

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: December 12, 2011

CASE NUMBER: C16-2011-0013

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ Bryan King
____ Susan Morrison
____ Melissa Hawthorne
____ Heidi Goebel
____ Cathy French (SRB only)
____ Dan Graham (SRB only)

OWNER/APPLICANT: Susan Vickery

ADDRESS: 7201 FM 2222 RD

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum height of a freestanding sign requirement of Section 25-10-124 (B) (2) from 12 feet in height to 21 feet 4 inches in height in order to maintain a freestanding sign in an "I-RR", Interim – Rural Residence zoning district. (Scenic Roadway Sign District)

The applicant has requested a variance to increase the maximum sign face area requirement of Section 25-10-124 (B) (1) (a) & (b) from the lesser of 0.4 square feet for each linear foot of street frontage; or 64 square feet to 138 square feet in order to maintain a freestanding sign in an "I-RR", Interim – Rural Residence zoning district. (Scenic Roadway Sign District)

BOARD'S DECISION: Postponed to Feb 13, 2012

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

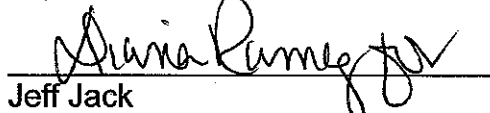
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman



City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

January 23, 2012

Vaught Ranch Holdings, LLP
111 Congress Ave, Suite 1400
Austin, Texas 78701

Via email to: Shelley R. Hess-Franz at alexanvistasmgr@greystar.com

Re: 7201 FM 2222
Lot 1 BLK A Vaught Ranch Sec 2

Dear Shelley,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to increase the allowable sign height and sign face area in order to maintain the existing property identification sign. Austin Energy does not oppose this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in black ink, appearing to read "Lena Lund".

Lena Lund

Public Involvement/Real Estate Services

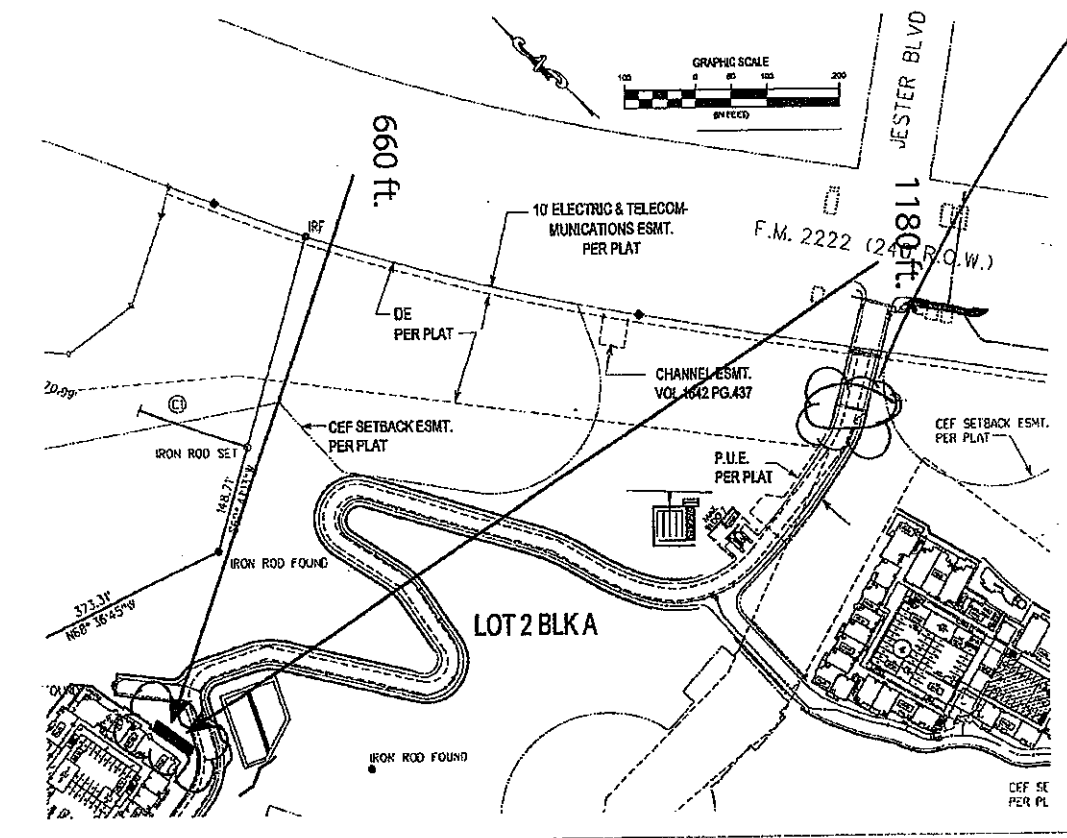
Cc: Diana Ramirez and Susan Walker

has reviewed this plan for 7201 FM 2222
and approves the variance requested before the Board of Adjustment. Any changes to
must be approved by Austin Energy.

Steve Ford

Date 1-23-12

*Sign that
"arches" over
diameter.*



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
COMPLETENESS CHECKLIST

- APPLICATION WILL BE RETURNED TO YOU AND WILL NOT BE ADDED TO NEXT BOARD OF ADJUSTMENT AGENDA AND CHECK WILL NOT BE DEPOSITED UNTIL ALL OF THE FOLLOWING IS SUBMITTED CORRECTLY.
- VARIANCES EXPIRE ONE YEAR AFTER APPROVAL DATE PER SECTION 25-1-217 UNLESS BOARD DEEMS OTHERWISE.

X Application must be typed

X Application must be signed and dated by owner and agent

X Application must have ALL findings (parking portion only required when parking variance is needed) that are applicable fully filled out at time of submittal

N/A Site plan must be submitted drawn to scale showing present and proposed construction along with existing structures on all adjacent lots

N/A Approval from Austin Energy if request is for a variance to height or setback limitations

X Sign Review Board cases must submit site plans showing location, elevations in addition to above requirements

_____ Tax plats (original size 1"=100') must be submitted showing subject property and property within a 500 foot radius. (Available from the Travis Central Appraisal District, 8314 Cross park Drive, 834-9138). If property is located in Williamson County, then contact Williamson County Appraisal District for a list of the property owners names and addresses within a 500 foot radius.

X Check for application fee: \$360.00 Residential zoning
\$660.00 All other

X Please consider contacting your Neighborhood Assn. about your request.

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Robert Long at 322-6522 before filing your application with the Board of Adjustment.

1/19/12 - 4m for Robert

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

Benny 1/19/12. L/w

CASE # _____

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 7201 RM 2222, Austin, TX 78730

LEGAL DESCRIPTION: Subdivision -- Vaught Ranch Sec. 2

Lot(s) 1 Block A Outlot _____ Division _____

I/We Susan D. Vickery on behalf of myself/ourselves as authorized agent for

Vaught Ranch Holdings, LLP affirm that on September 1, 2011, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT -- ATTACH -- COMPLETE -- REMODEL -- MAINTAIN

To maintain the property identification sign 'as is' through a sign variance. _____ in a Interim RR zoning district, located within the _____ Scenic Roadway _____ Sign District.

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

Lena

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: the site is separated from FM 2222 by a very low lying creek. A bridge has been constructed over the creek at the intersection of FM 2222 and Jester. This bridge provides the only means of ingress and egress to the property. Therefore the site has no frontage (other than the bridge) that is suitable for an identification sign.
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: 2222 CONA (Coalition of Neighboring Associations) is highly opposed to having any lighting or lit signage to effect the area and will fight any signage we wish to mount on the building. At this time we have lighting around the building completely turned off so as not to negatively impact the view and or surrounding habitats per CONA's requests.
3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: the sign itself is erected at the bottom of the deep slope 25ft from the 2222 entrance. The visibility of the sign is 25 feet from the 2222 road as well as only 14'9" above grade from 2222 drive by, fully preserving the visual integrity of the Scenic Roadway ordinance. Per Carl Rona CAFD engineer, the sign cannot be lowered because they will need at least 14" to secure access from 2222 in case of fire. Our sign is currently at 16'6" clearance at a steep grade from 2222.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: there are nearby signs that also exist visually appropriately at Davenport Ranch just South of the 2222/Jester sign. With Maggie in the DAC, we conducted a Permit History search of the area that shows the permit issued in 2003 with a 17' sign. See attached visual aids.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Susan Vickery Mail Address Vaught Ranch Holdings, LLP

City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Susan Vickery Mail Address Vaught Ranch Holdings, LLP

City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011

Walker, Susan

From: Vickery, Sue [svickery@tccresidential.com]
Sent: Saturday, December 10, 2011 12:27 PM
To: Walker, Susan
Cc: Fairly, Stacy; 'jharris@brownmccarroll.com'
Subject: Sign review

C16-2011-0013

Dear Susan,

As I mentioned to you on Friday, 2222 CONA has expressed opposition to our variance request. As such, I think we need more time to get with them and find a solution they can support before we go to review.

May we please postpone our appearance until next month? I've spoken to Jerry Harris, who will now be helping me better understand the process, history, and individuals involved - which I think is key to a smooth, efficient resolution.

I sincerely appreciate your help in moving our review.

Susan Vickery
Managing Director
Trammell Crow Residential

111 Congress Ave
Ste 1400
Austin, TX 78701

(C) 512-657-8391

CONFIDENTIALITY NOTICE: This e-mail, including any attachments, may contain information that is private or confidential. If you received this e-mail in error, please delete it and any attachments from your system without copying or forwarding the e-mail or any attachment and also notify the sender by reply e-mail so that our records can be corrected. If you are not the intended recipient, any disclosure, copying, distribution or use of this e mail or any attachment is prohibited and may be punishable by law.

Walker, Susan

-0013

From: Jerry Harris [JHarris@brownmccarroll.com]
Sent: Monday, December 12, 2011 3:27 PM
To: Walker, Susan
Subject: Fwd: Sign Rev. Bd 12/12/11 B-1 7201 RM 2222

BROWN : Attorneys
: at Law
MCCARROLL

Jerry L. Harris

Partner
Brown McCarroll, L.L.P.
111 Congress Avenue, Suite 1400, Austin, TX 78701
office: 512-479-9710 | mobile: 512-921-0392 | fax: 512-479-1101
www.brownmccarroll.com | jharris@brownmccarroll.com | bio

>>> Jerry Harris 12/12/2011 03:02 PM >>>
Hello Susan,

I will attend this meeting on behalf of the applicant. I have visited with Peter Torgrimson with 2222 CONA and we are in agreement that because of the holidays and because of my involvement in trying to work something out, that the postponement should be until the February, 2012 meeting. Therefore, I am requesting a postponement to the February 2012 meeting.

I will see you this evening. If you see any problems with my request, please let me know.

Thank.

Jerry.

BROWN : Attorneys
: at Law
MCCARROLL

Jerry L. Harris

Partner
Brown McCarroll, L.L.P.
111 Congress Avenue, Suite 1400, Austin, TX 78701
office: 512-479-9710 | mobile: 512-921-0392 | fax: 512-479-1101
www.brownmccarroll.com | jharris@brownmccarroll.com | bio

12/12/2011

ALEXAN VISTAS ALTA/ACSM LAND TITLE SURVEY OF 41.25 ACRES OF LAND BEING ALL OF LOT 2, BLOCK A, PORTION OF LOT 1 AND LOT 3, BLOCK A, VAUGHN RANCH SEC. 2, DOCUMENT NO. 2006000158 TRAVIS COUNTY, TEXAS	5.6672 AC 07-15-03 874.00 2
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P.O. BOX 52168
 AUSTIN, TEXAS 78709-2768
 PHONE (512) 301-9398
 FAX (512) 301-9395
 Dr. Ormsey@lsurwaying.com

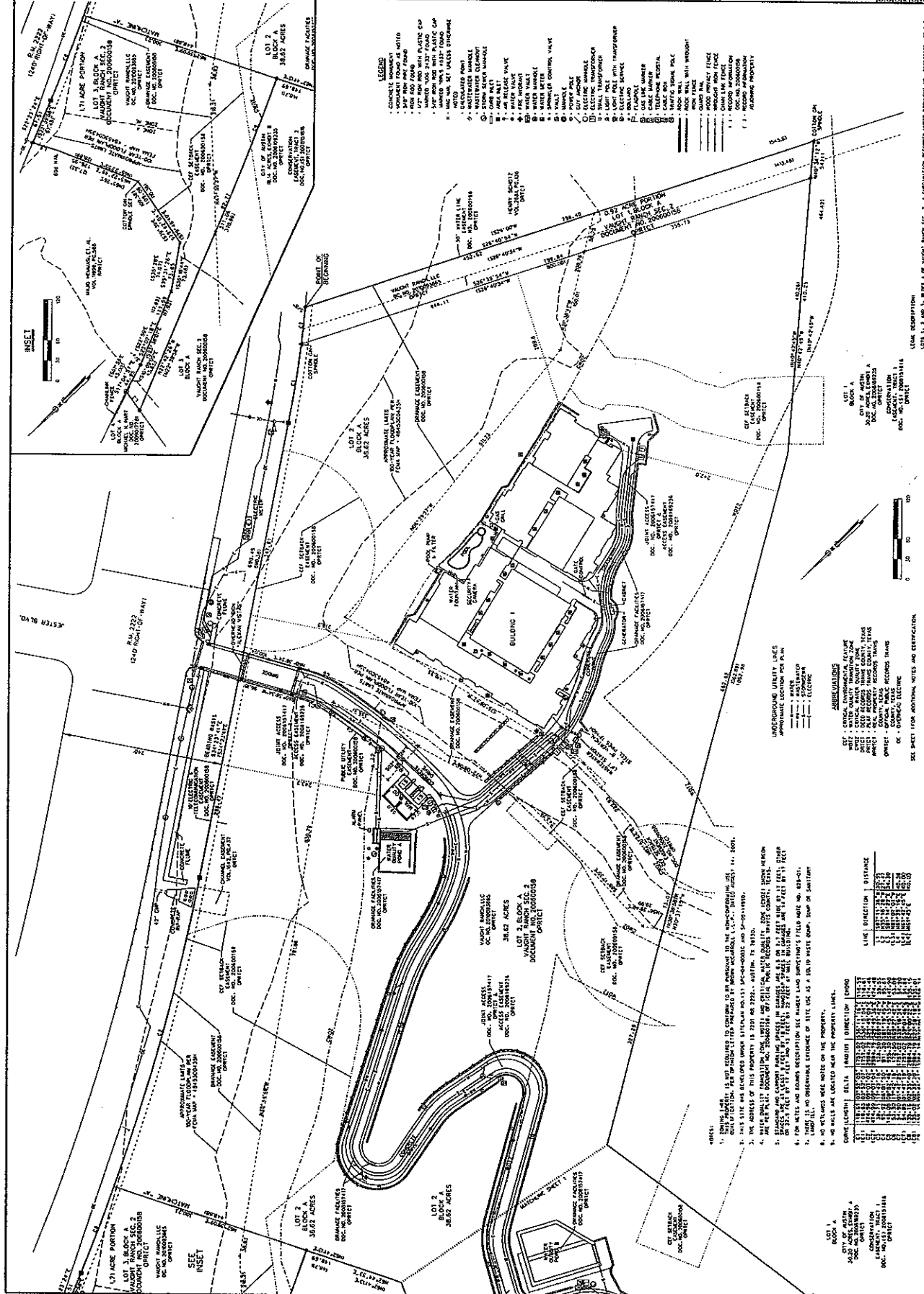
DATE	BY	REVISION	NO.	DESCRIPTION
06-22-18	CMR	SR	5	UPDATE SURVEY, NEW TITLE COMMITMENT.
06-22-18	CMR	SR	4	BARRIO NAME CHANGE WAS REMOVED (SEE NEXT PG. 3)
06-22-18	CMR	SR	3	GOOD LOCATIONS
06-22-18	CMR	SR	2	NEW TITLE COMMITMENT AND PERMITTING LOTS 1 AND 2
07-10-18	CMR	SR	1	REMOVE CONTRIBUTION AND UNDERGROUND UTILITIES NOTES & 1.2

ALEXAN VISTAS

AT/A/ACSL LAND TITLE SURVEY OF 41.25 ACRES
 OF LAND BEING ALL OF LOT 2, BLOCK A, VANGUARD
 RANCH SEC. 2, DOCUMENT NO. 2006000158
 TRAVIS COUNTY, TEXAS

RAMSEY LAND SURVEYING, L.L.C.

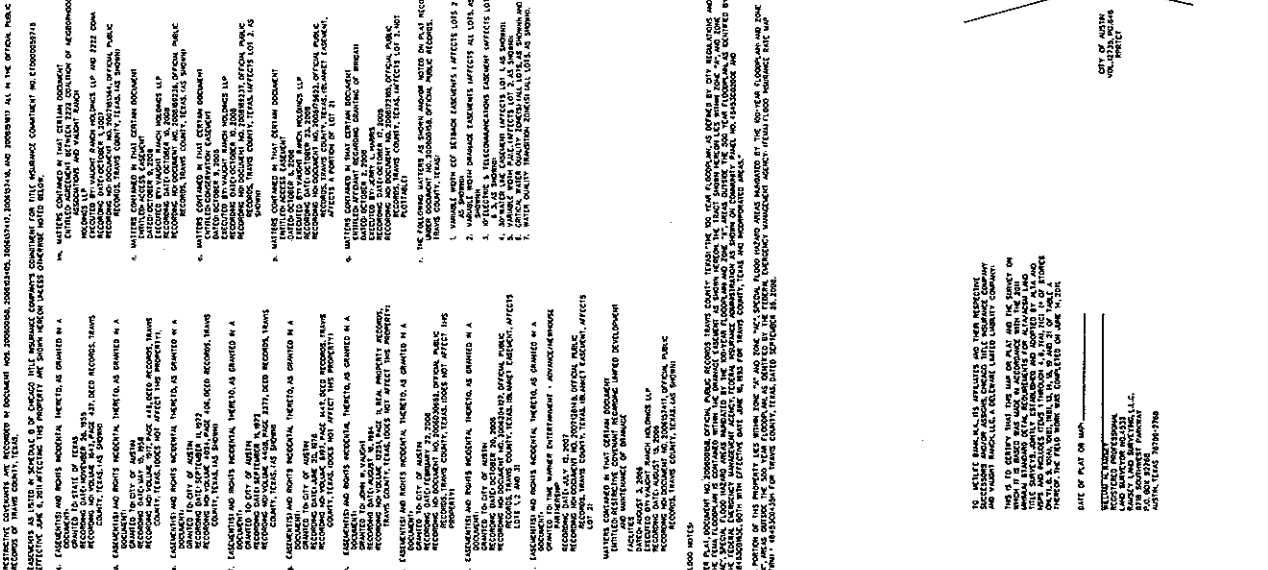
8718 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78768
 PHONE (512) 301-3595
 FAX (512) 301-3595
 brams@ramseylandsurveying.com

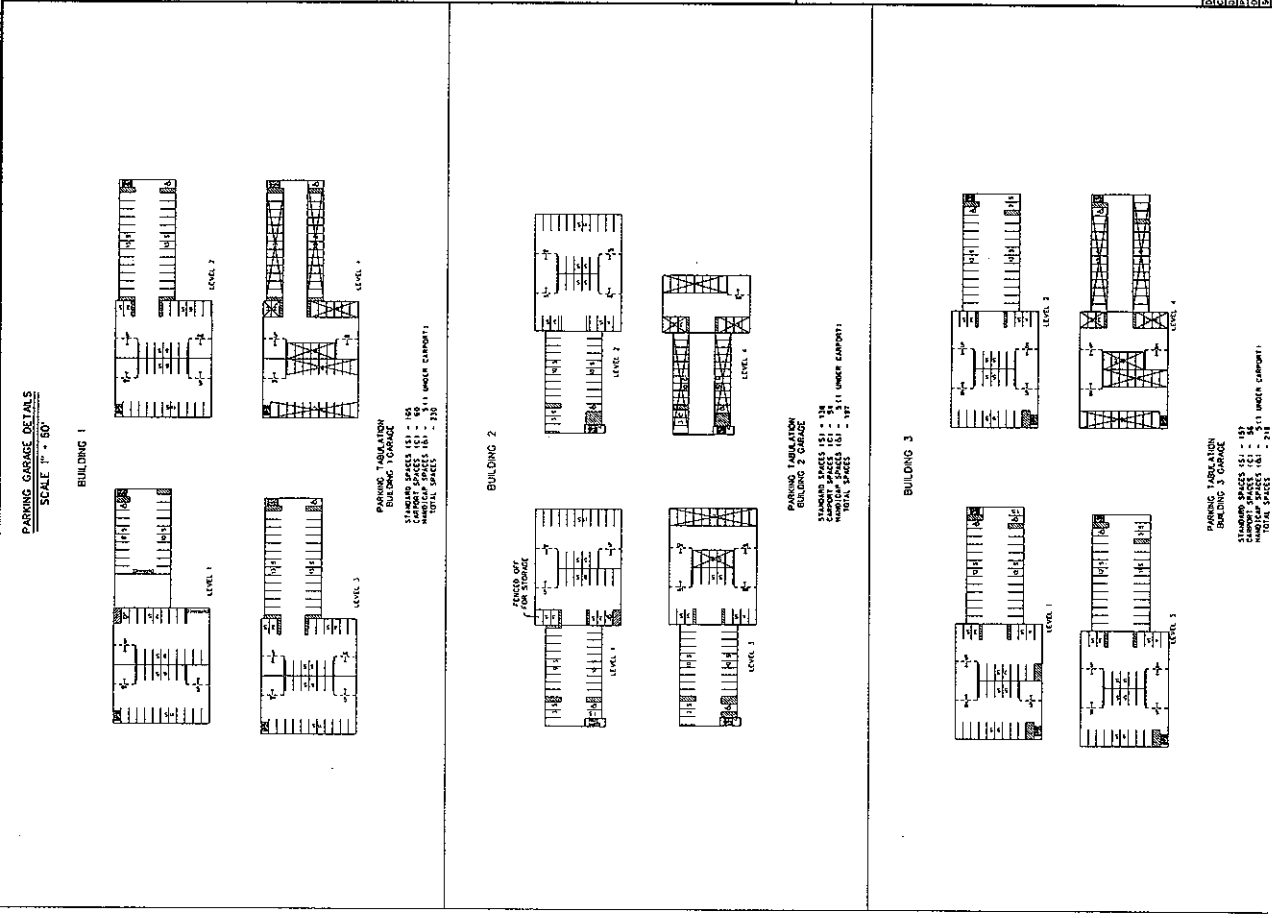
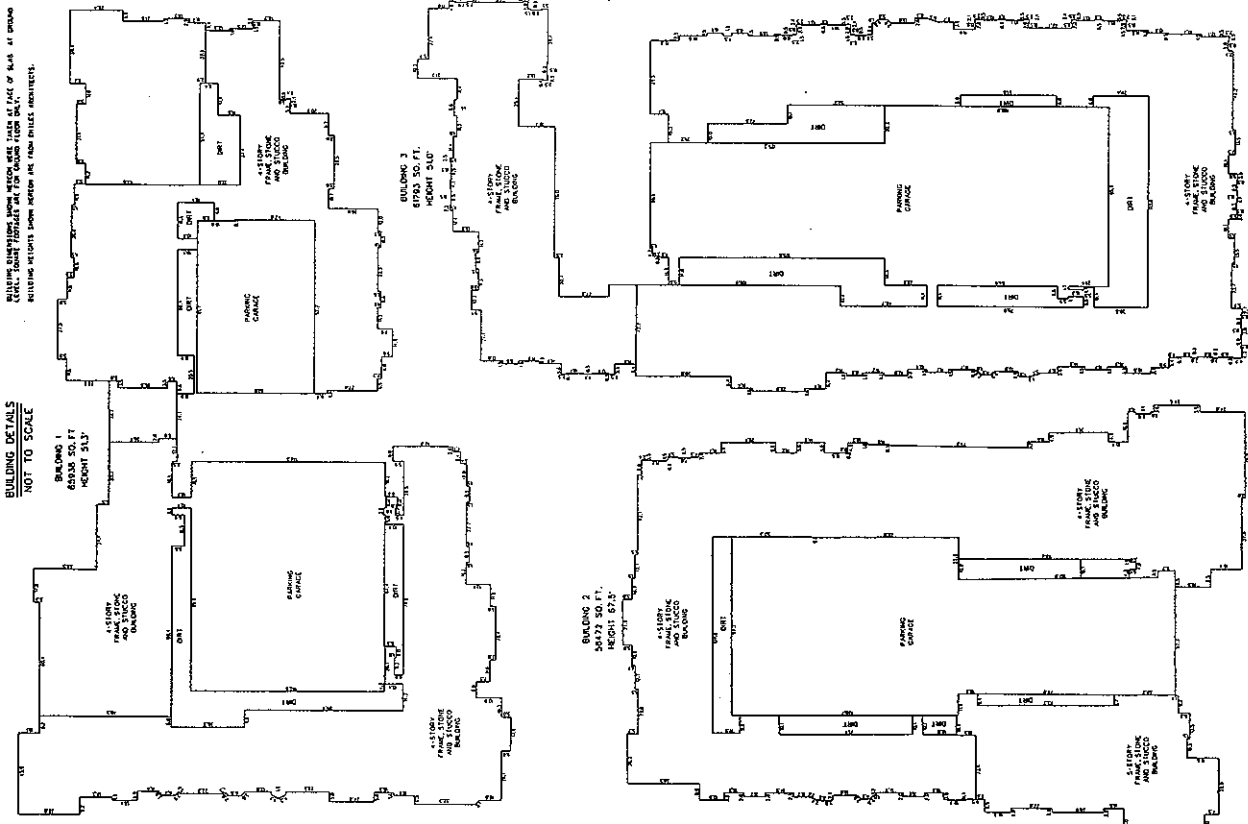


PRINTED BY	CARLAW
CHECKED	DIR
DATE	07.13.09
SUBJECT NO	026-01
ISSUE NO	026-05
ET NO.	107.3

P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
ORCON@AUSTIN.UTEXAS.EDU

This is a detailed plat map of a large tract of land. The central feature is 'LOT 2 3682 ACRES'. To its right is a curved boundary labeled 'MADISON TRACT' and 'DRAINAGE FACILITIES CONSTRUCTION DISTRICT'. Below Lot 2, there are several smaller lots or parcels, some labeled with numbers like '100-100-100-100' and '100-100-100-100'. A river or waterway, labeled 'SOUTH COAST RIVER', runs along the bottom and left sides of the map. Other labels include 'LOT 1' and 'LOT 3'. The map uses solid lines for boundaries and dashed lines for other features.

[illegible]



<p>ALTA/ACSM LAND TITLE SURVEY OF 41.25 ACRES OF LOT 1 AND LOT 3, BLOCK A VAUGHN RANCH SEC. 2, DOCUMENT NO. 200600158 TRAVIS COUNTY, TEXAS</p>		<p>RAMSEY LAND SURVEYING, L.L.C. 8118 SOUTHWEST PARKWAY AUSTIN, TEXAS 78705-2768 P.O. BOX 92318 FAX (512) 301-9395 PHONE (512) 301-9398 Drumbray@ramseyland.com</p>																																				
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07-21-09</td> <td>ISSUE FOR CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>2</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>3</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>4</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>5</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	07-21-09	ISSUE FOR CONSTRUCTION AND RECORDING	2	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	3	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	4	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	5	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	<p>PROJECT INFORMATION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07-21-09</td> <td>ISSUE FOR CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>2</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>3</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>4</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> <tr> <td>5</td> <td>07-21-09</td> <td>REVISIONS TO CONSTRUCTION AND RECORDING</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	07-21-09	ISSUE FOR CONSTRUCTION AND RECORDING	2	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	3	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	4	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING	5	07-21-09	REVISIONS TO CONSTRUCTION AND RECORDING
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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C16-2011-0013

Contact: Susan Walker, 512-974-2202

Public Hearing: Sign Review Board, December 12th, 2011

SHAWN WALKER

Your Name (please print)

☐ I am in favor
☒ I object

7201 Ranch Road 2222 Ste 3218

Your address(es) affected by this application

Shawn Walker

Signature

12-6-11

Date

Daytime Telephone: 512-628-1532

Comments: Small signage keeps 2222

livable and natural. We don't need

larger signs on this scenic roadway.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE #

C16-2011-0013

TP-014515-02-04

ROW-10680273

WARNING: Filing of this appeal stops all affected construction activity.

01-4315-0202

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 7201 RM 2222, Austin, TX 78730

LEGAL DESCRIPTION: Subdivision - Vaught Ranch Sec. 2

Lot(s) 1 Block A Outlot Division

I/We Susan D. Vickery on behalf of myself/ourselves as authorized agent for

Vaught Ranch Holdings, LLP affirm that on September 1, 2011, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

To maintain the property identification sign 'as is' through a sign variance. in a Interim RR zoning district, located within the Scenic Roadway Sign District.

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VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: the site is separated from FM 2222 by a very low lying creek. A bridge has been constructed over the creek at the intersection of FM 2222 and Jester. This bridge provides the only means of ingress and egress to the property. Therefore the site has no frontage (other than the bridge) that is suitable for an identification sign.

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APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

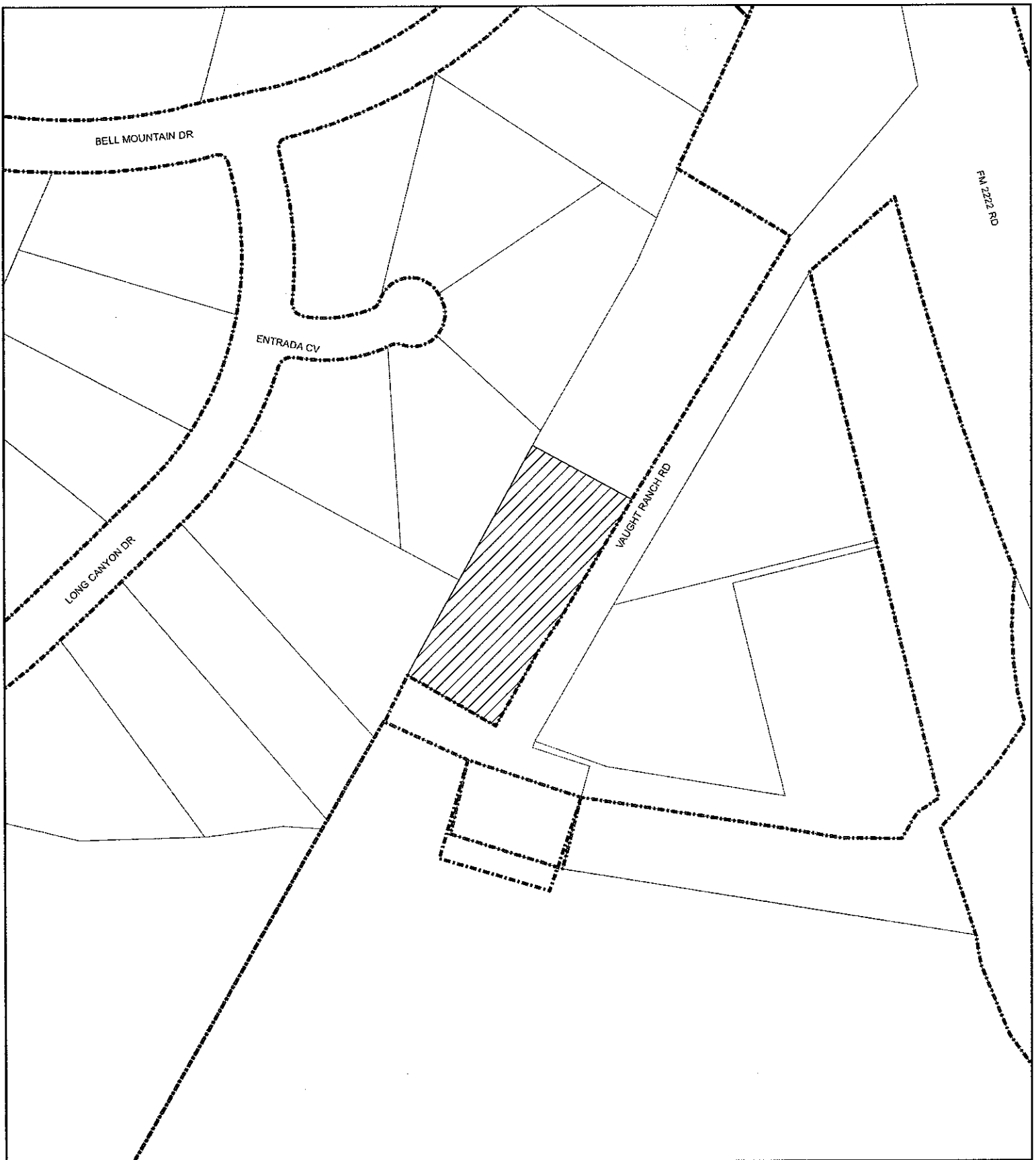
Signed Susan Vickery Mail Address Vaught Ranch Holdings, LLP
City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Susan Vickery Mail Address Vaught Ranch Holdings, LLP
City, State & Zip 111 Congress Ave, Suite 1400, Austin, TX 78701

Printed Susan D. Vickery Phone (512) 477-9900 Date 09/20/2011



SUBJECT TRACT



ZONING BOUNDARY

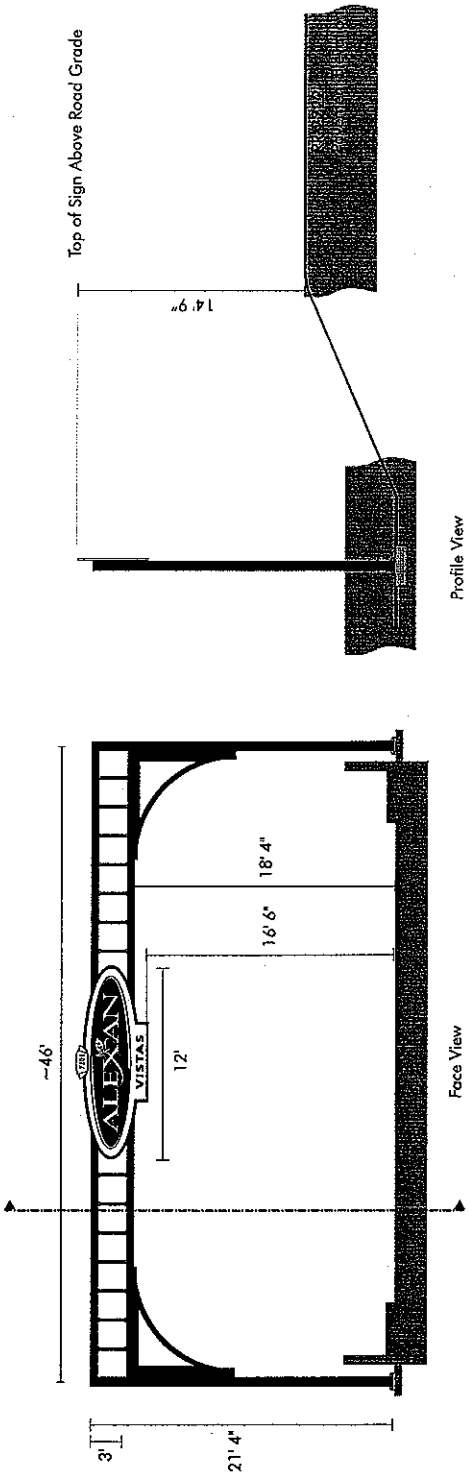
CASE#: C16-2011-0013
LOCATION: 7201 FM 2222 ROAD



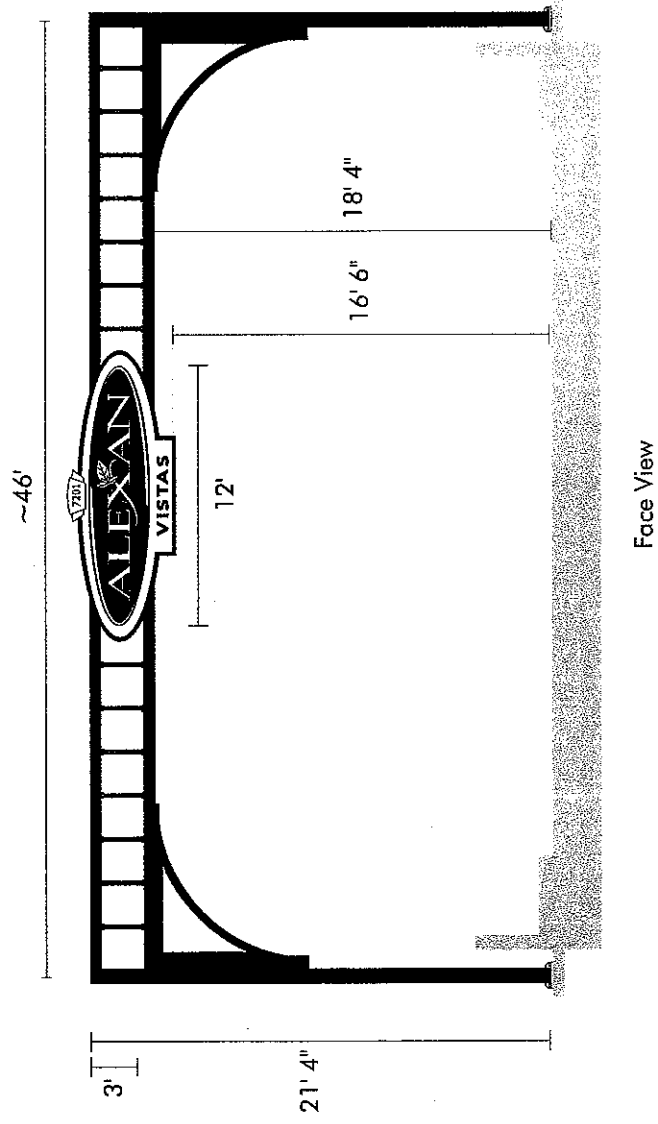
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

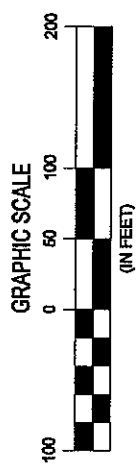
Alexan Vistas Entryway Sign: Top of Sign Above Road Grade 2222



Alexan Vistas Entryway Sign: Dimension Drawing



JESTER BLVD



660 ft.

1180 ft.

F.M. 2222 (240' R.O.W.)

10' ELECTRIC & TELECOM-
MUNICATIONS ESMT.
PER PLAT

CHANNEL ESMT.
VOL 4642 PG. 437

P.U.E.
PER PLAT

CEF SETBACK ESMT.
PER PLAT

LOT 2 BLKA

IRON ROD FOUND

IRON ROD FOUND

CEF SE
PER PL

IRF

(CI)

IRON ROD SET

148.71'
S62° 41' 13" W

373.31'
N68° 36' 45" W

70-9g

JESTER

RM 22222

EDGE OF PAVEMENT

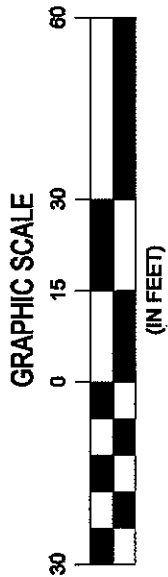
25' FROM EDGE OF PAVEMENT

25'

54.5'

PROPERTY LINE

BRIDGE



ALEXAN VAUGHT RANCH

Illuminated ID Sign for Alexan Vista Wall

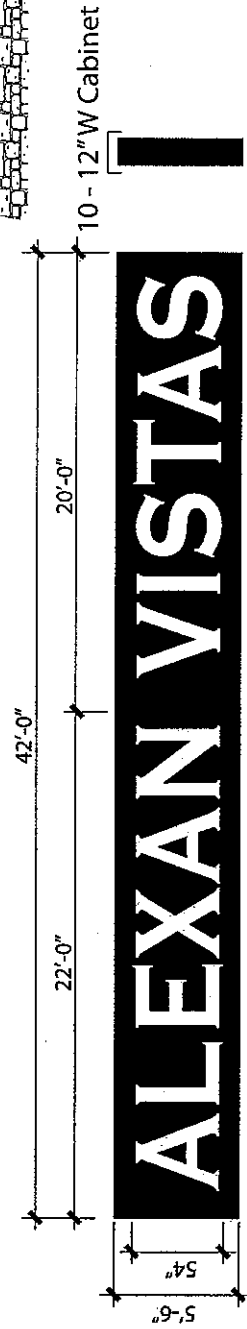
Illuminated aluminum cabinet sign with show-thru acrylic letters.
Face will have the ability to change with future messages.

Sign should be visible during the day and night for a distance of 1300 feet.*

Face should be black (or possibly deep red) with bright white letters.

Mounts onto exterior wall.

* However, with the additional letters and 4.5' high size, letters will have maximum impact at 540 ft. distance and depending on weather, up to possibly 2250 ft. for maximum readability.



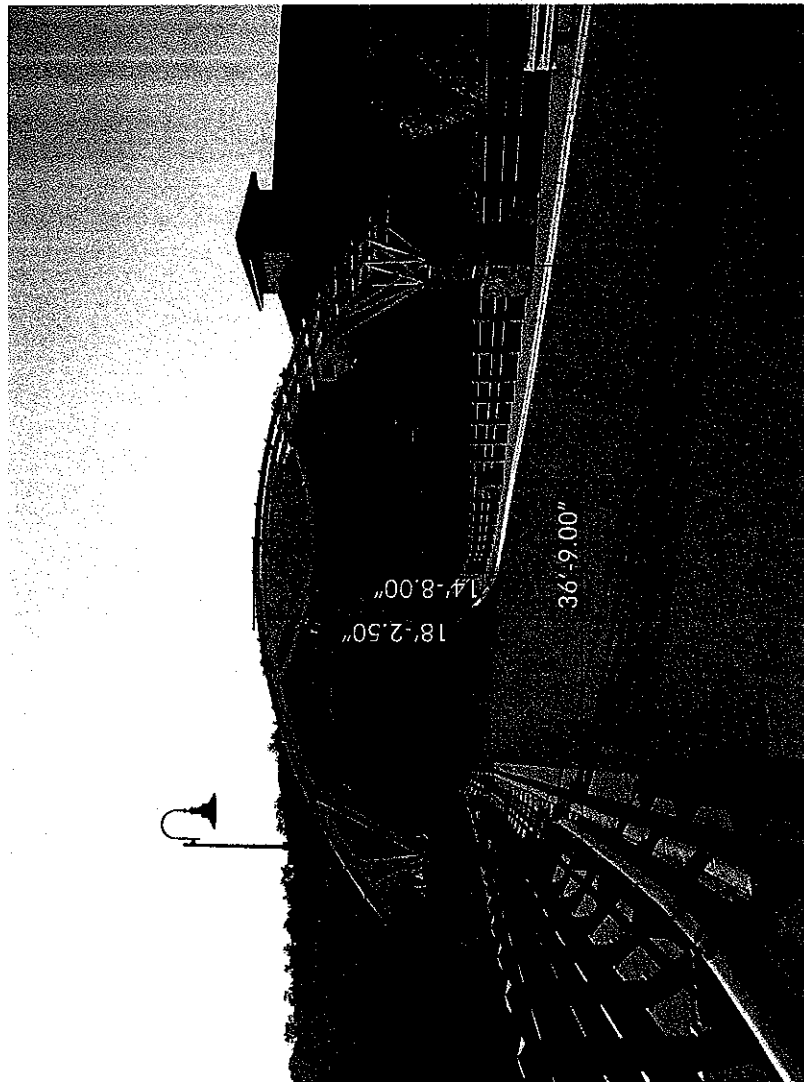
1/8" SCALE

All configurations are based on provided architect's scale and renderings. Actual field measurements must be acquired for final sizes and placement.



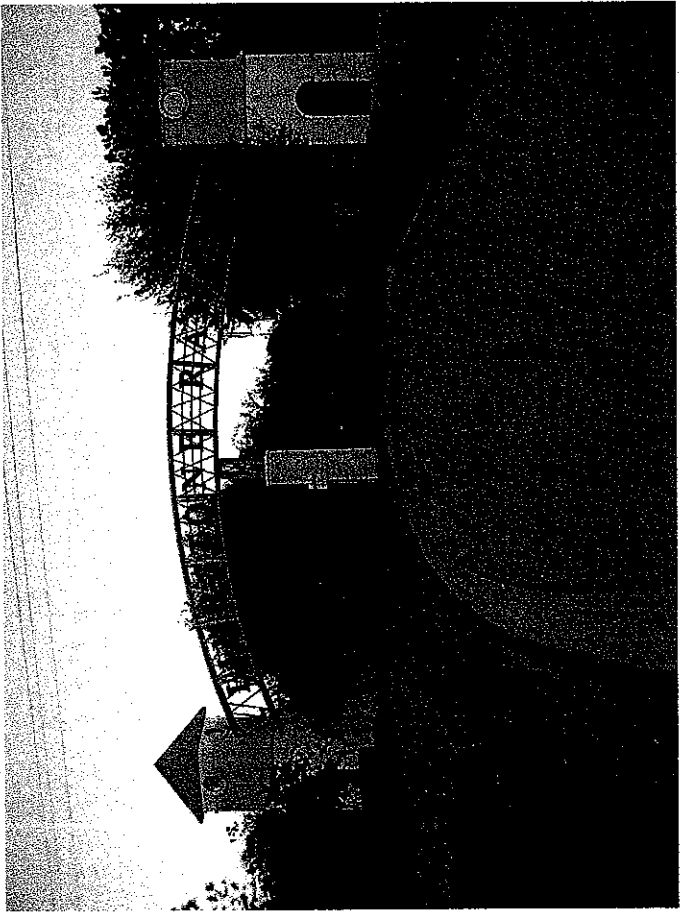
©2010 Robinson Creative Inc.

Exhibit 2: Davenport Village Entry Sign on 360: Similar type, size and distance above grade.

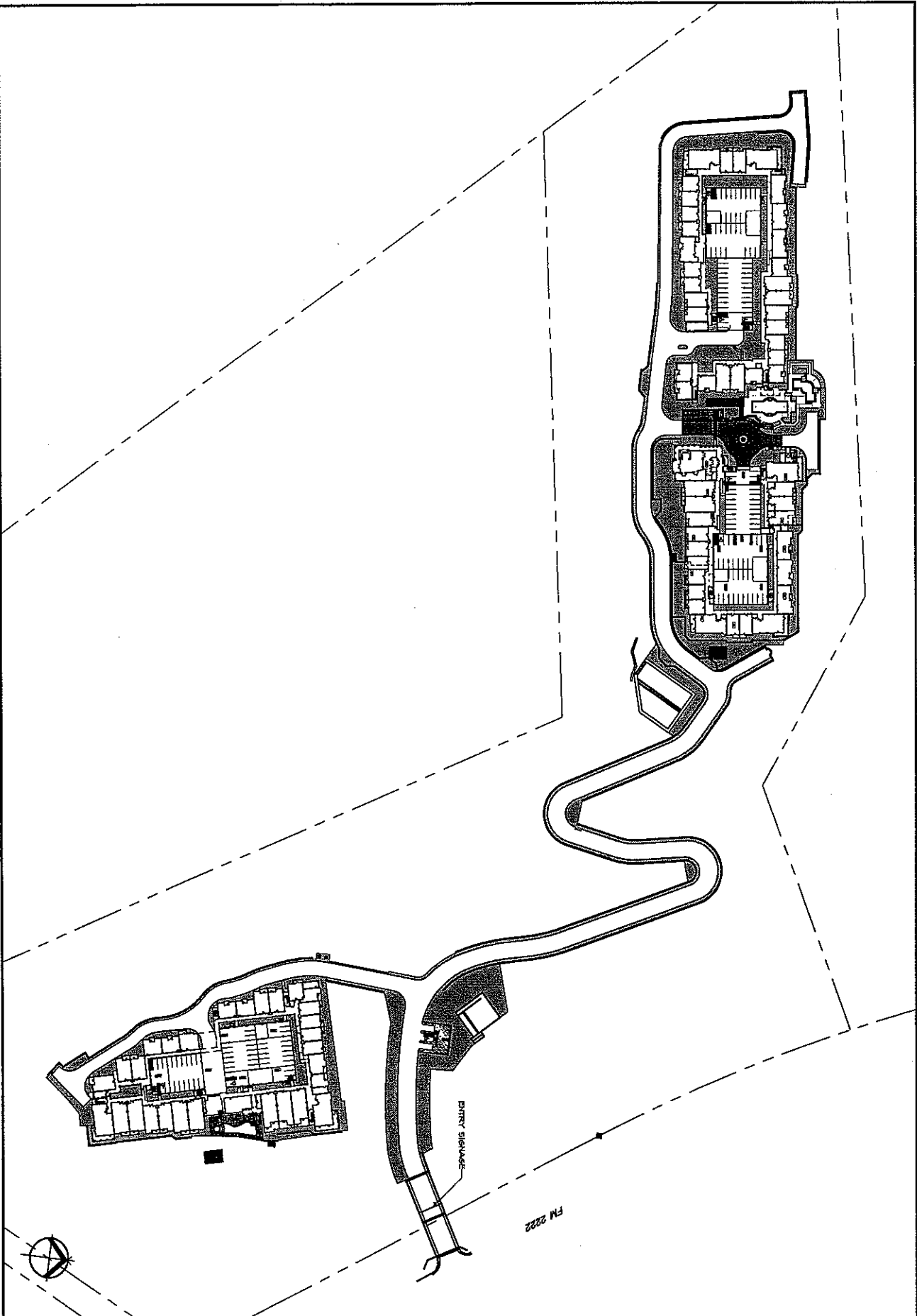


Park Utd
CA 2003

Limestone Ranch



U:\0001\VAUGHN\01-25-07\Map - 0101.dwg, last modified by jwong on 01/25/07 - 10:07am



<p>1S</p> <p>1S</p>		<p>SCALE</p> <p>1" = 100'</p> <p>DATE</p> <p>1/25/07</p>		<p>VAUGHT RANCH</p> <p>CITY OF AUSTIN, TEXAS</p>		<p>REVISIONS</p> <p>DATE</p> <p>DESCRIPTION</p>	
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