

January 27, 2013

TO: City of Austin,
Planning and Development Review Department, Parks and Recreation Department

FROM: Brady Belk,
Taxpayer of Record for the Bruton Springs Park Reserve, Property ID 129635

I, Brady Belk, property owner in the Bruton Springs Subdivision, (See Plat of 1912, Vol. 2 Page 238) and Taxpayer of Record for the Bruton Springs Park Reserve owned by the Bruton Springs Subdivision, have no objection to the construction of a boat dock structure in the Panorama Ranch Neighborhood Harbor of the Panorama Ranch Section 1 Subdivision (PR-S1) within 10 ft. of the side property line that borders the Bruton Springs Park Reserve. This should in no way be interpreted as consenting to a change in ownership for any real property.

After having examined the survey and site plan of the Kaulbach Slips, I consent to the encroachment, which will be minor, given the orientation of the dock as depicted in the Kaulbach Slips Site Plan drawn by Advanced Consulting Engineers in the last quarter 2012 (See plan detail). As the site plan reveals, the property line to the shoreline extends toward the east while the position of the Kaulbach Slips inclines the structures toward the north/northwest. When a 10 ft. setback line is traced parallel to the boundary line, the encroachment area forms a triangle at the right corner of the slip abutting the shoreline and the encroachment terminates past the triangle.

Furthermore, I acknowledge that at the time the Bruton Springs Park Reserve was "Dedicated in 1912 to use of all owners in Bruton Springs Subdivision," the area comprising the Panorama Ranch Section 1 Subdivision was an integral part of the Bruton Springs Subdivision. Even when the area was re-subdivided and platted as PR-S1 in 1953, the map of the new subdivision included the Bruton Springs Park Reserve.



Brady Belk,
908 Arroweye Trail
Austin, TX 78733
(512) 656-3496

cc Mrs. Lisa Snider, President, Panorama Ranch Homeowners' Association

PRG CONSENT LETTER
AMENDED -- 3RD
PARAGRAPH ADDED

February 14, 2013

TO: City of Austin,
Planning and Development Review Department, Parks and Recreation Department

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Taxpayer of Record for the Bruton Springs Park Reserve, Property ID 129635

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After having examined the survey and site plan of the Kaulbach Slips, I consent to the encroachment, which will be minor, given the orientation of the dock as depicted in the Kaulbach Slips Site Plan drawn by Advanced Consulting Engineers in the last quarter 2012 (See plan detail). As the site plan reveals, the property line to the shoreline extends toward the east while the position of the Kaulbach Slips inclines the structures toward the north/northwest. When a 10 ft. setback line is traced parallel to the boundary line, the encroachment area forms a triangle at the right corner of the slip abutting the shoreline and the encroachment terminates past the triangle.

I am satisfied that the plans of the Panorama Ranch Homeowners' Association call for the demolition and removal of the structures that stand to the right and outside the boundary of PR-S1, on Bruton Springs Park Reserve land. Once that section of the parkland is vacated, the mouth of the creek will be permanently open and the cove restored to a more natural state, which will make the area more accessible to fire-fighting and other protective measures.

Furthermore, I acknowledge that at the time the Bruton Springs Park Reserve was "Dedicated in 1912 to use of all owners in Bruton Springs Subdivision," the area comprising the Panorama Ranch Section 1 Subdivision was an integral part of the Bruton Springs Subdivision. Even when the area was re-subdivided and platted as PR-S1 in 1953, the map of the new subdivision included the Bruton Springs Park Reserve.

Brady Belk, 
908 Arroweye Trail
Austin, TX 78733
(512) 656-3496

Cc Mrs. Lisa Snider, President, Panorama Ranch Homeowners' Association

TaxNetUSA: Travis County Property Information

Property ID Number: 129635 Ref ID2 Number: 013340022000

Owner's Name **BRUTON SPRINGS SUBDIVISON****Property Details**

Mailing Address
SUBDIVISION OWNERS
% BRAD BELK
908 ARROWEYE TRL
AUSTIN, TX 78733-1807

Location ARROWEYE TRL 78733

Legal ACR 7.76 (PARK RESERVE) BRUTON SPRINGS SUBD

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code C
Land Acres 7.760C
Block
Tract or Lot
Docket No.
Abstract Code S01951
Neighborhood Code NACRE

Value Information**2012 Certified**

Land Value 3,880.00
Improvement Value 0.00
AG Market Value 0.00
Timber Market Value 0.00
Market Value 3,880.00
AG Productivity Value 0.00
Timber Productivity Value 0.00
Appraised Value 3,880.00
10% Cap Loss 0.00
Assessed Value 3,880.00

Data up to date as of 2013-01-15

AGRICULTURAL (1-D-1) **APPOINTMENT OF AGENT FORM** **FREEPORT EXEMPTION** **HOMESTEAD EXEMPTION FORM** **PRINTER FRIENDLY REPORT** **PROTEST FORM** **RELIGIOUS EXEMPTION FORM** **PLAT MAP****Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		3,880.00	3,880.00	3,880.00	3,880.00
03	TRAVIS COUNTY	0.500100	3,880.00	3,880.00	3,880.00	3,880.00
08	EANES ISD	1.212500	3,880.00	3,880.00	3,880.00	3,880.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	3,880.00	3,880.00	3,880.00	3,880.00
58	TRAVIS CO ESD NO 10	0.100000	3,492.00	3,492.00	3,492.00	3,492.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area 0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
129061	LAND	D2	F	7.760	0	0	338,026

[show history](#)

PRG REQ p.1
PERMITS REMOVAL OF BOATDOCK
STRUCTURE OUTSIDE
OF PAN RANCH BOUNDARY

Marcie Zlotnik
10706 River Terrace Circle
Austin, TX 78733

10 February 2013


To Whom It May Concern,

We, Marcie and Bob Zlotnik, owners of the Lot 12 property at 10610 River Terrace Circle in the Panorama Ranch Section 1 Subdivision (PR-S1) and members of the Panorama Ranch Homeowners' Association (PRHA), hereby approve the demolition and removal of the existing dock by the PR-S1 Harbor that pertains to our Lot 12 property. This dock is the first structure that stands to the right and outside of the PR-S1 boundary line on the Bruton Springs Park Reserve land closest to the park's cove.

Once the demolition and removal of the structure has occurred, the Bruton Springs Park Reserve space on that spot will remain vacant, which will add to the existing open park land and restore the area to a more natural state.

The demolition/removal of the structure will be initiated by our neighbors and PRHA members, Ernest and Gloria Kaulbach of 10604 River Terrace Circle, Austin, TX 78733.

Sincerely yours,


Marcie and Bob Zlotnik



SCALE 1" = 20'

Legend

101 Iron Rod Found
 102 Iron Pipe Found
 103 Iron Rod Found with plastic cap
 imprinted with 'Terra-Firma'
 Concrete Monument Found
 (Record Bearing and Distance)
 497 Elevation Spot Shot
 Calculated Point

NOTES:

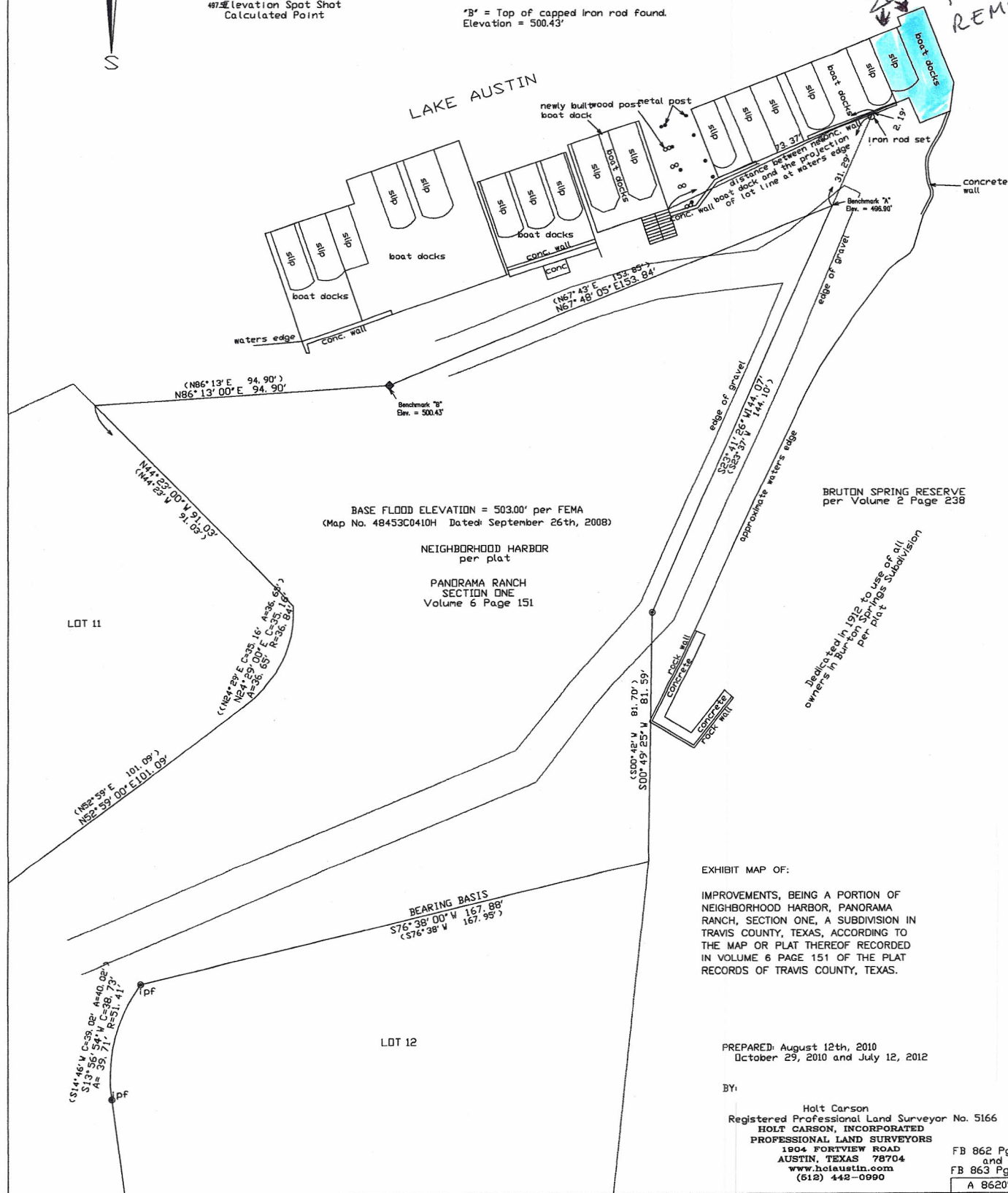
NOTES:

1. This map does not represent a boundary survey.
2. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
4. Elevations shown hereon are based upon Lake Austin datum on August 12th, 2010
Elevation = 492.58' per LCRA.

BENCHMARK:

BENCHMARK:
 'A' = Top of iron rod in concrete monument found.
 Elevation = 496.90'

'B' = Top of capped iron rod found.
Elevation = 500.43'



ctions in
of trunk diameter
August 12th, 2010

ZLOTNIK PROPERTY
TO BE
REMOVED

EXHIBIT MAP OF:

IMPROVEMENTS, BEING A PORTION OF NEIGHBORHOOD HARBOR, PANORAMA RANCH, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6 PAGE 151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: August 12th, 2010
October 29, 2010 and July 12, 2012

BY: Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
www.holcaustin.com
(512) 442-0990

FB 862 Pg. 50
and
FB 863 Pg. 102
A 862050

BONNIE PIERSON
10916 River Terrace Circle
Austin, TX 78733

PRG REQ
PERMITS REMOVAL OF BOATDOCK
STRUCTURE OUTSIDE OF
PAN RANCH BOUNDARY

11 February 2013

To Whom It May Concern,

I, Bonnie Pierson, owner of the Lot 16 property at 10916 River Terrace Circle in the Panorama Ranch Section 1 Subdivision (PR-S1) and member of the Panorama Ranch Homeowners' Association (PRHA), hereby approve the demolition and removal of the existing dock by the PR-S1 Harbor that appertains to my Lot 16 property. This said dock is the structure that stands adjacent to and to the right and outside of the PR-S1 boundary line on the Bruton Springs Park Reserve land by the park's cove.

Once the demolition and removal of the structure has occurred, the Bruton Springs Park Reserve space on that spot will remain vacant, which will add to the existing open park land and restore the area to its more natural state.

The demolition/removal of the structure will be initiated by my neighbors and PRHA members, Ernest and Gloria Kaulbach of 10604 River Terrace Circle, Austin, TX 78733.

Sincerely yours,



Bonnie Pierson

SCALE 1" = 20'

Legend

101 Iron Rod Found
 102 Iron Pipe Found
 103 Iron Rod Found with plastic cap
 imprinted with 'Terra-Firma'
 Concrete Monument Found
 (Record Bearing and Distance)
 107 Elevation Spot Shot
 Calculated Point

NOTES:

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Elevation = 492.58' per LCRA.

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Elevation = 500.43'

PIERSON DOCK TO BE REMOVED

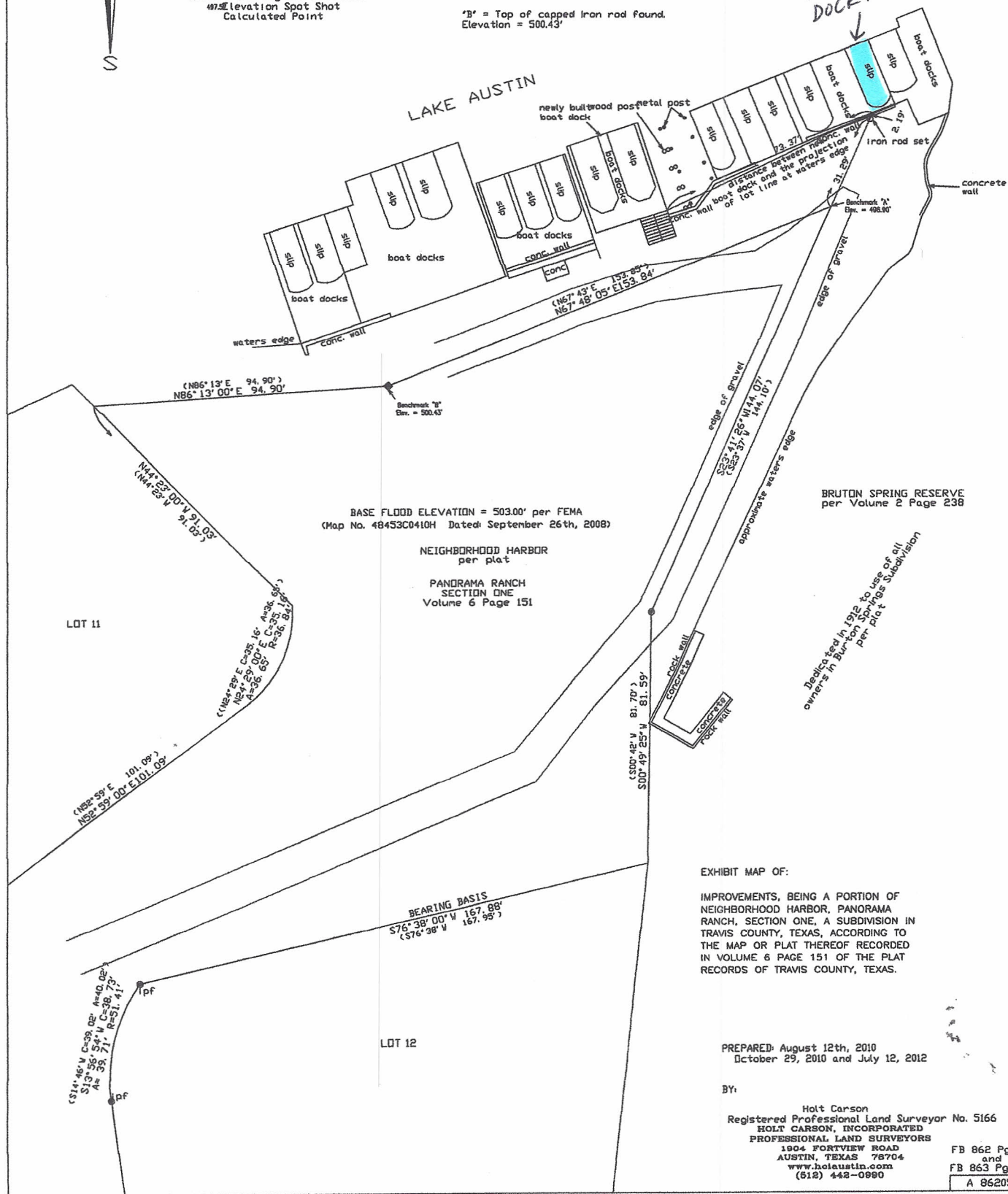


EXHIBIT MAP OF:

IMPROVEMENTS, BEING A PORTION OF
NEIGHBORHOOD HARBOR, PANORAMA
RANCH, SECTION ONE, A SUBDIVISION IN
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FB 862 Pg. 50
and
FB 863 Pg. 102
A 862050

PR 6

From: Central Texas Speech Pathology (ctsps@sbcglobal.net)
To: gdc Diaz@sbcglobal.net;
Date: Fri, January 25, 2013 9:39:22 PM
Cc:
Subject: Fw: KAULBACH DOCK, CONSENT TO ENCROACHMENT LETTER

Gloria and Ernie,
Since I do not have full understanding of the issue and because of the magnitude of the City's possible decision, I submitted your documentation to Routt for review. Please find forwarded his comments.
Lisa

Central Texas Speech Pathology Services
2525 Wallingwood Drive, Bldg. 2
Austin, Texas 78746

8500 Bluffstone Cove, Bldg. B, Ste. 105

Austin, Texas 78759
Ph: 512-327-6179
Fax: 512-327-1545

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----- Forwarded Message -----

From: Routt Thornhill <rthornhill@coatsrose.com>
To: Central Texas Speech Pathology <ctsps@sbcglobal.net>
Sent: Fri, January 25, 2013 2:09:34 PM
Subject: RE: KAULBACH DOCK, CONSENT TO ENCROACHMENT LETTER

NO DEED TO THE
BRUTON SPRINGS
PARK RESERVE

There is no deed to the parkland in Bruton Springs. It was created by the plat filed in 1912 that created the park and subdivision. The City will recognize that there is no deed. Thanks, Routt

COATS | ROSE

A Professional Corporation

W. Routt Thornhill
Attorney-at-Law

PRHA LAWYER

Barton Oaks Plaza
901 South MoPac Expressway
Building 1, Suite 500
Austin, Texas 78746
Direct: 512.541.3596 | Fax: 512.469.9408
RThornhill@coatsrose.com

TOM W. BRADFIELD

DONALD H. CUMMINS

PR 5 REQ - PAN RANCH
BOAT DOCK ALLOCATION
HISTORY ALBERT GORE

BRADFIELD, CUMMINS & GORE
REALTORS · BUILDERS · DEVELOPERS

3400 NORTHLAND DRIVE
AUSTIN, TEXAS 78731

October 18, 1967

Mrs. Hal Hendrix, Secretary-Treasurer
Panorama Ranch Owners Association
2810 Scenic Drive
Austin, Texas 78703

Dear Betty:

In order to keep a running record of the allocation of boat dock spaces in the harbor area of Panorama Ranch, Section One, please refer to an October 9, 1961 letter addressed to Mr. C.O. Towery who was our then Secretary-Treasurer. If that letter eludes you, here is a copy for your easy reference. Would you please also enter this current letter into the permanent files of the Panorama Ranch Owners Association showing the following with some minor changes and additions:

1. Gordon Lloyd----- Lot #12
2. George Fulford----- Bruton Springs
3. George Fulford----- Bruton Springs
4. Henry Perry----- Lot #21
5. Jim Stone ----- Lot #16
6. Ruby Eichelberger---- Lot #17
7. Joe Gibreath----- Lot #20
8. C. O. Towery ----- Lot #14
9. C. O. Towery ----- Lot #15
10. Harve Windrum----- Lot # 1
11. Harley Ford----- Lot #13
12. Ken Zimmerman ----- Bruton Springs
13. George Fulford----- Bruton Springs

FORMER DOCK SPACE
SINCE 1953 ~~1953~~
KAULBACHS
PURCHASED PROPERTY
IN 1970
FROM C.O. TOWERY

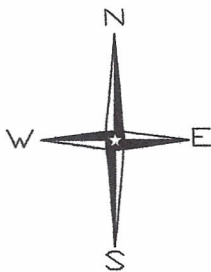
From time to time our neighbors inquire as to the location of their boat dock spaces and where other spaces would be allocated if other properties were sold. This is simply an attempt to have on permanent file a record of the allocations to date.

Sincerely and cordially,

Tom W. Bradfield

Tom W. Bradfield

TWB:mf
enc.



SCALE 1" = 20'

Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- Iron Rod Found with plastic cap imprinted with 'Terra-firma'
- Concrete Monument Found (Record Bearing and Distance)
- ▲ Elevation Spot Shot
- Calculated Point

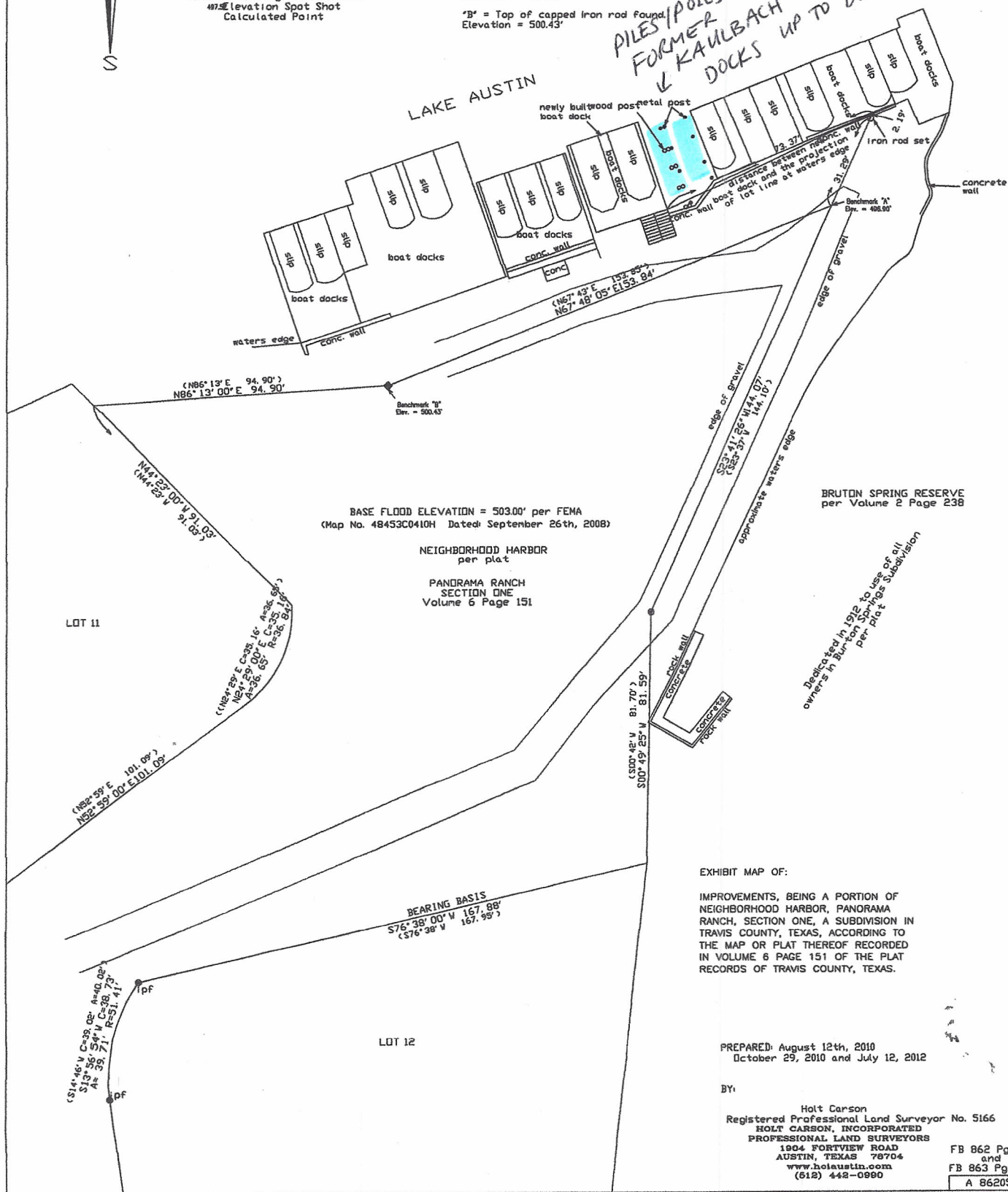
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PILES/POLES OF FORMER KAULBACH DOCKS UP TO DEC. 2011



BASE FLOOD ELEVATION = 503.00' per FEMA
(Map No. 48453C0410H Dated: September 26th, 2008)

NEIGHBORHOOD HARBOR
per plat

PANORAMA RANCH
SECTION ONE
Volume 6 Page 151

BRUTON SPRING RESERVE
per Volume 2 Page 238

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