## AS-BUILT, TOPOGRAPHIC AND TREE LOCATION SURVEY

ATS Job # 17091127s

TREE LOCATION SURVEY Address: <u>3209 Beverly Road, Austin, Texas</u> Lot 11, Block 4, BRYKER WOODS "E", a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 4, Pg. 104, Plat Records, Travis County, Texas. BEVERLY ROAD (50' R.O.W.) (S28°58'00"W 60.00') S29°07′59″W TOP CURB 59.86 N29°07'59" 59.96' S28°58'00"W SCALE: 1"=20' DRT DRIVEWAY STONE WALKS TREE LEGEND + TREE # TREE TYPE & DIAMETER SIZE IN INCHES 12 5049 LIVE OAK 12 CONCRETE 5050 AMERICAN ELM 16-13 5051 AMERICAN ELM 39 (PER PLAT) PECAN 12 5057 5058 MAPLE VARIETY 7 Silver 5059 PECAN 16 ∠PORCH FFE 9.6 GRAPHIC REPRESENTATION OF TREE DRIPLINE EXAMPLE: A TRIPLE STEM TREE WITH STEMS 10", 8", 6" SHALL RENDER A GRAPHICAL SINGLE STORY LOT 5.5 **FRAME** 09 RADIUS OF 10 + (8/2) + (6/2) = 17' FEET NG 60.5 RESIDENCE 10 52 LEGEND 9,00 ½" (IRF) IRON ROD FOUND ½" (I.D.) IRON PIPE FOUND 13.5 CALCULATED POINT Δ B.S.L BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT . & B.S.L PLAT) P.U.E. RECORD INFORMATION CONCRE & B.S.I COVERED AREA R.O.W RIGHT OF WAY 29 CONCRETE 0 WOOD FENCE 9 102.C 0 -() CHAINLINK FENCE S ELECTRIC LINE 11 LOT UTILITY POLE BLOCK E ELECTRIC METER GAS METER (G (WM) WATER METER ₩18.0 WOOD FENCE 0.2' OUTSIDE PROPERTY (WV) WATER VALVE AIR CONDITIONER X WOOD FENCE 0.9'-1.3' INSIDE / PROPERTY TEMPORARY BENCHMARK: BOX CUT IN TOP GARAGE CURB RELATIVE ELEVATION-100.00' 0.5' CONTOUR INTERVALS (RELATIVE BASIS) CHAIN LINK FENCE 0.1'-0.2' INSIDE PROPERTY NATURAL GROUND FINISHED FLOOR ELEVATION (RELATIVE) IRF IN عراص 5' P.U.E. (PER PLAT) S29°08'05"W 59.96 Surveyor's Note: Bearings shown hereon are based on the (\$28°58'00"W 60.00' (N 15' LOT 21 & plat of BRYKER WOODS "E", according to the map or plat as recorded in Vol. 4, Pg. 104, Plat Records, Travis County, (N 15'! LOT 22 & S 45 LOT 23) S 45' LOT 22) LOT 21 LOT 23 LOT 22 Notes: 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.

2) Easements and building setback lines are per the recorded subdivision plat unless otherwise noted.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right—of—way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738

Client: Selvili, Elif

Date of Field Work: 10/9/17 & 10/10/17

Field: PArizpe Tech: MBolton

Date Drawn: 10/11/17





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4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineers Inspectors & Surveyors

(512) 328-6995 FAX: (512) 328-6996

 $Path: Projects \\ \ BULK \\ A-F \\ \ BeverlyRd3209 \\ \ Production \\ \ Dwgs \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ BeverlyRd\_171011. \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ dwg \\ \ AB-TOPO-TREE\_3209 \\ \ dwg \\ \ dw$ 

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE DRAINAGE APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ADJOINING PROPERTIES.

\TERA\Shared\atlantis DRAWINGS active\selvili drawings\selvili 08-21-17 PLAN ea.dwg, A0.1 proposedSite(22x34), 8/21/2017 4:43:38 PM, PDF995

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY SNS ENGINEERING, INC. DATED 06-14-95 AND IS FOR ESTIMATING PURPOSES ONLY. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

NOTE: THIS IS >50% THEREFORE SIDEWALK

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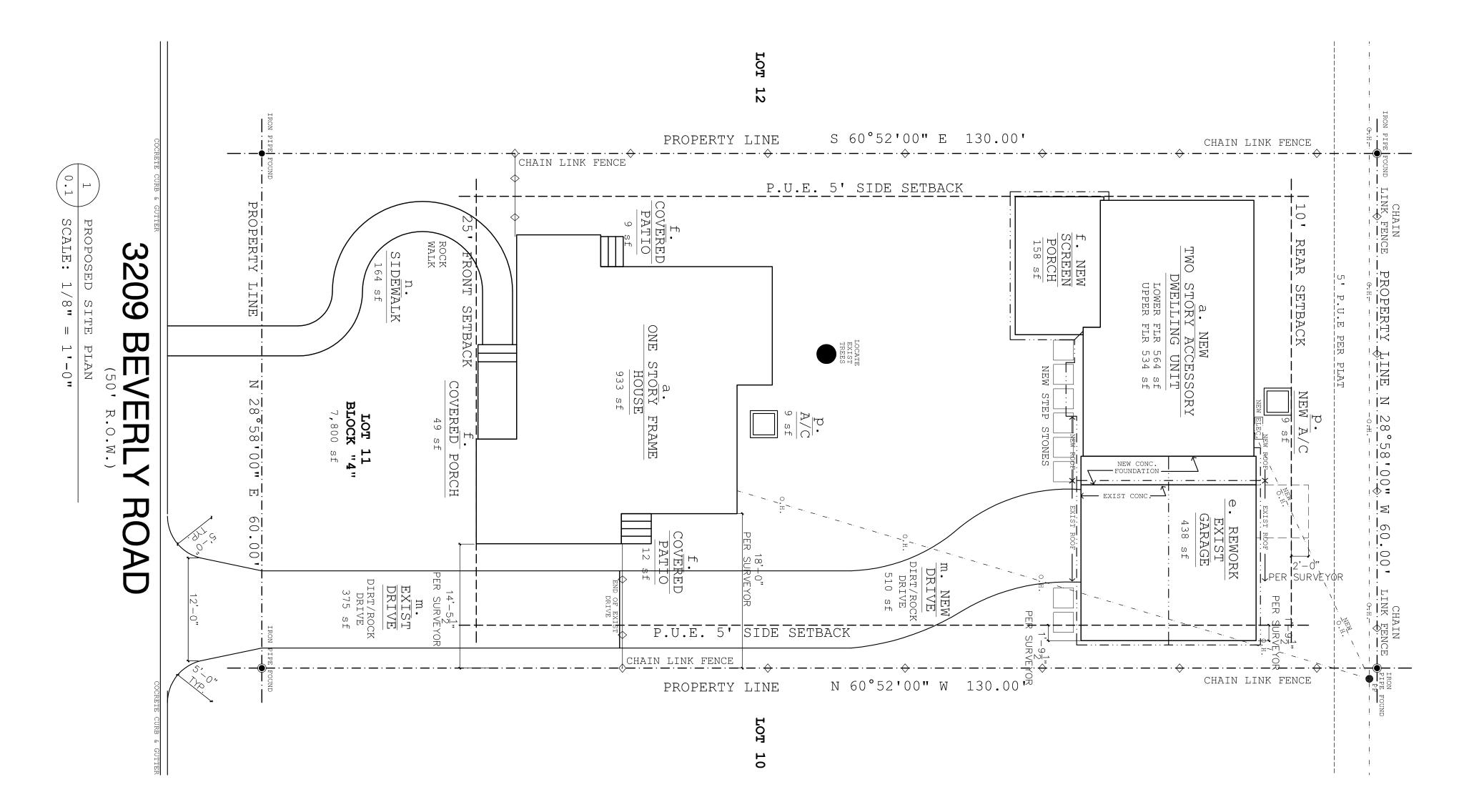
	4. F.A.R. CALCULATIONS		
EXIST	per		
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	5-2 8		
TOTAL	LDC 25-2 subchap		
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1. BUILDING & SITE AREA CALCULATIONS	ATION	S	08-2	08-21-17	Ф
	EXIST	NEW		TATOT	
(etr) = existing to remain	(etr)				
FIRST FLR. CONDITIONED AREA	933 s:	f 564	4 sf	1,497	sf
SECOND FLR. CONDITIONED AREA	0 sf	E 534	4 sf	534	sf
THIRD FLR. CONDITIONED AREA	0 sf		0sf	0	S H
BASEMENT	0 sf		0sf	0	S H
GARAGE 1. ATTACHED (or <10' away)	0 sf		0sf	0	sf
2. DETACHED (>10' away)	" sf		0 sf	0	s f
3. CARPORT 2 sides 80% open	370 sf	E 68	8 sf	438	sf
COVERED PATIO, DECK OR PORCH	70 s:	f 158	8 Sf	228	S H
BALCONIES (not over bldg)	0 sf		0 sf	0	S H
OTHER BUILDING OR COVERED AREAS	0 8:	Ħ	0 sf	0	s f
UNCOVERED WOOD DECK(s) (count 100%)	0 8:	Ħ	0 sf	0	s f
SWIMMING POOL (water surface only)	0 sf		0 sf	0	S f
SPA	0 sf		0 sf	0	s f
TOTAL BLDG AREA (a thru j)	1,373sfl	-	324 sf 2,	697	Sf

BUILDING

COVERAGE



NOTE:
SAID LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48453C-0205E (ZONE X)
DATED: JUNE 16, 1993

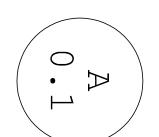
LOT 1, 1, DESCRIPTION: PAGE 104, • BRYKERWOODS TRAVIS CO.

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INFO:

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN CONSTRUCTION DOCUMENTS THEMSELVES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

**NOT FOR CONSTRUCTION** 



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SITE :

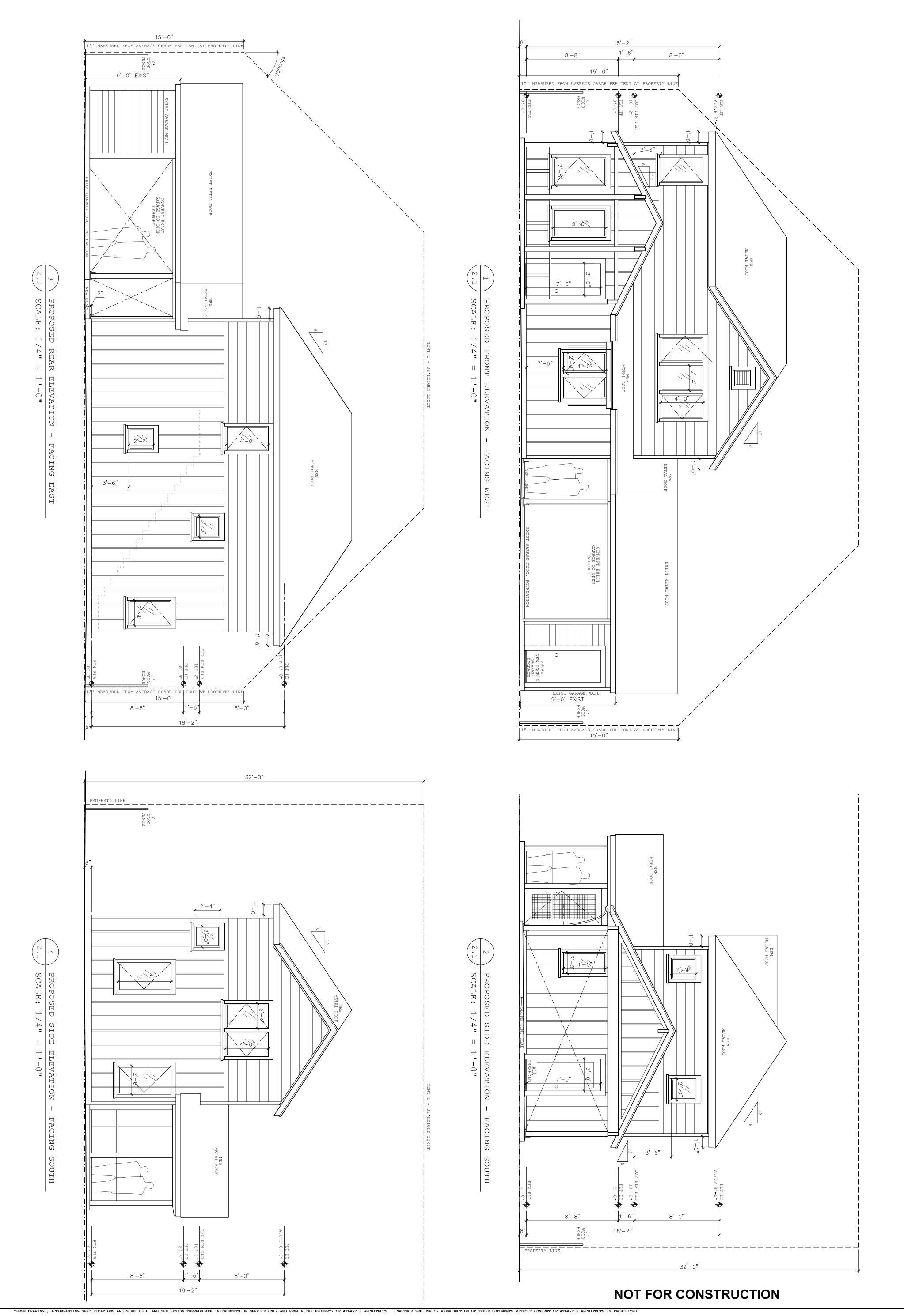
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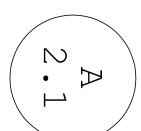
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