



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 01/30/2014

Site Plan Expiration Date: 08/11/2017

Permit No.: SP-2014-0030D

Project Name: Beacon Drive Professional Park

Address or Location Description: 5416 BEACON DR

Watershed: Lake Travis

Owner of Property: Gary Gustafson , (512) 970-7963

Address: 100 LIDO CR APT B LAKEWAY TX 78734

Owner's Representative: Kurt Prossner, Prossner and Associates, Inc., (512) 918-3343

Address: 13377 POND SPRINGS RD. SUITE 104 AUSTIN TX 78628

Legal Description: La Hacienda Estates, Section 2, Lot 50

PERMIT IS HEREBY ISSUED FOR:

The construction of a 2-story, 6,000 square foot building footprint office and warehouse building on 1.4 acres with associated utilities, parking and drainage facilities as per approved plans. The project will have 20% impervious cover on a Net Site Area basis. The project is located within the Lake Travis watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's 2-Mile Extra Territorial jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

Handwritten signature of Gary Gustafson in black ink.

Signature of Applicant

For

Gary Gustafson 8-13-14

Owner

Date

Handwritten signature of a City of Austin official in black ink.

Permit Approved by City of Austin

8/11/14

Date

May 16, 2014

Liz Johnston, Environmental Review
Environmental and Conservation Services Department
City of Austin
505 Barton Springs Road
Austin, Texas 78701

Pd
8/14/17
E dede #1012

Re: **E/S Control Estimate – Beacon Drive Professional Park – SP-2014-0030D**

Ms. Johnston,

Please accept the following as the cost estimate for temporary erosion/sedimentation controls required for the proposed redevelopment of Arcadia East located at 5416 Beacon Drive in Travis County, Texas. The quantities are based on the plans and are as follows:

Stabilized Construction Entrance (1 req.)	x \$1,000	= \$ 1,000.00
Silt Fence 1,522 l.f.	x \$3.00	= \$ 4,566.00
Inlet Protection 1 req.	x \$50.00	= \$ 50.00
Hydro Mulch seeding with topsoil and watering for temporary and permanent revegetation 2,709 s.y.	x \$3.00	= \$ 8,127.00
Standard 609S revegetation 64.5 s.y.	x \$7.00	= \$ 451.50
On-site/Off-site clean up 1.4 acres.	x \$3,000/ac	= \$ 4,200.00

Fiscal Surety to be posted: \$18,394.50

Supporting bids per ECM Sec. 1.2.1.1 are attached and should you have any questions or require any additional information, please contact our office.

Sincerely,

Kurt M. Prossner, P.E.
President



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3216

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit #: 22277

Location: 5416 BEACON DRIVE, AUSTIN TX 78734

Permit Date: 9/17/2014

LA HACIENDA ESTATES Block: Lot: 50

Owner: GUSTAFSON, GARY

Mailing address: 5416 BEACON DRIVE AUSTIN TX 78734

This serves to notify all persons that the on-site sewage facility (OSSF) application, related technical data, and the appropriate fee have been received by LCRA from the property owner. The application has been reviewed for technical and administrative consideration against standards set forth by LCRA. The permit may have some special provisions attached that are very important to note. Approval is hereby granted for the construction as shown on the submitted plans.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY LCRA PRIOR TO INSTALLATION. OPERATION OF AN OSSF WITHOUT A LICENSE IS A VIOLATION OF LAW AND CAN RESULT IN ENFORCEMENT ACTION.


All on-site sewage systems must be installed by a Texas Commission on Environmental Quality licensed Installer. An owner installing his/her own system is exempt from this requirement. However, the owner must obtain applicable requirements from LCRA before beginning construction. It is the owner's responsibility to verify that an installer is licensed by the TCEQ prior to allowing the system installation.

Temporary erosion controls must be provided and maintained during construction of the OSSF and until the Site has been permanently stabilized per the LCRA Highland Lakes Watershed Ordinance. Please call 1-800-776-5272, extension 2324 or visit <http://www.lcra.org/water/quality/watershed-management-ordinance> for more information.

You or your installer must contact LCRA 24 hours prior to completion in order to arrange the required facility inspection(s). The authorization to construct is valid for 12 months from the issue date. If a final inspection has not been performed within 12 months of issue, a new application and fee will be required.

To schedule an inspection, call 1-800-776-5272, Ext. 4091 or local to Austin using (512) 473-4091. Please note that calling for an inspection from a cell phone may not be received clearly or at all. Inspections requested earlier in the day will be given a scheduling priority over those called in later in the day.

Should you have any questions, please call us at 1-800-776-5272, extension 3216. By referencing the permit/license number, you will help us assist you more efficiently.


Agency Official CSOA 7177 9/17/2014
Date

Special Provisions

Page 1

9/17/2014

Permit #: 22277

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- 1 This permit is issued for an office warehouse which will be served by an OSSF authorized to dispose of not more than 200 gallons per day of wastewater.

 - 2 Based on the approved plans, a minimum of 760 square feet of disposal area is required for this system.

 - 3 Septic tanks buried more than 12 inches below ground shall have risers over the port openings which extend from the tank surface to no more than six inches below the ground. Risers must be permanently fastened to the tank lid or cast into the tank and the connection must be watertight. Risers must be fitted with removable watertight caps and protected against unauthorized intrusions. Acceptable protective measures include: a padlock, a cover that can be removed with tools or a cover having a minimum net weight of 65 pounds set into a recess of the tank lid. Risers must be able to withstand the pressures created by the surrounding soil. Risers and caps exposed to sunlight must have ultraviolet light protection. A secondary plug, cap, or other suitable restraint system that shall be provided below the riser cap to prevent tank entry if the cap is unknowingly damaged or removed.

 - 4 The installation of low-flow devices is required. Low-flow toilets with a flushing capacity of 1.3 gallons or less, showerheads with a flow of 2 gallons per minute or less at 80 psi, and faucet aerators are required. The toilets and showerheads shall be designated by EPA as Water Sense certified. An inspection of the low-flow devices is required prior to final approval.

 - 5 The OSSF has been designed by Jim Bettridge, RS. The original plans, dated May 9, 2014, must be followed with the addition of the provisions listed above.

TRANSPORTATION AND NATURAL RESOURCES



Travis County TNR
700 Lavaca, 5th Floor
Austin, TX 78701
512-854-4215

Thursday, July 03, 2014

Permit Invoice for Permit Number 14-4029
Prossner and Associates, Inc. - Kurt Prossner
5416 Beacon Drive
Austin TX 78734

Mail Payments to:
Travis County TNR
Attn: Zoe Blair
P.O. Box 1748
Austin, TX 78767

If you would like to drop your payments off, please bring this invoice and your payment to:

Travis County TNR
700 Lavaca, 5th Floor
Austin, TX 78701
Business Days, 8:30 am to 4:00 pm

Permit Type	Permit Fee	Amount Paid
Development Permit - Non-Residential A	\$179.20	\$179.20
Driveway Rural	\$65.00	\$0.00
	\$244.20	\$179.20

Balance to Pay: \$65.00

pd
7/14/14
WF
UK 128

RELEASE OF RESTRICTIVE COVENANTS

WHEREAS Dorothy Doss, individually and as independent executrix of the estate of James H. Doss Jr., deceased, licensed to do business in Texas, recorded those certain "Property Restrictions for La Hacienda Estates #2 a subdivision located in Travis County Texas" in Volume 46, Page 21 of the Deed Records of Travis County, Texas (hereinafter the "Restrictions");

WHEREAS James H. Doss Jr., executed the Restrictions on behalf of La Hacienda Estates Section 2;

WHEREAS James H. Doss Jr. was the Owner of La Hacienda Estates Section 2.

WHEREAS La Hacienda Estates Section 2 reserved unto itself, its successors or assigns, the right to release in whole or in part any restriction contained in the Restrictions;

WHEREAS James H. Doss Jr. is successor in interest to La Hacienda Estates Section 2 and successor in interest to the rights retained by La Hacienda Estates Section 2 in the Restrictions;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James H. Doss Jr., successor in interest of La Hacienda Estates Section 2, does hereby fully, finally, forever, and unconditionally release the following properties from the Restrictions, and may be used for commercial and business purposes with said release being effective as of February 19th, 1969.

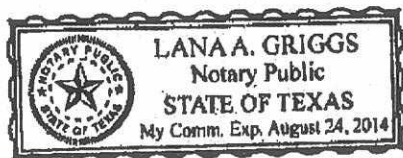
Lot 50 LA HACIENDA ESTATES SECTION 2, Travis County, Texas, according to the map or plat thereof recorded in Volume 46, Page 21 of the Plat Records of Travis County, Texas

Dorothy Doss
Dorothy Doss, individually and
as independent executrix of the
estate of James H. Doss,
deceased.

THE STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 1 day of
APRIL, 2014, by Dorothy Doss, individually and as independent
executrix of the estate of James H. Doss, deceased.



Lana A. Griggs
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 28 2014 04:12 PM

FEE: \$ 30.00 2014060020

Itemized Fee View

Prepared for: Gracy Title - Lohmans
For the period: 04/28/2014
Account number: TXTPDG
Cost center: Lohmans
Report generated: 04/28/2014 03:38

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	AMT	SF	TOTAL	PROCESSED
Travis County, TX								
Apr 28, 2014								
la hacienda								
release of rest	<i>RESTRICTION</i>	2	E 2014060020	04/28/2014 04:12 PM CDT	Recording Fee	30.00	Submission Fee	
						30.00		04/28/2014
						4.00		
						30.00		
						4.00		
						30.00		
						4.00		
Totals for Travis County, TX						30.00	4.00	34.00

Recording Fee Totals

COUNTY	RECORD DATE	AMT	SF
Travis County, TX	04/28/2014	30.00	4.00
Totals for Travis County, TX		30.00	34.00
Total of All Recording Fees		30.00	34.00

Document Count: 1

Questions Contact:

Simplifile Support 1-800-460-5657
4844 North 300 West, Suite 202
Provo, UT 84604

731-176

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	107.38	21°14'28"	289.65	S40°00'59"W	106.77
(C1)	107.34	21°14'	289.65	S40°02'W	106.73
C2	101.65	11°59'05"	485.95	S44°39'39"W	101.46
(C2)	101.63	11°59'	485.95	S44°40'W	101.44

LINE	DIRECTION	DISTANCE
L1	S38°39'23"W	35.48
(L1)	S38°40'W	35.38

THIS SURVEY HAS BEEN REVIEWED
BY THE UNDERSIGNED & CONDITIONS
ARE HEREBY NOTED.

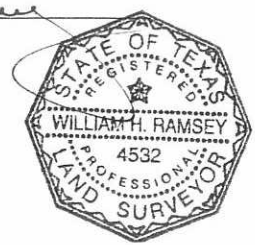
Restrictive covenants are recorded in Volume 3629, Page 1854, of the Deed Records of Travis County, Texas.

Easements, as listed in Schedule B of Stewart Title Guaranty Company's commitment for title insurance File No. 4020377 effective February 10, 2004 affecting this lot are shown hereon.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0285 E DATED JUNE 16, 1993 THIS PROPERTY LIES WITHIN ZONE X. NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

I, William H. Ramsey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Stewart Title Guaranty Company, Billy Davenport, Gerald R. Rabun and Carol J. Rabun that I have made a survey on the ground of the property shown hereon and that the survey is correct and that there are no discrepancies, conflicts, encroachments, visible utility lines or easements known to me except as shown hereon, and that said property has access to from a dedicated roadway.

3-8-04
Date
William H. Ramsey
William H. Ramsey, R.P.L.S. No. 4532



597\HLS0.DGN CAR 03-08-04

- LEGEND**

 - ⊙ = IRON PIPE FOUND AS NOTED
 - = IRON ROD FOUND AS NOTED
 - ▲ = 60d NAIL IN CEDAR STUMP FOUND
 - ⊕ = POWER POLE
 - ⌵ = GUY ANCHOR
 - = CHAIN LINK FENCE
 - x— = BARB WIRE FENCE
 - #— = WOOD FENCE
- OE = OVERHEAD ELECTRIC
 - TCPR = TRAVIS COUNTY PLAT RECORDS
 - OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - PUE = PUBLIC UTILITY EASEMENT
 - BL = BUILDING SETBACK LINE
 - () = RECORD INFORMATION



RAMSEY LAND SURVEYING, L.L.C.
8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
rlsurvey@flash.net

LOT 50
LA HACIENDA ESTATES, SEC. 2
VOLUME 46, PAGE 2
TRAVIS COUNTY, TEXAS
JOB NO. 597-01 COA GRID NO. WZ-35