

## APPLICATION FOR ENCROACHMENT AGREEMENT

Application is hereby made for the encroachment of the following easement(s) as described below:

The easement(s) is on property legally described as:

Subdivision / Section: The Hills of Lakeway / Section: Twenty Six  
Lot and Block No: Lot 2680 / Lot 2681A  
Deed book volume/page  
or Document #: Vol 65 / Page 49  
Street Address: 723 Rolling Green Drive, Lakeway, TX 78734

**Provide common description of the easement requested for encroachment, indicating the amount of the easement to be encroached (ex: X' x X'= XYZ SF) Provide a survey of the property with the easements to be encroached highlighted and the purpose for this encroachment.**

Encroachment request to build a cabana, as shown on the site plan

Land Owner's Name: Paul Flavion / Todd Last

Mailing Address: 723 Rolling Green Drive, Lakeway TX 78734

Telephone No.: 512-368-5711

(Note: if multiple owners are joining in this request, the complete names, addresses and phone numbers on each must be attached.)

LAND OWNER NAME: \_\_\_\_\_

LAND OWNER ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

The undersigned Land Owner understands that the processing of this Encroachment Agreement Application will be handled in accordance with the Procedure for Requesting Release of Easements or encroachments established by each utility company.

Signed by    
Land Owner

6/4/2021

To be sent along with survey plat of property showing easement(s), and legal description with the volume and page or the document # from recording of the property deed in County Records.

ENCROACHMENT AGREEMENT

Whereas Southwestern Bell Telephone Company, a Delaware corporation, using or entitled to use, under the terms and provisions of our respective franchises with the property owners of Lot 2681A, an amended plat of Lots 2681 and 2682, Section 26, The Hills of Lakeway subdivision, in Travis County, Texas, easement of record in Volume 65, Page 49, Official Public Records of Travis County, Texas, and said record request of 10' easement on common Lot line of Lots 2681 and 2682, Deed of record in Document Volume 97, Page 43, Property Records of Travis County, Texas, of said subdivision, do hereby consent to the encroachment upon said easement, with the requirement that the owner move structure, at owner's expense, to clear said easement should access become necessary:

The address locally known as:

The request is for: Paul Flavion and Todd Last  
723 Rolling Green Dr  
Lakeway, TX 78734

SOUTHWESTERN BELL TELEPHONE COMPANY,  
A Delaware Corporation

By: KEVIN SOLSBERG

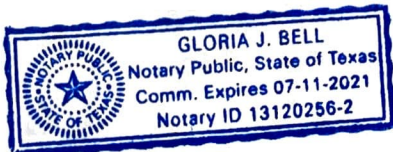
Name: [Handwritten Signature]

Title: Manager-Engineering Design

STATE OF TEXAS §

COUNTY OF Irvis

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_, Manager, Engineering/Design, of SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware Corporation, on behalf of said corporation.



Gloria J. Bell

Notary Public by and for

The State of Texas

My commission expires 7-11-2021

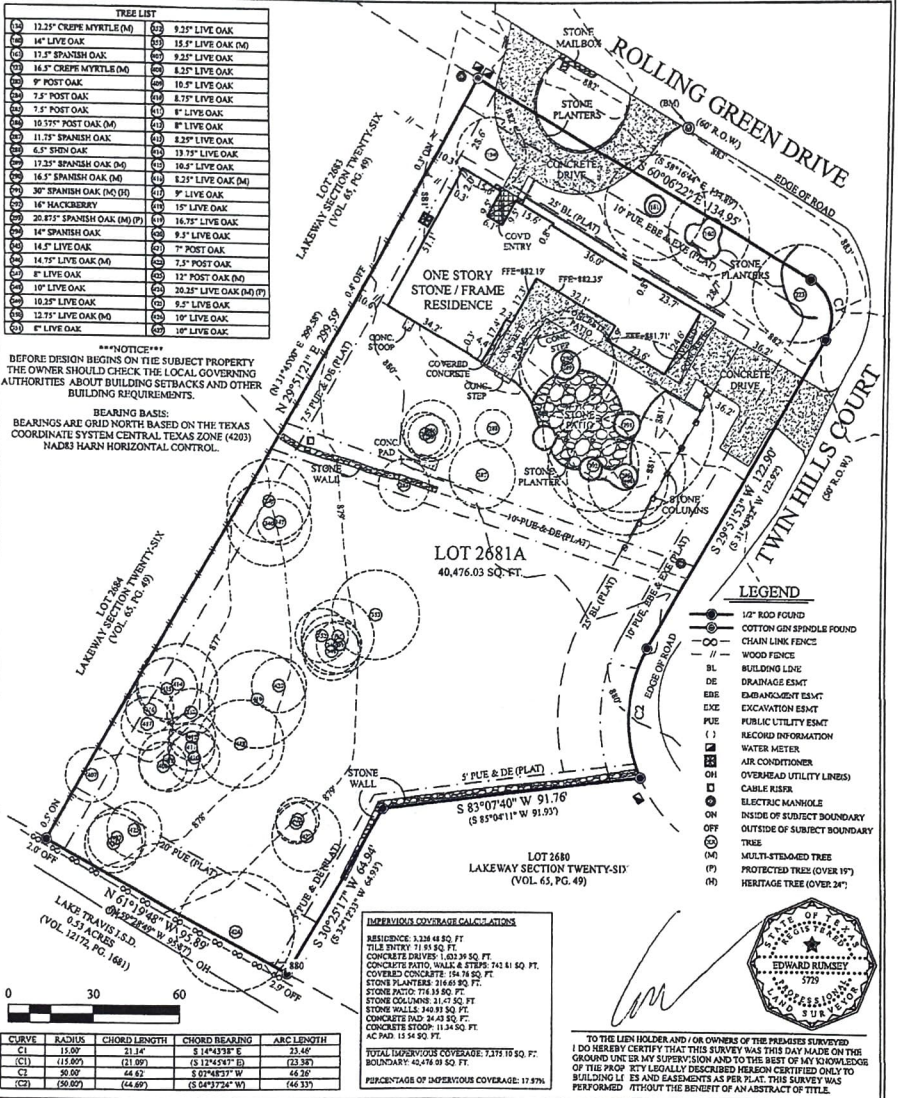
TREE LIST		
(M)	12.25" CREPE MYRTLE (M)	8.25" LIVE OAK
(M)	14" LIVE OAK	15.75" LIVE OAK (M)
(M)	17.5" SPANISH OAK	9.25" LIVE OAK
(M)	18.5" CREPE MYRTLE (M)	8.25" LIVE OAK
(M)	9" POST OAK	16.5" LIVE OAK
(M)	7.5" POST OAK	8.75" LIVE OAK
(M)	7.5" POST OAK	8" LIVE OAK
(M)	10.5" POST OAK (M)	8" LIVE OAK
(M)	11.75" SPANISH OAK	8.25" LIVE OAK
(M)	6.5" SHIN OAK	13.75" LIVE OAK
(M)	17.25" SPANISH OAK (M)	16.5" LIVE OAK
(M)	16.5" SPANISH OAK (M)	8.25" LIVE OAK (M)
(M)	30" SPANISH OAK (M) (M)	9" LIVE OAK
(M)	10" HACKBERRY	15" LIVE OAK
(M)	20.875" SPANISH OAK (M) (M)	10.75" LIVE OAK
(M)	14" SPANISH OAK	9.25" LIVE OAK
(M)	14.5" LIVE OAK	7" POST OAK
(M)	14.75" LIVE OAK (M)	7.5" POST OAK
(M)	8" LIVE OAK	12" POST OAK (M)
(M)	10" LIVE OAK	20.25" LIVE OAK (M) (M)
(M)	10.25" LIVE OAK	9.5" LIVE OAK
(M)	12.75" LIVE OAK (M)	10" LIVE OAK
(M)	8" LIVE OAK	10" LIVE OAK

**\*\*\*NOTICE\*\*\***

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

**BEARING BASIS:**

BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.



**IMPERVIOUS COVERAGE CALCULATIONS**

RESIDENCE	3,238.44 SQ. FT.
TILE ENTRY	71.69 SQ. FT.
CONCRETE DRIVE	1,023.39 SQ. FT.
CONCRETE PATIO, WALK & STEPS	741.41 SQ. FT.
COVERED CONCRETE	198.74 SQ. FT.
STONE PLANTERS	216.69 SQ. FT.
STONE PATIO	714.90 SQ. FT.
STONE COLUMNS	311.73 SQ. FT.
STONE WALLS	340.93 SQ. FT.
CONCRETE PAD	24.43 SQ. FT.
CONCRETE STOOD	11.34 SQ. FT.
AC PAD	13.94 SQ. FT.
<b>TOTAL IMPERVIOUS COVERAGE:</b>	<b>1,375.10 SQ. FT.</b>
<b>BOUNDARY:</b>	<b>40,476.03 SQ. FT.</b>
<b>PERCENTAGE OF IMPERVIOUS COVERAGE:</b>	<b>17.57%</b>



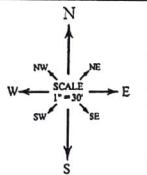
TO THE LHM HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THIS SURVEY IS ACCURATE AND CORRECT. REASON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED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

**RESTRICTIONS**

**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 2681A, AMENDED PLAT OF LOTS 2681 AND 2682, LAKESWAY SECTION 26, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 97, PG. 43, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 294-8149 PHONE  
(512) 331-5217 FAX  
TRIPLE FORM NO. 1413100

**F.L.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. 44483C041 PANEL: 4403  
DATE: 01/22/2020  
THIS CERTIFICATION FOR INSURANCE PURPOSES ONLY AND IS NOT GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS	
TODD MICHAEL LAST PAUL RONALD FLAVION 723 ROLLING GREEN DRIVE LAKEWAY, TRAVIS COUNTY, TEXAS	
SURVEY DATE:	OCTOBER 16, 2020
TITLE CO.:	
G.P. NO.:	
JOB NO.:	A100122
FILED BY:	JACOB BROWN
SCALE BY:	CHRIS ZOTTER
DRAWN BY:	DAVID BAKE
UPDATE BY:	
REPL. CHECK:	EDWARD RUMSEY
	10/16/2020