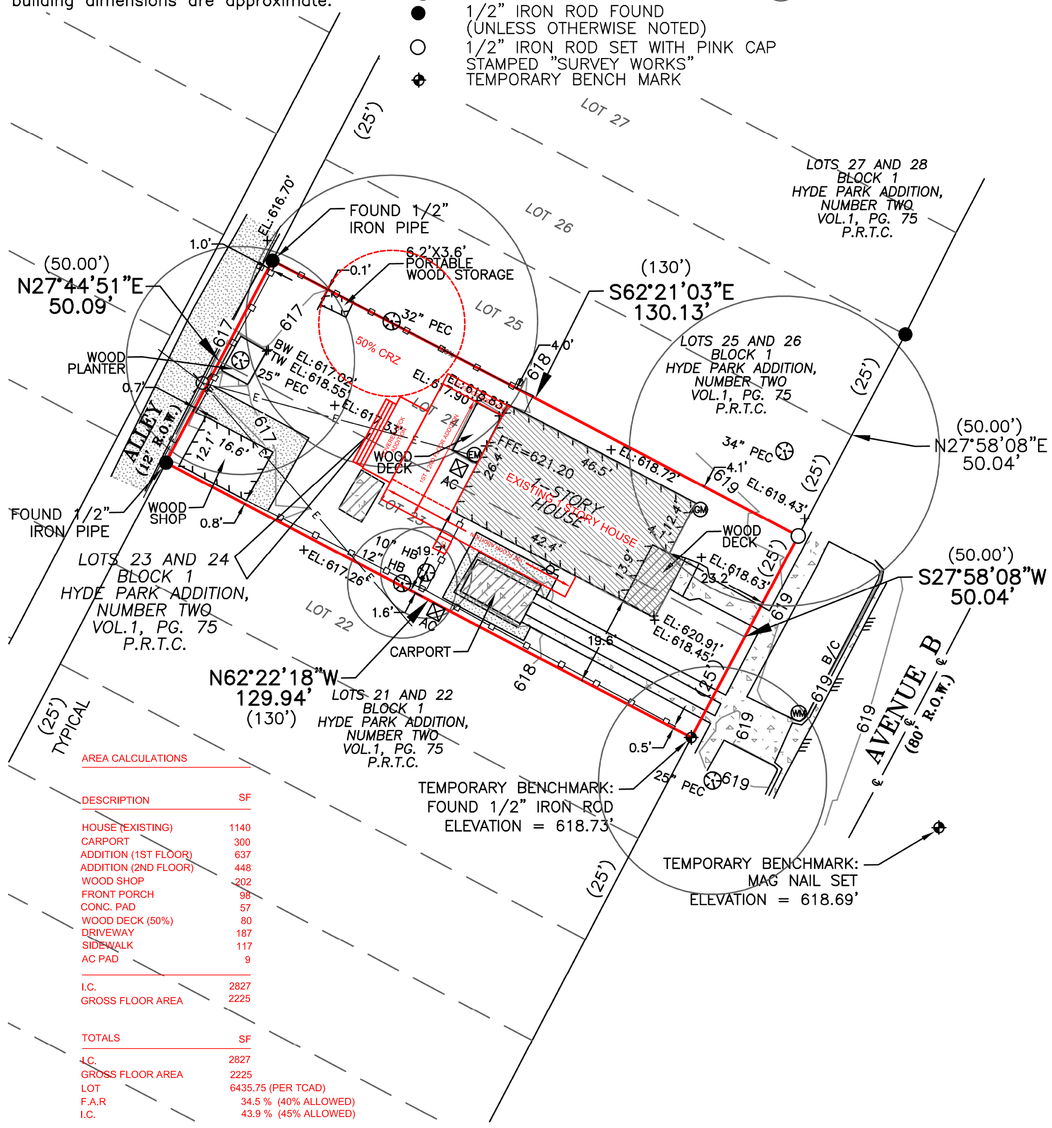
NOTES:
1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
2) This survey only shows above ground improvements.
3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
4) Due to differing building practices, building dimensions are approximate.

LEGEND

( )	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
VOL./PG.	VOLUME & PAGE
+EL	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
HB	BACKBERRY
PEC	PECAN
TW	TOP OF WALL
BW	BOTTOM OF WALL
	POWER POLE
	WATER METER
	GAS METER
	CLEAN OUT
	TREES
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET WITH PINK CAP STAMPED "SURVEY WORKS"
	TEMPORARY BENCH MARK
	WOOD FENCE
	ELECTRIC OVERHEAD
	EDGE OF ASPHALT
	CONCRETE AREA
	OVERHANG
	GRAVEL AREA
	CRITICAL ROOT ZONE



AREA CALCULATIONS

DESCRIPTION	SF
HOUSE (EXISTING)	1140
CARPORT	300
ADDITION (1ST FLOOR)	637
ADDITION (2ND FLOOR)	448
WOOD SHOP	202
FRONT PORCH	98
CONC. PAD	57
WOOD DECK (50%)	80
DRIVEWAY	187
SIDEWALK	117
AC PAD	9
I.C.	2827
GROSS FLOOR AREA	2225

TOTALS	SF
I.C.	2827
GROSS FLOOR AREA	2225
LOT	6435.75 (PER TCAD)
F.A.R	34.5 % (40% ALLOWED)
I.C.	43.9 % (45% ALLOWED)

TOPOGRAPHIC SURVEY

DESCRIPTION:
LOT 23 AND LOT 24, BLOCK 1, HYDE PARK ADDITION, NUMBER TWO, VOLUME 1, PAGE 75, PLAT RECORDS, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

SURVEYED FOR: Jonathan Parkhurst

SITE ADDRESS: 4206 Ave B, Austin, TX

I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.

Derek Kinsaul, R.P.L.S. No 6356 April 11, 2018

STATE OF TEXAS REGISTERED DEREK KINSAUL 6356 PROFESSIONAL LAND SURVEYOR

FLOOD INFORMATION:
Per www.fema.gov, this property appears to be located in Zone X, (area of minimal flood hazard). This property was found in map number 48453C0465J, dated 01/06/2016.

Bearings based on State Plane Coordinate System, Texas Central Zone, Nad 1983. All distances in US Survey Feet and displayed as GRID coordinates. Elevation data (if present) based on NAVD 88, Geoid 12b.

SURVEY WORKS
SURVEYWORKSAUSTIN.COM
INFO@SURVEYWORKSAUSTIN.COM
FIRM #10194157
(512) 964-5929
2701 WARE ROAD
AUSTIN, TX 78741

0 30 60
SCALE: 1 INCH = 30 FEET

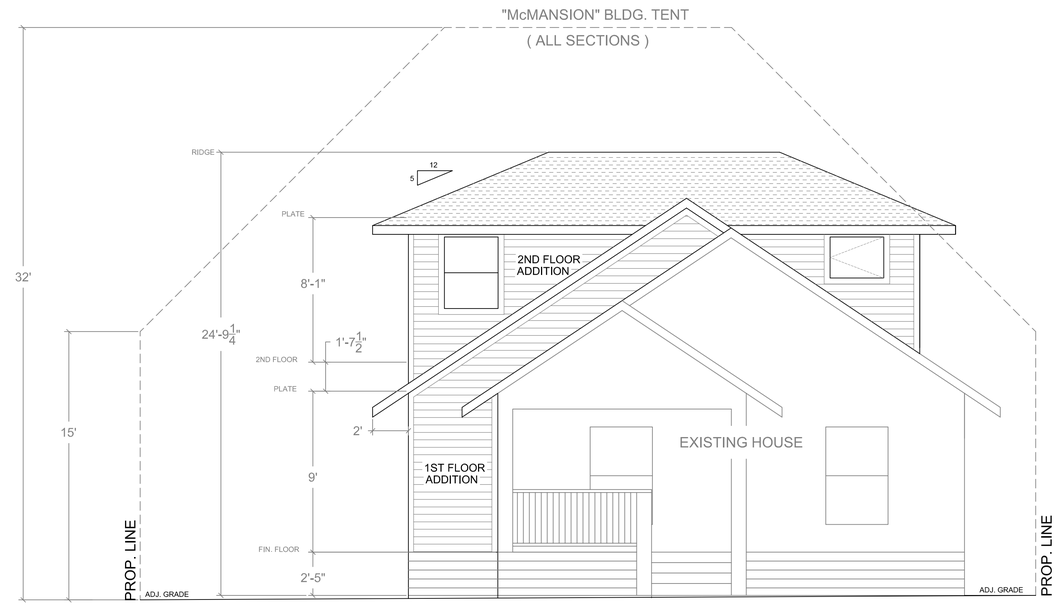
PROJECT:	18-0071
SURVEYOR:	D. KINSAUL
DRAWN BY:	E. OLDEN
FIELDBOOK:	see file

SITE PLAN
4206 AVENUE B, AUSTIN, TEXAS 78751
MARTINHOUSE DESIGNS.COM (512) 657-8238
SCALE: NTS DATE: 5-22-18

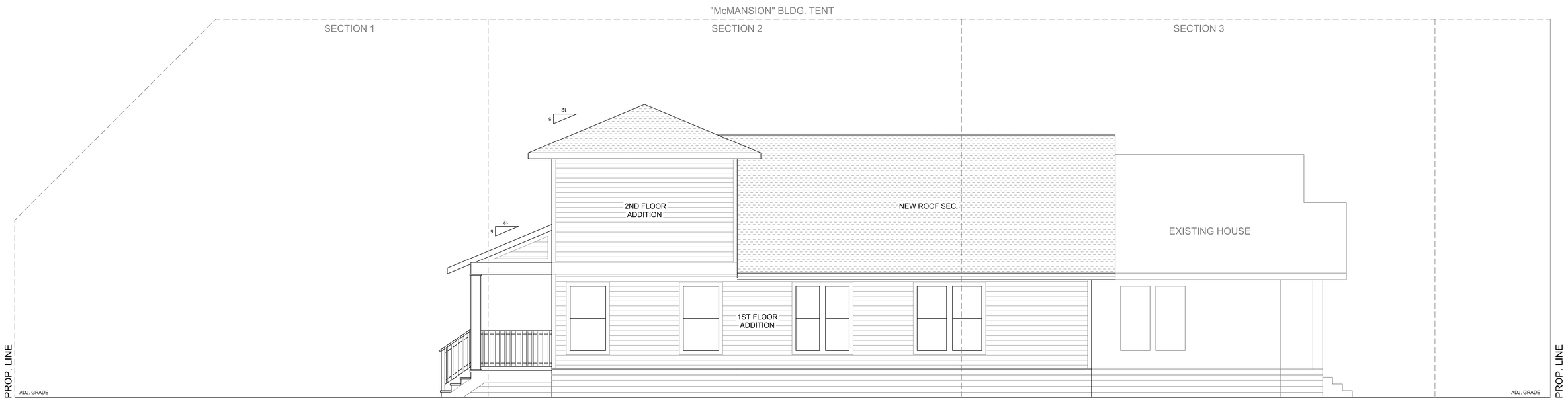
S

NOTES:

1. VERIFY ALL MEASUREMENTS IN FIELD.
2. MATCH ALL SIDING, ROOFING AND CORNICE MATERIALS/ DETAILS TO EXISTING WHERE POSSIBLE.
3. MATCH ALL HEADER HEIGHTS TO EXISTING.



1 SOUTH (FRONT) FACING ELEVATION

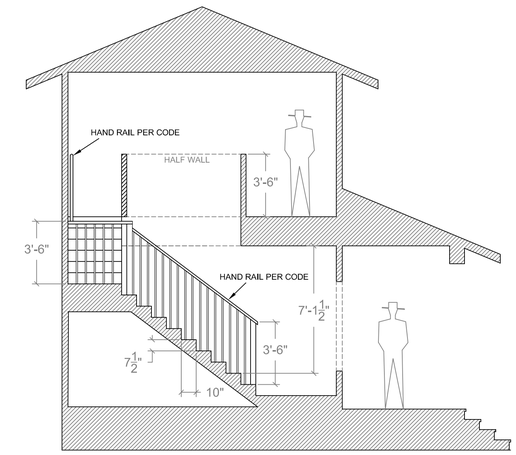


2 WEST (SIDE) FACING ELEVATION

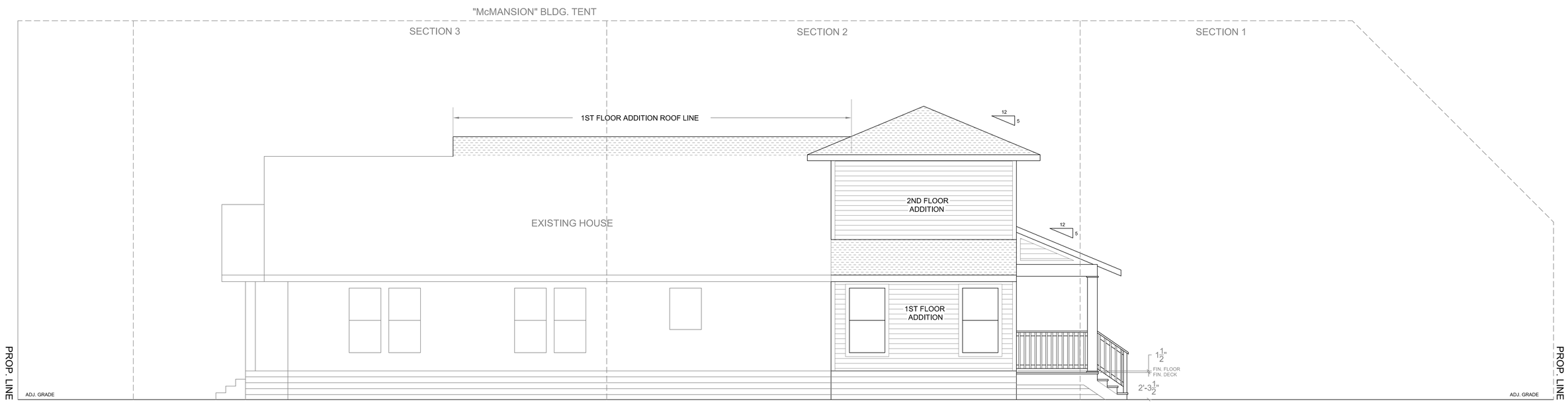
EXTERIOR ELEVATIONS
4206 AVENUE B. AUSTIN, TEXAS 78751
M*ART*IN*HOUSE* DESIGNS.COM (512) 657-8238
SCALE: 1/4"= 1' DATE: 5-22-18

E

1 NORTH (REAR) FACING ELEVATION



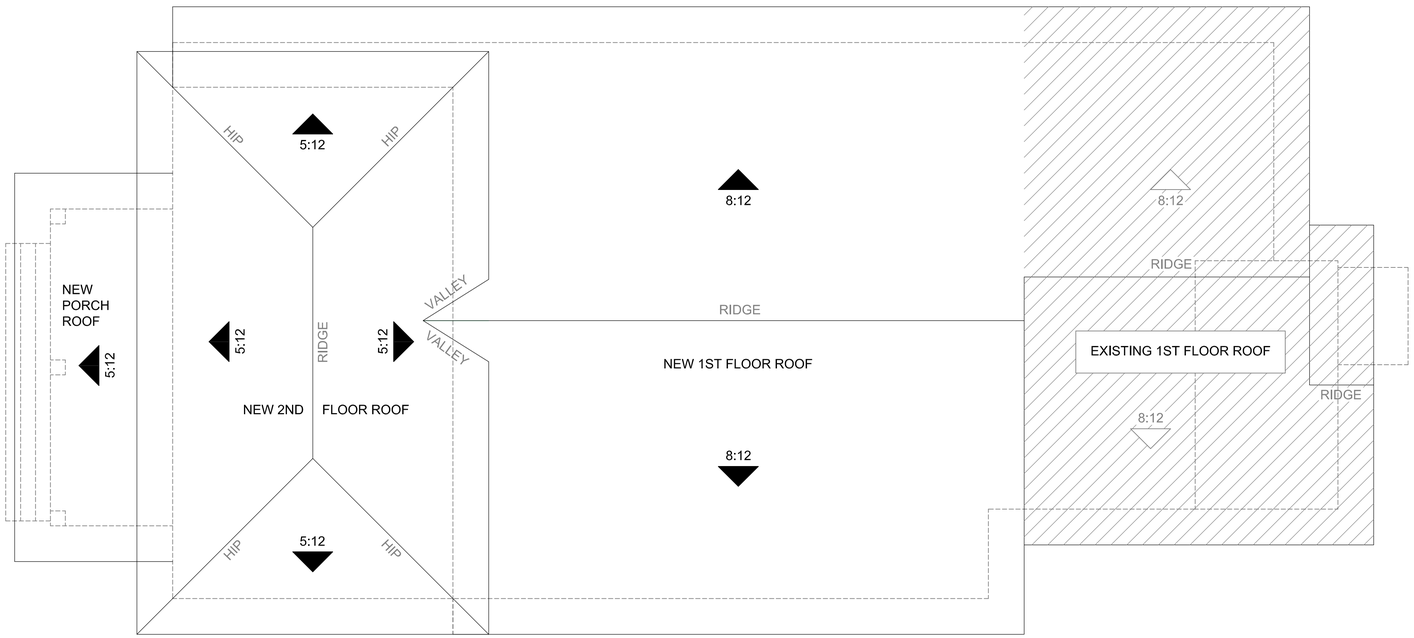
S BUILDING SECTION + STAIRS



2 EAST (SIDE) FACING ELEVATION

EXTERIOR ELEVATIONS + BUILDING SECTION
4206 AVENUE B. AUSTIN, TEXAS 78751
M*ART*IN*HOUSE* DESIGNS.COM (512) 657-8238
SCALE: 1/4"= 1' DATE: 5-22-18

E2



ROOF PLAN

ROOF PLAN
4206 AVENUE B. AUSTIN, TEXAS 78751
M*ART*IN*HOUSE* DESIGNS.COM (512) 657-8238
SCALE: 1/4"= 1' DATE: 5-22-18

R