



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

**Application Date: 04/17/2020**

**Site Plan Expiration Date: 05/25/2024**

**Permit No.: SP-2020-0169C**

**Project Name (or description): Seamless Tract**

**Address or Location Description: 1401 Lamar Blvd.**

**Watershed: West Bouldin Creek**

**Owners of Property: Seamless 290 West DE Ltd,**

**Address: 4407 Bee Cave Road #421, Austin, Texas 78746, AND**

**Seamless GCW Ltd.**

**P.O. Box 302380, Austin, Texas, 78703**

**Owner's Representative: Joseph Longaro, LJA Engineering, (512) 429-4700**

**Address: 7500 Rialton Boulevard, Building II, Suite 100, Austin, Texas 78735**

**Legal Description: Lot 2A of Commercial Square Resubdd., Vol. 47, Pg. 47 P.R.T.C.Tx**

**Lot 3 of Commercial Square, Vol. 29, Pg. 26 P.R.C.T.Tx**

**Lot 1 of the Maufrais Subdivision, Vol. 90, Pg. 90, P.R.T.C.Tx**

**PERMIT IS HEREBY ISSUED FOR:**

The construction of one multifamily residential building, five stories, 302,689 square feet of gross floor area and one Administrative and Business/Professional Office Building, four stories, 143,718 square feet of gross floor area, including a 3,634 square foot Restaurant, with parking, drives, utilities, and drainage, for a total of 141,775 square feet of impervious cover (approximately 84%), as shown and described on the approved site plan.

The project is located within the West Bouldin Creek 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 Full-Purpose jurisdiction.

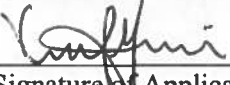
**CONDITIONS OF PERMIT**

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:** None

  
Signature of Applicant

Randall S. Rouda  
Permit Approved by City of Austin

SEAMLESS 290 WEST DE LTD.  
For SEAMLESS GCW LTD. 5/25/21  
Owner Date

May 25, 2021  
Date