AND YEAR 4 & 5 MAINTENANCE DRAINAGE AND PAVEMENT
IMPROVEMENTS
SCOPE OF SERVICES (ATTACHMENT A)

- Install drainage improvements to provide cross drainage from north of Old Bee Cave Road to the proposed ditch south of Old Bee Cave Road.
- Ditch improvements on the north side of Old Bee Cave Road from the west end to the cross culvert.
- Ditch improvements on the south side of Old Bee Cave Road from the proposed cross culvert to the roadside ditch along Bee Cave Road to the East.

SCOPE OF SERVICES

A. SURVEYING

1. This task will include obtaining a sub-contractor to obtain ground survey for the drainage projects (Spurlock Valley Road and Old Bee Caves Road). See the attached proposal from Landmark Surveying, LP.

B. GEOTECHNICAL

1. This task will include obtaining a sub-contractor for Geotechnical services for two of the projects (Spurlock Valley Road Old Bee Caves Road). See the attached proposal from Raba Kistner.

C. PROJECT MANAGEMENT

1. Project Management: This task includes routine communication with the City: managing manpower, budgets, and schedules; invoicing; of the work at various stages of progress as well as review of all materials to be submitted; and other activities associated with managing the project.
2. Meetings: For budgeting purposes two (2) meetings have been assumed:
 - a. Two (2) status meeting
3. Quality Assurance/Quality Control (QA/QC): QA/QC includes high level project concept reviews, review of the work at various intervals, and review of all work products prior to submittal.

D. DESIGN SERVICES

1. Plan Preparation: KFA will develop construction plans for the project. Construction plans will include notes, site plans, erosion and sedimentation control, tree protection, drainage plan and profiles, details, and traffic control sheets as necessary. It is assumed that a total of 48 sheets will be required.
2. Utility Conflict Assessment: A utility conflict assessment will be prepared based on the 30% design. The assessment will be reviewed with Staff and supplemental design, or coordination efforts will be identified. The project scope and schedule will be reviewed and revised as directed by Staff.
3. Site Visit: KFA will conduct two (2) site visits to assess pavement repair locations and conduct a visual inspection of drainage improvement areas.

CITY OF WEST LAKE HILLS
CEDAR OAK DRAINAGE AND YEAR 4 & 5 MAINTENANCE DRAINAGE AND PAVEMENT
IMPROVEMENTS
SCOPE OF SERVICES (ATTACHMENT A)

4. Design Progress Submittal: Draft plans and preliminary cost estimates will be submitted to the City for review at 30% and 90% design levels. Draft specifications will be submitted at the 90% design level. For the final 100% submittal, KFA will provide final signed/sealed plans and contract documents and a final construction cost estimate. Half size and electronic (PDF) versions of the plans will be included at each design milestone.
5. Construction Cost Estimates: KFA will prepare cost estimates for the project based on the best available TxDOT Low Bid Unit Prices and submit updated estimates at each design phase submittal (30%, 90%, and 100%).
6. Contracting Documents: Specifications will be prepared for the project. Technical Specification will be based on the City of Austin standards. KFA will coordinate with WLH on the preparation of Contract Documents.

E. BID AND CONSTRUCTION SERVICES

1. Bid Phase Services: KFA will assist WLH during the Bid Phase with contract document distribution, assist with bid package preparation and notice for bidding, conducting the pre-bid conference and big opening, and providing assistance throughout the bidding process. Services during the bid phase will include:
 - a. Pre-bid conference: KFA will coordinate the pre-bid conference, document any questions and any responses provided at the meeting, and issue a follow-up addendum if necessary.
 - b. Interpret plans and specifications and draft addenda as necessary, for issuance by the City of West Lake Hills. One addendum is assumed.
 - c. Attend bid-opening, prepare bid tabulation and issue a recommendation for award. KFA will attend the public bid opening. After receipt of bids, KFA will tabulate the bids in unit price format. KFA will evaluate the bids for responsiveness, meet with the low bidder if necessary, and issue a recommendation of award to WLH.
2. Construction Phase Services: KFA will assist WLH with contract administration during the construction phase of the project. KFA will provide construction management services to monitor the progress of the Contractor and act as the Owner's representative during construction. Services during the construction phase will include:
 - a. Reproduce and distribute conformed construction plans and contract documents. It is assumed three (3) copies will be provided and the recipients will be the City, KFA, and the Contractor.
 - b. Schedule and attend a Pre-Construction Conference with WLH, the Contractor and other parties as appropriate.
 - c. KFA will attend regular construction meetings with WLH, the Contractor, and other parties as requested by the City, including preparing the meeting minutes. For budgeting purposes, we have assumed three (3) meetings.

CITY OF WEST LAKE HILLS
CEDAR OAK DRAINAGE AND YEAR 4 & 5 MAINTENANCE DRAINAGE AND PAVEMENT
IMPROVEMENTS
SCOPE OF SERVICES (ATTACHMENT A)

- d. KFA will perform site visits at various time during construction to review progress and confirm conformance with the plans and specifications. For budgeting purposes, six (6) site visits have been assumed.
- e. Submittal Review: KFA will maintain a log of all Contractor submittals, track review progress, review and approve submittals, and distribute submittals to the appropriate parties.
- f. Pay Estimate Review: KFA will review and approve Contractor's monthly payment requests for forwarding to WLH for processing and payment.
- g. Preparation of Change Orders: KFA will prepare Change Orders as requested by the City. For budgeting purposes, we have assumed two (2) change order.
- h. Provide answers to requests for information (RFI's) from Contractor as related to possible conflicts and clarifications needed between plans and specifications. Three (3) RFI's have been assumed.
- i. Contract Close-out: KFA will attend a final project walk-thru, document "punch list items", and issue recommendation of substantial and final completion.
- j. Record Drawings: KFA will use the Contractor's redline as-built drawings to document as-built conditions in the final record drawings. KFA will supply the City of West Lake Hills with one set of reproducible record drawings and provide one set of record drawings in electronic format.

SCHEDULE

- A. Following execution of contract and NTP, the Design Phase will be completed within five (5) months.
- B. Following review and approval of the Design Phase deliverables, the Bid and Construction Phase will take Three (3) months.

ASSUMPTIONS MADE FOR THIS PROPOSAL

- A. Utility relocation design and construction are not included with this proposal.
- B. It is assumed that approvals and permits are not required from other entities other than the City of West Lake Hills.
- C. It is assumed that all projects will be designed and bid as one package.
- D. It is assumed that the City of West Lake Hills will acquire the necessary right-of-way.

ADDITIONAL SERVICES

- A. No environmental investigations are proposed to be performed as part of this scope of work. If necessary, additional services will be requested.



September 8, 2021

Lauren Winek-Morin, P.E.
Project Engineer
K Friese + Associates
1120 South Capital of Texas Highway
CityView 2, Suite 100
Austin, Texas 78746
Phone: 512-338-1704
Cell: 512-558-1772
Fax: 512-338-1784
E-mail: lwinek-morin@kfriese.com

RE: City of West Lake Hills 2021-2022 Maintenance Projects Survey
1. Cedar Oak Drive Drainage Improvements
2. Spurlock Valley Road Drainage and Pavement Improvements
3. Old Bee Caves Road Drainage Improvements
Travis County, Texas

Dear Lauren Winek-Morin:

Landmark Surveying, LP (Landmark) appreciates the opportunity to propose on professional land surveying services for the three (3) separate locations listed above and as shown on Exhibit "A" attached hereon. It is our understanding that you want a design topographic/tree/improvement survey of the three areas identified as 1) Cedar Oak Drive Drainage Improvements, 2) Spurlock Valley Road Drainage and Pavement Improvements and 3) Old Bee Caves Road Drainage Improvements, for drainage and/or pavement improvements.

For the purpose of this proposal, it is assumed that Landmark will locate adequate monumentation to determine the graphic location of the existing right-of-way. It is also assumed that right-of-entries will be obtained by others prior to commencing our field work. Traffic control rental, if needed, will be considered a pass-through expense, and is not included in this estimate.

Landmark will establish a horizontal and vertical network for each site, based on the Texas Coordinate System of 1983 utilizing NGVD 88 datum and conventional surveying, as needed. Landmark will coordinate with Texas 811 and locate utility tone marks. It is assumed that these markings will be visible at the time of the survey. Please note that in some cases, certain underground utilities may not be marked by Texas 811 or governmental departments.

This design survey will include locating visible surface evidence of improvements, trees, and utilities. Landmark will locate, identify, and measure trees 3" in diameter and larger within the right-of-way. Landmark will locate visible improvements such as sidewalks, planters, retaining walls, medians, curbs, gutters, fences, signs, and driveways. Landmark will locate tops and flowlines of visible and accessible manholes or inlets. Landmark will establish contour lines at a

2205 East 5th Street
Austin, Texas 78702-4633
Phone: (512)-328-7411, Fax: (512)-328-7413
Texas Firm Registration No. 100727-00
WBE/HUB/DBE/SBE

1



1-foot contour interval. Elevations will be obtained at approximate 50-foot cross-sections. Ownership information addresses of neighboring properties, tax information, subdivision lots and blocks and other details regarding adjoining properties will be shown. Street names will be shown.

Revisions to the survey requirements will be considered an additional service. It is anticipated that digging holes in the landscaping will be required to locate sufficient monumentation; holes will be covered back up. Great care and effort will be taken to avoid damage to properties and roadway; however, Landmark will not be responsible for removing paint, flagging, tree tags, monumentation or stakes, nor re-paving roads and re-landscaping properties that have been affected by the survey.

Deliverables shall include the following:

A 3D surface model of the project compatible with a Micro-station base map drawing, showing a topographic design survey of the right-of-way along with a signed and sealed hard copy of this survey will also be provided to you to include an electronic copy of the ASCII file with all surveying points. Landmark will provide this professional service to you at a not-to-exceed lump sum fee of \$ **42,236.56** and anticipates completing this project within ten to twelve weeks from written notice to proceed.

Any work beyond the scope of this proposal will be considered an additional service. Additional services beyond the scope of this estimate will be billed at our 2021 standard hourly rates. Invoicing is monthly on a percent complete basis and will be directed toward K Friese + Associates. Payment is due within fifteen (15) days upon delivery of invoice.

Landmark Surveying, LP appreciates the opportunity to provide this estimate to you and looks forward to working with you on this project.

Respectfully,
Landmark Surveying, LP.
Firm Registration No. 100727-00

Juan M. Canales, Jr.

Juan M. Canales, Jr., R.P.L.S.
Vice President of the General Partner
2205 East 5th Street
Austin, Texas 78702-4633
Phone: 512-328-7411, ext. 111
Fax: 512-328-7413
E-mail: juan@landmarksurveying.com

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Austin, Texas 78702-4633
Phone: (512)-328-7411, Fax: (512)-328-7413
Texas Firm Registration No. 100727-00
WBE/HUB/DBE/SBE

2



Professional Land Surveying Services

Fee Schedule

City of West Lake Hills 2021-2022 Maintenance Projects

1. Cedar Oak Drive Drainage Improvements
 2. Spurlock Valley Road Drainage and Pavement Improvements
 3. Old Bee Caves Road Drainage Improvements
- Travis County, Texas

1. Cedar Oak Drive Drainage Improvements

Staff	Max. Hrs.	Labor Rate	Total Cost
Supervisory Land			
Surveyor IV (PP)	4	\$ 183.55/hr.	\$ 734.20
<i>Dana Markus-Wolf</i>			
Supervisory Land			
Surveyor IV. (PM)	12	\$ 180.09/hr.	\$ 2,161.08
<i>Juan Canales, Jr.</i>			
Survey Technician V	109	\$ 107.36/hr.	\$ 11,702.24
Administrative Assistant	8	\$ 55.41/hr.	\$ 443.28
2-Person Field Crew	54	\$ 150.00/hr.	\$ 8,100.00
		Total	\$ 23,140.80

1. Spurlock Valley Road Drainage and Pavement Improvements

Staff	Max. Hrs.	Labor Rate	Total Cost
Supervisory Land			
Surveyor IV (PP)	4	\$ 183.55/hr.	\$ 734.20
<i>Dana Markus-Wolf</i>			
Supervisory Land			
Surveyor IV. (PM)	4	\$ 180.09/hr.	\$ 720.36
<i>Juan Canales, Jr.</i>			
Survey Technician V	60	\$ 107.36/hr.	\$ 6,441.60
Administrative Assistant	4	\$ 55.41/hr.	\$ 221.64
2-Person Field Crew	20	\$ 150.00/hr.	\$ 3,000.00
		Total	\$ 11,117.80

2205 East 5th Street
 Austin, Texas 78702-4633
 Phone: (512)-328-7411, Fax: (512)-328-7413
 Texas Firm Registration No. 100727-00
 WBE/HUB/DBE/SBE



2. Old Bee Caves Road Drainage Improvements

Staff	Max. Hrs.	Labor Rate	Total Cost
Supervisory Land Surveyor IV (PP) <i>Dana Markus-Wolf</i>	2	\$ 183.55/hr.	\$ 367.10
Supervisory Land Surveyor IV. (PM) <i>Juan Canales, Jr.</i>	4	\$ 180.09/hr.	\$ 720.36
Survey Technician V	38	\$ 107.36/hr.	\$ 4,079.68
Administrative Assistant	2	\$ 55.41/hr.	\$ 110.82
2-Person Field Crew	18	\$ 150.00/hr.	\$ 2,700.00
		Total	\$ 7,977.96

Note: The above-mentioned rates are based on the City of Austin approved Category 1 loaded rate sheet in that certain letter dated March 9, 2021, from Precious Anyacho, Procurement Specialist IV, Capital Contracting Office. CCO approved Rate Period: 3/9/2021 – 3/8/2022.

[Delivery by Email: lwinek-morin@kriese.com]

Proposal No. PAA21-179-00
September 14, 2021

Ms. Lauren Winek-Morin, P.E.
Project Engineer
K Friese + Associates
1120 South Capital of Texas Highway, CityView 2, Suite 100
Austin, Texas 78746

8100 Cameron Road, Suite B-150
Austin, TX 78754

P 512.339.1745
F 512.339.6174
TBPE Firm F-3257

WWW.RKCI.COM

**RE: Proposal for Geotechnical Engineering Study
West Lake Hills Drainage Projects
Spurlock Valley/Old Bee Cave Road
West Lake Hills, Texas**

Dear Ms. Winek-Morin:

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit this proposal for Geotechnical Engineering Services for the above-referenced project. The broad objectives of our study will be to determine subsurface conditions at the subject site and to provide foundation and pavement design and construction recommendations for two drainage improvement projects in West Lake Hills. Described in this proposal are:

- our understanding of pertinent project characteristics;
- our proposed scope for field and laboratory study;
- our proposed scope for engineering evaluation and reporting;
- our tentative project schedule; and
- our lump sum study cost.

Project Description

Under consideration in this study are two sites – Spurlock Valley, west of its intersection with Terrace Mountain Drive, and Old Bee Cave Road in West Lake Hills, Texas.

At Spurlock Valley, an existing 36-inch culvert will be replaced with a 3 ft x 7 ft (H x W) box culvert. Additional improvements, outside the scope of this study, include riprap protection and sediment removal.

At Old Bee Cave Road, a 24-inch culvert is planned to be installed. Additional improvements include ditch construction on each side of the roadway.

Roadway reconstruction is anticipated to be performed at both sites where culvert installation will take place.

Field Study

To explore the subsurface conditions at this site, RKCI recommends drilling one boring to a depth of 15 ft at the Spurlock Valley site in the vicinity of the proposed culvert, and three borings at the Old Bee Cave Road site. One of these borings will extend to a depth of 15 ft, and the other two borings will be drilled to a depth of 10 ft or auger refusal, but no less than 6 ft. The two shorter borings are being drilled for site characterization purposes only.

Proposal No. PAA21-179-00
September 14, 2021

The borings will be advanced to the approximate depths below the existing ground surface shown above utilizing a truck-mounted drilling rig. Prior to drilling, RKCI will submit the proposed boring layout to CLIENT for review. Once approved, borings will be located in the field utilizing a recreational grade Global Positioning System (GPS) device. Our scope of services does not include surveying of the boring locations by a registered land surveyor; however, RKCI can mark boring locations for surveying by others.

Soil samples will be taken using conventional split-spoon, Shelby tube, or NX rock core sampling techniques in general accordance with applicable American Society for Testing and Materials (ASTM) standards. Representative portions of the samples will be sealed, identified, packaged, and transported to our laboratory for subsequent testing and classification. Boreholes will be backfilled using auger cuttings and/or bentonite chips and capped with similar pavement materials.

Water level readings will be recorded for the open boreholes during drilling and at drilling completion. If free water is encountered during drilling, the RKCI logger will temporarily suspend drilling operations and obtain water level measurements in the open borehole at 5 minute intervals over a 15-minute time interval. Water level measurements will also be recorded at completion of drilling prior to backfilling the boreholes with hole plug (i.e. soil cuttings and bentonite chips) and/or cement-bentonite grout at the completion of drilling operations.

Samples collected will be retained in our laboratory for 30 days after submittal of the final geotechnical report.

Laboratory Testing

Upon completion of the subsurface exploration, a testing program will be designed to define the strength and classification characteristics of the subgrade soils. The laboratory testing program is anticipated to include moisture content tests, Atterberg Limits (plasticity) tests, and unconfined compression tests. However, the actual type and number of laboratory tests will be based on the subsurface conditions encountered in the borings. The laboratory testing will be performed in general accordance with applicable ASTM standards.

Engineering Report

The field and laboratory phases of the study will be reviewed by our staff of engineers and geologists. The results of our review, together with the supporting field and laboratory data, will be presented in a written engineering report. Included therein will be recommendations concerning the design and construction of the proposed new elementary campus and roadway. The Geotechnical Engineering Report may include the following information and recommendations, if applicable:

- A summary of the field and laboratory sampling and testing program,
- A site map, boring location map, and boring logs;
- A summary of the laboratory test results;
- A review of general site conditions including descriptions of the site, the subsurface stratigraphy, and the presence and condition of fill materials, if encountered.
- Foundation design considerations and recommendations, including:
 - seismic site class parameters;
 - expansive, soil-related movements using an empirical method for predicting

Proposal No. PAA21-179-00
September 14, 2021

- Potential Vertical Rise (PVR) developed by the Texas Department of Transportation;
 - methods for reducing expansive, soil-related movements;
 - allowable bearing pressures for shallow foundations;
- Foundation construction considerations, including:
 - site drainage;
 - site preparation;
 - select fill material specifications;
 - excavation considerations; and
 - fill placement compaction;
- General pavement recommendations for residential class roadways, for areas where culvert construction will require new pavement.

Since site grading plans can result in changes in the foundation subgrade conditions, final site grading plans will be helpful information in the preparation of engineering recommendations. In the absence of final site grading information, we will prepare recommendations based on the existing ground surface elevations.

The results of our field and laboratory testing will be included in a combined report, to be reproduced in an electronic copy delivered via PDF electronically.

Tentative Project Schedule

Based on our present workload and weather permitting, we anticipate that we could begin the field exploration phase of this study within 4 to 5 working days of receiving your written authorization, provided the site is accessible to our truck-mounted drill rig and the Client has supplied us with available information regarding existing utilities and below grade structures on site (if any) and we are granted right of entry. The field exploration and laboratory testing phase of the study is expected to take approximately 7 to 14 working days to complete. Engineering analyses and preparation of the engineering report is expected to take an additional one to two weeks to complete. We will be pleased to provide the design team with verbal design information as the data becomes available, once drilling has been completed.

Lump Sum Fee

The total lump sum cost for the study scope outlined herein is **\$8,400.00** and includes traffic control.

Should unusual soil conditions be encountered in the field that indicates the desirability of significantly broadening the scope of the study, we will contact you to receive authorization before proceeding with any additional work. Additional services will be billed on a unit basis in accordance with our standard fees as indicated on the attached Schedule of Fees for Professional Services.

If available, we request that the Client provide a drawing illustrating existing and proposed construction locations and preliminary site grading as applicable. Also, it is our understanding that the Client will provide access to all boring locations for a conventional truck-mounted drilling rig and that the Client will provide underground utility clearance. RKCI will assist in locating underground utilities, provided the Client submits documentation of existing utility locations. RKCI will take all precautions to prevent damage to property; however, RKCI cannot be responsible for tire rutting or damage of landscaping.

Proposal No. PAA21-179-00
September 14, 2021

Acceptance

We appreciate the opportunity of submitting this contract and look forward to working with you in the development of this project, which will be carried out in accordance with this letter and the following attachments:

<u>Attachment</u>	<u>Description</u>
I	Standard Terms and Conditions
II	Schedule of Fees

Please return one signed copy of this letter proposal to provide written authorization for our firm to complete work on the services outlined herein. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

RKCI considers the data and information contained in this proposal to be proprietary. This statement of qualifications and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part of any purpose other than to evaluate this proposal.

Very truly yours,

RABA KISTNER CONSULTANTS, INC.



Richard T. Shiono, P.E.
Project Engineer



Yvonne Garcia Thomas, P.E.
Vice President

RTS/YGT: jg

Attachments: I & II

Copies Submitted: Above (1-electronic)



SCHEDULE OF FEES FOR PROFESSIONAL SERVICES

<u>PERSONNEL:</u>	Principal.....	\$135 to \$250/hour
	Professional.....	\$70 to \$200/hour
	Auto Cad Operator.....	\$65 to \$110/hour
	Technical/Clerical/Administrative	\$40 to \$80/hour

The specific hourly rate within each classification listed above depends on the experience, special training, and qualifications of the personnel needed for the project. For projects requiring work at any hazardous waste site, there will be a \$10 per hour surcharge added to the normal billing rate for all personnel. Consultants to Raba Kistner (RK) will be charged according to their professional classification.

EXPENSES: Use of company automobiles will be charged at \$1.00 per mile. Automobiles and light trucks assigned to field sites will be charged at \$70.00 per day, plus \$1.00 per mile over 50 miles per day. Copies will be charged at \$0.25 per page.

Other project specific charges for use of RK equipment or for RK testing will be in accordance with established fee schedules. All other project specific, third-party costs will be charged at cost plus 15 percent.

Invoices will be submitted monthly for work in progress in our standard format. They are due and payable upon receipt and become past due 30 days after the billing date. Past due invoices may be subject to late charges at the rate of 1-1/2 percent per month (18 percent per annum). In the event that the State of Texas legislates a sales tax on Professional Services, the amount of the tax will be PAYMENT added to the appropriate service rate charged. Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037.

Preparation of non-standard invoice will be charged on a time and materials basis in accordance with the rates in this fee schedule.

CONDITIONS: Services will be performed in accordance with our Standard Terms and Conditions.

The proposal to which this schedule is an attachment is valid for 90 days from the date of the proposal.

KFA MANPOWER/BUDGET ESTIMATE (ATTACHMENT B)
CITY OF WEST LAKE HILLS
CEDAR OAK DRAINAGE AND YEAR 4 AND 5 MAINTENANCE
DRAINAGE AND PAVEMENT IMPROVEMENTS

Task		Principal Hours	QA/QC Engineer Hours	Project Manager Hours	Project Engineer Hours	EIT Hours	Senior Technician Hours	Admin Hours	Total Labor Hours	Total Labor Cost	Sub-Consultant Cost	Expenses Cost	Total Cost
A SURVEYING				4				1	5	\$811	\$42,237		\$43,047
B GEOTECHNICAL				4				1	5	\$811	\$8,400		\$9,211
C PROJECT MANAGEMENT													
1	Project Management/Administration			8	6			2	16	\$2,641		\$25	\$2,666
2	Project Design Meetings (2)			4	4	2			10	\$1,626			\$1,626
3	QA/QC		72						72	\$13,104			\$13,104
Task B Subtotal		0	72	20	10	2	0	4	108	\$17,371	\$0	\$25	\$17,396
D DESIGN SERVICES													
1	Plan Preparation (48 Sheets)			15	96	192	200	2	505	\$62,897			\$62,897
2	Utility Conflict Assessment			1	2	6			9	\$1,198			\$1,198
3	Site Visits (2)			2	16	8			26	\$3,984			\$3,984
4	Design Progress Submittals			4	4	6	6	2	22	\$2,919		\$150	\$3,069
5	Construction Cost Estimates			2	4	12			18	\$2,396			\$2,396
6	Specifications			2	6	12		2	22	\$2,917			\$2,917
Task C Subtotal		0	0	26	128	236	206	6	602	\$76,312	\$0	\$150	\$76,462
E BID AND CONSTRUCTION SERVICES													
1	Bid Phase Services			5	9	14	0	6	34	\$4,556	\$0	\$0	\$4,556
a	Bid Package and Notice			2	4	6		4	16	\$2,081			\$2,081
b	Pre-Bid Conference (1)			1	1	2			4	\$576			\$576
c	Addenda/Bidder Coordination (1)			1	2	3		2	8	\$1,040			\$1,040
d	Bid Opening, Tabulation, & Recommendation			1	2	3			6	\$859			\$859
2	Construction Phase Services			10	28	13	6	2	59	\$8,870	\$0	\$400	\$9,270
a	Construction Plan Reproduction and Distribution					1		2	3	\$294		\$300	\$594
b	Pre-Construction Conference (1)			1	1	1			3	\$463			\$463
c	Construction Meetings (3)			3	3				6	\$1,050		\$50	\$1,100
d	Site Visits (6)			2	6				8	\$1,380		\$50	\$1,430
e	Submittal Review				6	3			9	\$1,359			\$1,359
f	Pay Estimate Review (3)			1	3				4	\$690			\$690
g	Change Orders (2)			1	3	3			7	\$1,029			\$1,029
h	RFI's (3)			1	3	3			7	\$1,029			\$1,029
i	Contract Close-out			1	2	2			5	\$746			\$746
j	Record Drawings				1		6		7	\$830			\$830
Task D Subtotal		0	0	15	37	27	6	8	93	\$13,426	\$0	\$400	\$13,826
Project Totals		0	72	61	175	265	212	18	813	\$107,110	\$0	\$550	\$107,660



West Lake Hills Police Department

911 Westlake Drive
West Lake Hills, TX 78746



DATE: October 18, 2021
TO: City Administrator Travis Askey
FROM: Chief Gerdes
SUBJECT: MOU with Flock Safety

Attached please find an MOU between the City of West Lake Hills and Flock Safety. For the last several months, we have been working with both Flock Safety and the Endeavor Real Estate Group, owners of the Village at Westlake. The Endeavor Group is interested in installing Flock Safety license plate reader cameras at the entrances and exits to the Village at Westlake, 701 S. Capital of Texas Hwy. The cameras gather make/model/license plate information and upload the data to a secure cloud-based storage system. These cameras would be purchased and owned by the Endeavor Group and all data collected would be owned by them and automatically purged after 30 days.

The Endeavor Group contacted us and asked if we would be interested in working with them on this project. The Endeavor Group can install cameras today at 701 and use them, but they wanted to partner with law enforcement as a force multiplier. Flock Safety would allow The Endeavor Group to give the West Lake Hills Police Department access if the City signed an MOU with Flock Safety describing how this data would be used. We talked with Flock Safety to see what data they collect and how it is used.

If the attached MOU is approved, the data from the license plate readers would be used by the Police Department to:

- Look for a specific vehicle make/model/license plate used in a specific crime at the shopping center
- Be notified if the license plate reader cameras identify a stolen vehicle

The information would not be used to:

- Identify anyone's picture, since these cameras are specifically set up to not capture driver or passenger photos
- Randomly review footage – it would only be reviewed to identify a vehicle used in a specific crime or a vehicle that has been reported stolen
- Identify vehicles going into or coming out of any neighborhood within the city. The cameras will only be used to capture license plates coming into or out of the Village at Westlake Shopping Center, 701 S. Capital of Texas Hwy.

Additionally, this data and the license plates captured are purged after 30 days, per Flock Safety policies.

Currently, the Village at Westlake is the only commercial entity working with Flock Safety to install Flock cameras. However, if this MOU is approved, there may be other commercial entities who would want to partner with the City and the Police Department for the same purpose. If other commercial entities (shopping centers, etc.) wish to partner with the City, we will come back to the City Council for their review and decision regarding approval.

I am requesting the Mayor and City Council review the attached MOU and sign it if they feel it would be helpful for crime prevention. It has been reviewed by the city's contract legal staff and they have no issues with the MOU as it is presented here. I believe this partnership will benefit the residents of and visitors to West Lake Hills by allowing us to use additional data to prevent crimes and arrest offenders. The MOU can be terminated by the city with 90 days' notice if needed, but we can effectively terminate the agreement immediately if we just stop using their system.

Please reach out to me with any questions.



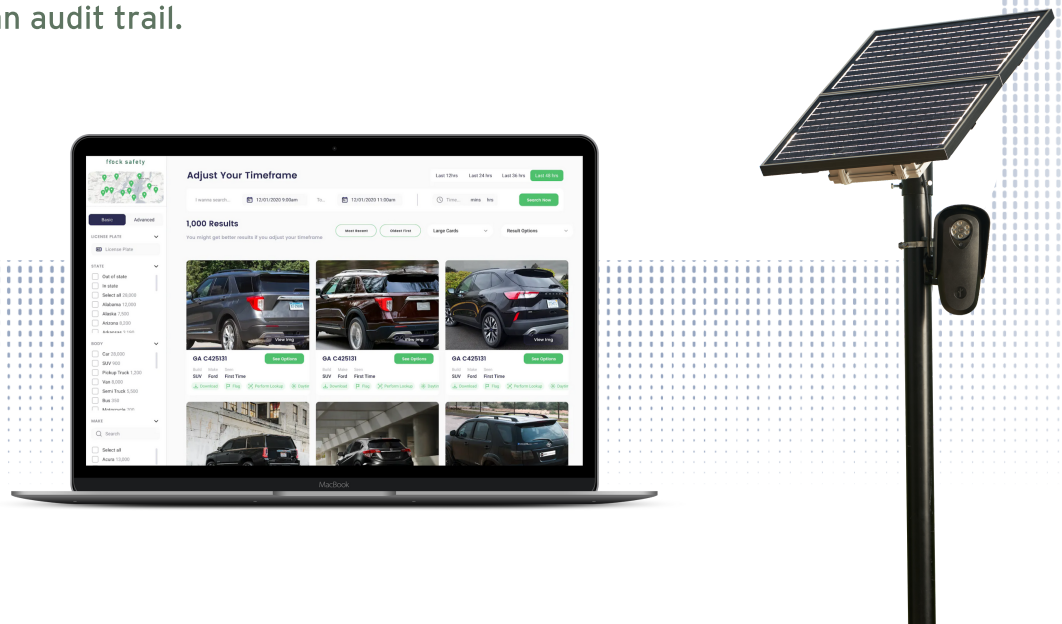
Scott Gerdes
Chief of Police

Our commitment to protecting your privacy while eliminating crime

Flock Safety helps 1400+ cities prevent and eliminate crime with technology that captures objective evidence and delivers it into the hands that serve and protect. In our pursuit of a safer, more equitable society, we place our commitment to protecting human privacy and mitigating bias at the core of every policy and product we develop.

Our focus on privacy & security

- Store all encrypted data (footage + metadata) on the AWS GovCloud for maximum security compliance.
- Build devices that capture objective evidence, like license plates and never facial recognition.
- Permanently and automatically delete footage after a recommended 30-day period.
- Give 100% ownership of footage to customers and never share or sell data with third parties.
- Capture documented reason or case number to search footage to create an audit trail.



MEMORANDUM OF UNDERSTANDING

This Data Sharing Memorandum of Understanding (hereinafter “**MOU**”) is entered into by and between Flock Group, Inc. with a place of business at 2588 Winslow Drive, Atlanta, GA 30305 (“**Flock**”) and West Lake Hills Police Department with a place of business at 911 Westlake Drive West Lake Hills, TX 78746 (“**Agency**”) (each a “**Party**”, and together, the “**Parties**”).

Whereas, Agency desires to access Flock’s technology platform and Flock Safety dashboard (together, the “**Flock Service**”) for investigative purposes, in order to view and search photos and videos recorded by Flock (“**Recordings**”) which are stored for no longer than thirty (30) days, utilizing its software for automatic license plate detection;

Whereas, Flock desires to share such Recordings and supplemental data with Agency pursuant to the following terms and conditions:

1. **Purpose.** To allow the Agency to utilize the Flock Services for the following purpose: to gain awareness with respect to the communities for which they serve to protect and facilitate investigations and prosecutions (the “Purpose”).

2. **Access Rights to Flock Services.** Subject to the terms and conditions contained in this MOU, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Flock Service during the Term (as defined below), solely for use by Authorized Users in accordance with the terms and conditions herein. For purposes of this MOU, “Authorized Users” will mean employees, agents, or officers of Agency accessing or using the Flock Services for the Purpose. Agency acknowledges and agrees that, as between Agency and Flock, Agency shall be responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User which would constitute a breach of this MOU, shall be deemed a breach of this MOU by Agency. Agency shall undertake reasonable efforts to make all Authorized Users aware of the provisions of this MOU as applicable to such Authorized User’s use of the Flock Service, and shall cause Authorized Users to comply with such provisions.

3. **Restrictions on Use.** Agency will not, and will not permit any Authorized Users or any third party to, (i) copy or duplicate any of the Flock Service; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock Service is compiled or interpreted; (iii) modify, alter, or tamper with any of the Flock Service, or create any

derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock Service; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Flock Service; or (vi) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2. Agency may only access Recordings and Flock Service to perform the Purpose, as described in Section 1. Agency shall not use the Flock Service in any manner not permitted by appropriate governing Federal and State regulations or laws; Agency represents and warrants that, in receiving access to Flock Services, such Recordings and supplemental data shall be used solely for purposes authorized by law and described in this MOU.

4. Ownership. As between the Parties, subject to the rights granted in this MOU, Flock and its licensors retain all right, title and interest in and to the Flock Service, and its components and any Recordings or data provided by Flock through the Flock Service, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this MOU. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

5. Warranty. Flock and its licensors make no express or implied warranty as to the conditions of the Recordings, or fitness for a particular research, data, investigative purpose or resulting actions or omissions resulting from Recordings and supplemental data obtained by Agency through the use of Flock Services.

6. Financial Implications to Agency. No financial commitment by Agency is required to access the Flock Services or Recordings.

7. Term; Termination.

A. Term. This MOU will commence once executed by both parties and shall continue for a period of Five (5) years.

B. Termination. Prior to expiration of the Term, Flock may terminate this MOU for its convenience, and in its sole discretion, by providing Agency thirty (30) days prior written notice of termination. Agency may terminate this MOU for its convenience, and in its sole discretion, by providing Flock ninety (90) days prior written notice of termination. Either party may terminate this MOU upon written notice if the other party has breached a material term of this MOU and has not cured such breach within thirty (30) days of receipt of notice from the non-breaching party specifying the

breach. Upon termination of this MOU, Agency will immediately cease all use of Flock Services. This MOU is subject to termination without written notice after expiration of the Term.

8. Indemnification. Each Party to this MOU shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this MOU. Parties shall indemnify and hold harmless each other against any suits, claims, actions, complaints, or liability of any kind, which relate to the use of or reliance on Flock Service. For tort liability purposes, no participating Party shall be considered the agent of the other participating Party. Each Party to this MOU shall be liable (if at all) only for the torts of its own officers, agents, or employees that occur within the scope of their official duties. Under no circumstances shall this MOU be interpreted to create a partnership or agency relationship between the Parties.

9. Limitation of Liability.

A. Limitation on Direct Damages. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL FLOCK, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES OR REPRESENTATIVES BE LIABLE FOR ANY AMOUNT GREATER THAN THE FEES PAID TO FLOCK UNDER THIS MOU, OR \$100 IN UNITED STATES CURRENCY, WHICHEVER IS GREATER, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY), PRODUCT LIABILITY OR OTHERWISE.

B. Waiver of Consequential Damages. IN NO EVENT SHALL FLOCK OR ITS LICENSORS OR SUPPLIERS BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF DATA OR LOSS OF PROFITS, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

10. Confidentiality.

A. Obligations. During the performance of services and Agency's use of the Flock Service under this Agreement it may be necessary for a party to provide the other with certain information considered to be proprietary or confidential by the disclosing party. The disclosure of such confidential information shall be subject to the following terms and conditions.

i. The term "Agency Confidential Information" shall mean any material, data, systems, procedures and other information of or with respect to Agency that is not be accessible or known to the general public, including information concerning its hardware, software, business plans or opportunities, business strategies, finances, employees, and third-party proprietary or other information that Agency treats as confidential. Flock shall not use, publish or divulge any Agency Confidential Information except (i) in connection with Flock's provision of Software and services pursuant to this Agreement, (ii) to Flock's officers, directors, employees, agents and contractors who need to know such information to enable Flock to provide Software and services pursuant to this Agreement, or (iii) with the prior written consent of Agency, which consent Agency may withhold in its sole discretion.

ii. The term "Flock Confidential Information" means any material, data, systems, procedures and other information of or with respect to Flock that is not accessible to or known to the general public, including, without limitation, the software, object code, source code, formulae, algorithms, financial data, clients, employees, software development plans, software support third-party proprietary or other information that Flock treats as confidential. Agency shall not use, publish or divulge any Flock Confidential Information except (i) to its employees, agents and officers who need to know such information to enable Agency to use the Flock Services, or (ii) with the prior written consent of Flock, which consent Flock may withhold in its sole discretion.

iii. Each party shall protect the other's confidential information with the same degree of care normally used to protect its own similar confidential information, but in no event less than that degree of care that a reasonably prudent business person would use to protect such information. The obligations of each party to protect confidential information received from the other party shall not apply to information that is publicly known or becomes publicly known through no act or failure to act on the part of the recipient. All provisions of this MOU concerning the Confidentiality section herein, shall survive any termination of this MOU.

B. Exclusions. Confidential Information shall not include any information that is (i) already known to the receiving party at the time of the disclosure; (ii) publicly known at the time of the disclosure or becomes publicly known through no wrongful act or failure of the receiving party; (iii) subsequently disclosed to the receiving party on a non-confidential basis by a third-party not having a confidential relationship with the other party hereto that rightfully acquired such information; or (iv) communicated to a third party by the receiving party with the express written consent of the other party hereto. A disclosure of Confidential Information that is legally compelled to be

disclosed pursuant to a subpoena, summons, order or other judicial or governmental process or the Freedom of Information Act or Texas Public Information Act shall not be considered a breach of this MOU; provided the receiving party provides prompt notice of any such subpoena, order, or the like to the other party so that such party will have the opportunity to obtain a protective order or otherwise oppose the disclosure.

11. Entire Agreement. This MOU is complete and contains the entire understanding between the Parties relating to the sharing of Recordings and Confidential Data by and between Flock and Agency. This MOU supersedes any and all other agreements between the Parties. This Agreement is non-assignable by both Parties.

12. Severability. Nothing in this MOU is intended to conflict with or violate State or Federal laws, regulations, policies, etc. If a term or provision of this MOU is inconsistent with a law or authority, then that term or provision shall be invalid, but the remaining terms and provisions shall remain in full force and effect. If any provision of this MOU is found to be unenforceable, unlawful, or void, the provision shall be deemed severable from the MOU and shall not affect the validity of the remaining provisions.

13. Miscellaneous. All notices, requests, demands, or other communications required or permitted to be given hereunder must be in writing and must be addressed to the parties at their respective addresses set forth below and shall be deemed to have been duly given when (a) delivered in person; (b) sent by facsimile transmission To the facsimile number below and indicating receipt at the facsimile number where sent; (c) one (1) business day after being deposited with a reputable overnight air courier service; or (d) three (3) business days after being deposited with the United States Postal Service, for delivery by certified or registered mail, postage pre-paid and return receipt requested. This MOU shall be governed by the laws of the state in which the Agency is located, excluding its conflict of laws rules. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this MOU.

IN WITNESS WHEREOF, Flock, the City, and the Agency have caused this MOU to be signed on the date set forth below and be effective on the last date specified below.

Flock Group Inc	City Name: City of West Lake Hills	Agency Name: West Lake Hills Police Dept.
By:	By:	By:
Name:	Name: Linda Anthony	Name: Scott Gerdes
Title:	Title: Mayor	Title: Chief of Police
Date:	Date:	Date: