

LEGEND

- CALCULATED POINT
- ▲— 60D NAIL FOUND
- SQUARE HEAD BOLT FOUND
- 1/2" ROD FOUND
- ∞— CHAIN LINK FENCE
- //— WOOD FENCE
- JOUE
- JOINT USE ACCESS ESMT
- ETE
- ELECTRIC & TELECOM. ESMT
- () RECORD INFORMATION
- UTILITY POLE
- OH
- OVERHEAD UTILITY LINE(S)
- WATER METER
- SANITARY SEWER MANHOLE
- ON
- INSIDE OF SUBJECT BOUNDARY
- OFF
- OUTSIDE OF SUBJECT BOUNDARY
- TREE

TEMPORARY BENCH MARK (TBM)
IS TOP OF IRON ROD FOUND
ASSUMED ELEVATION = 100.00'

TREE LIST	
31	7" PECAN
32	10" PECAN
33	15" ELM
34	13"10"/9"7.5" HACKBERRY
35	9.5" HACKBERRY
36	9.5" HACKBERRY
37	5.5"/5"4" ELM
38	14" ELM
39	16" ELM
40	24" ELM
41	17"9"7" HACKBERRY
42	12" HACKBERRY
43	9" HACKBERRY
44	13" OAK
45	8.5" OAK
46	7.5" HACKBERRY
47	8" HACKBERRY
48	5"1/4"/4"4"3" HACKBERRY
49	6"4"5" HACKBERRY
50	8"6.5"/4.5"4" HACKBERRY
51	8.5" HACKBERRY
52	8" ELM
53	8" HACKBERRY
54	12"5"/4.5" HACKBERRY
55	7" HACKBERRY
56	9"5.5" PECAN
57	7.5"/5.5"/5"5" HACKBERRY
58	7"5" HACKBERRY
59	9"9"/3" HACKBERRY
60	6"5.5" HACKBERRY
61	13.5" OAK
62	6" TREE
63	8.5" OAK
64	8.5"/7"6.5" HACKBERRY
65	7" HACKBERRY
66	9" ELM
67	6" ELM
68	9.5" OAK
69	6.5" PECAN
70	8" HACKBERRY

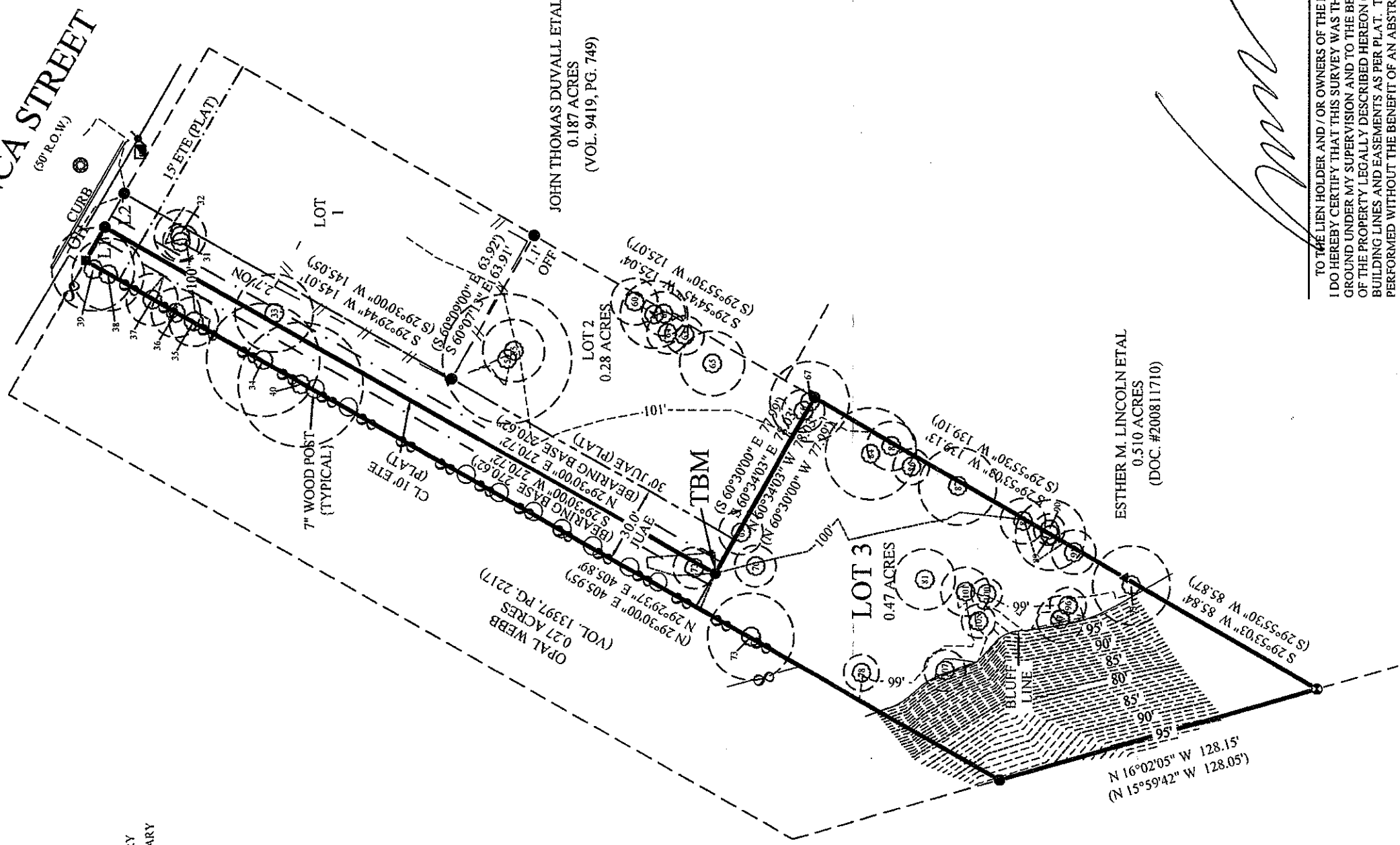
CITY OF AUSTIN
40.454 ACRES
(DOC. #2000096771)

NOTICE
BEFORE DESIGN

BEGINS ON THE SUBJECT PROPERTY, THE OWNER SHOULD
CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

LINE	BEARING	LENGTH
L1	S 60°13'47" E	14.98'
(L1)	S 60°02'31" E	(15.00')
L2	S 59°33'18" E	15.02'
(L2)	S 60°02'51" E	(15.00')

PONCA STREET
(50' R.O.W.)



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

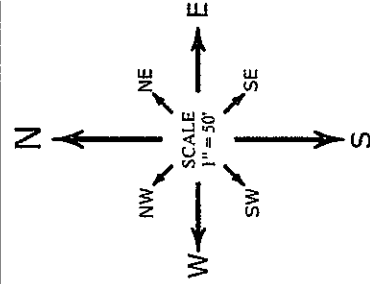
RESTRICTIONS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN
TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE
SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED
ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 3, SUBDIVISION OF PART OF BLOCKS 11 AND 12, J. GORDON BROWN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN DOCUMENT NUMBER 201100095, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM



F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD-
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0605H
PANEL: 0603H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD
CONTACT YOUR LOCAL FLOOD PLAN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

ADDRESS

ROBIN DEXHEIMER AND ERIC DEXHEIMER
0 PONCA STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	FEBRUARY 28, 2014	FILED BY:	BOBBY COOMBS	02/21/2014
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	02/25/2014
G.F. NO.:	-	DRAWN BY:	SEAN SUTTON	02/28/2014
JOB NO.:	A0211414	RPLS CHECK:	EDWARD RUMSEY	02/28/2014

PRELIMINARY SITE PLAN TO
DETERMINE FEASIBILITY AFTER
MEETINGS WITH COA PERMITTING
OFFICIALS

LOT AREA 16,647sf
BUILDING COVERAGE 2,287sf
% BUILDING COVERAGE 14%
IMPERVIOUS COVERAGE 2,561sf
% IMPERVIOUS COVERAGE 16%

6015 C IS A FLAG LOT AS DESCRIBED BY 25-1-21 (39)
WITH FRONT LOT LINE DETERMINED ACCORDING TO
25-1-21 (39)(D) OF THE AUSTIN CITY CODE. CONSIDERING
THE UNIQUE LOT CONFIGURATIONS AT THIS LOCATION,
GRANTING OUR REQUEST TO BUILD INTO THE FRONT YARD
SETBACK ACTUALLY WOULD REFLECT A MORE TYPICAL CONDITION
WHERE THE PROPERTY LINE IS TREATED AS A BACKYARD SETBACK
BY BOTH 6015 B AND 6015 C; THEREFORE, IT WOULD NOT
ADVERSELY AFFECT 6015 B.

Owner
Eric and Robin Dexhelmer
2101 Bluebonnet Lane
Austin, Texas 78704
Mobile +1 XXX XXX XXXX

Designer
Low Design Office
215 Beauregard St
San Antonio, TX 78204
Telephone +1 832 729 7962
www.lowdo.net

Structural
JM Structural Engineering
1905 N Lamar Blvd, Suite 101
Austin, TX 78705
Firm # 9979
Telephone +1 512 828 7666
Fax +1 512 828 7075

Revisions
03/29/14 Setback Variance Request
Revised

Project
PONCA STREET RESIDENCE
6015 Ponca Street
Austin, Texas 78741

Job Number
130311
Drawing
Neighborhood Plan

Scale
1" = 80'
Drawing Date Plot Date
03/29/14 03/29/14
Drawing Number

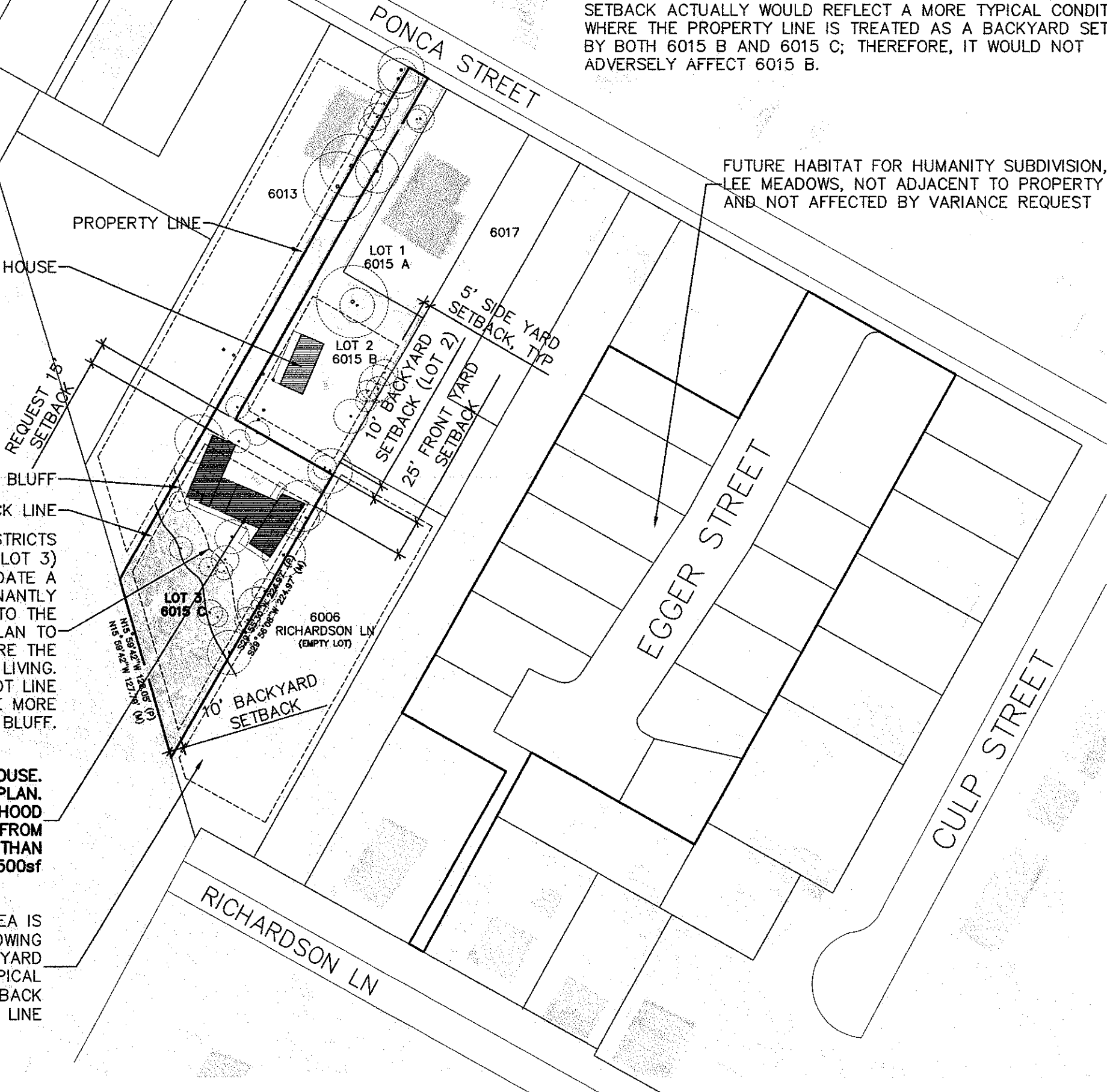
ROY G GUERRERO PARK

ENGINEER RECOMMENDED SETBACK FROM RAVINE BLUFF
BUILDING SETBACK LINE

THE LOCATION OF A RAVINE BLUFF RESTRICTS
THE BUILDABLE AREA OF 6015 C (LOT 3)
BY OVER 52%. IN ORDER TO ACCOMODATE A
MODEST 2405 SF HOUSE ON PREDOMINANTLY
ONE FLOOR, WE REQUEST TO BUILD INTO THE
FRONT YARD SETBACK. THE OWNERS PLAN TO
RETIRE IN THIS HOUSE AND THEREFORE REQUIRE THE
ACCESSIBILITY AFFORDED BY SINGLE STORY LIVING.
BUILDING CLOSER TO THE FRONT LOT LINE
ALSO PREVENTS THE NEED TO REMOVE MORE
TREES LOCATED CLOSE TO THE RAVINE BLUFF.

NEW 2405sf SINGLE FAMILY HOUSE.
SEE A0.1 FOR ENLARGED SITE PLAN.
HOUSE SIZE FITS WITHIN NEIGHBORHOOD
CHARACTER WHERE SIZES RANGE FROM
LESS THAN 1000sf TO GREATER THAN
3500sf

6006 RICHARDSON LN'S BUILDABLE AREA IS
NOT ADVERSELY AFFECTED BY ALLOWING
6015 C TO BUILD INTO ITS FRONT YARD
SETBACK. IN FACT, IT WOULD BE MORE TYPICAL
SINCE IT IS AT 6006 RICHARDSON'S BACK
LOT LINE



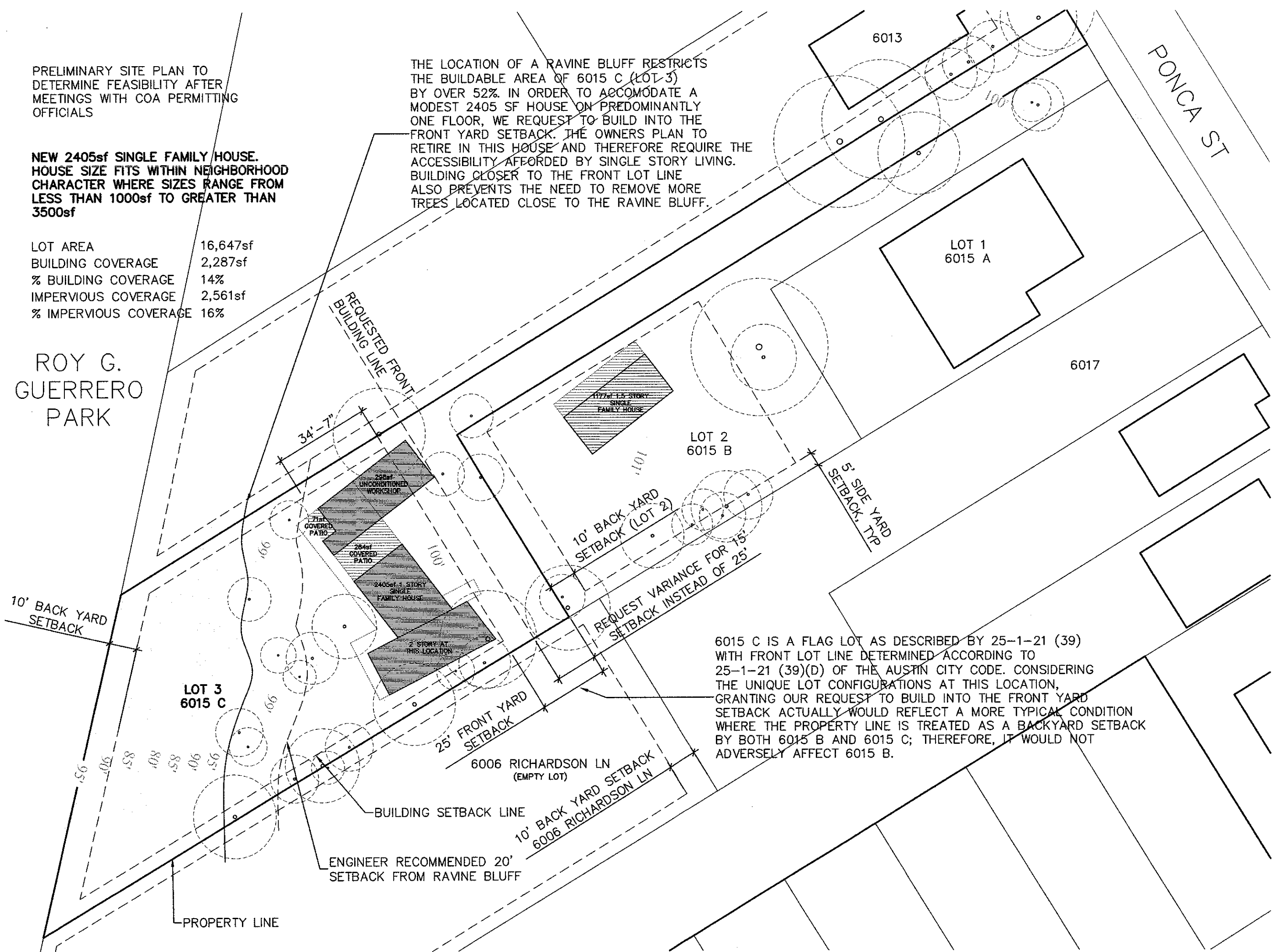
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ROY G.
GUERRERO
PARK



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