

STATE OF TEXAS:

COUNTY OF TRAVIS:: KNOW ALL MEN BY THESE PRESENTS:

THE WE, B. W. MEIER, AND WIFE, ILENE MEIER, OWNERS OF LOT NO. 1, IN BLOCK NO. 4, OF ROSEDOWN, A RESUB-DIVISION OF BLOCK NO. 1, 4, 5 AND LOTS NOS. 1, 2, 3, 4 AND 5, IN BLOCK NO. 9, AND LOTS NOS. 1, 2, 3, 4 AND 5, IN BLOCK NO. 11, OF ROSEDOWN, IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS ACCORDING TO A PLAT OF RECORD IN BOOK 4, PAGE 87, OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS DO HEREBY ADOPT THIS AS OUR SUBDIVISION THEREOF TO BE KNOWN AS

I. L E N E   M E I E R   S U B D I V I S I O N

AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS  
SHOWN HEREON.

WITNESS OUR HANDS ON THIS THE 14th DAY OF

June A. D. 1960

B. W. Meier      Hene Meier

APPROVED FOR ACCEPTANCE June 28, 1960.

Hoyle M. Osborne HOYLE M. OSBORNE  
DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING  
COMMISSION OF THE CITY OF AUSTIN, *June 28, 1960.*

W. Dale Lewis, David B. Barnett  
SECRETARY CHAIRMAN

STATE OF TEXAS::

COUNTY OF TRAVIS::

I, EMILIE LIMBERG, COUNTY CLERK OF TRAVIS COUNTY,  
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRU-  
MENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION,

WAS FILED FOR RECORD IN MY OFFICE ON THE 29

DAY OF June A. D. 1960 AT 2<sup>25</sup> O'CLOCK P M.,

AND FULLY RECORDED ON THE 29 DAY OF

*June* A. D. 1960 AT 2:30<sup>0</sup> CLOCK *P* M., IN THE PLAT  
RECORDS OF SAID COUNTY, IN BOOK 11, PAGE 48.

..ITNESS MY HAND AND SEAL OF OFFICE ON THE DAY LAST

WRITTEN ABOVE.

EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY,  
TEXAS.

BY Elice P. Smith DEPUTY

OK Sany Sewer & Water 6/15/60 RW  
OK Hg Elect 6/15/60  
OK Drainage CLM 6-15-60  
• E Eng 6/15/60  
P.P. 6/15/60  
G.K. 6/15/60  
OK G.W. 6/15/60

STATE OF TEXAS::

COUNTY OF TRAVIS::

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED B. W. MEIER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THAT HE SIGNED IT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND ILENE MEIER, HIS WIFE, AND SHE HAVING BEEN QUESTIONED SEPARATELY AND APART FROM HER HUSBAND, AND HAVING THE SAME FULLY EXPLAINED, SHE ACKNOWLEDGED THAT SHE SIGNED IT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND THAT SHE DID NOT WISH TO REScind THE TRACT IT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

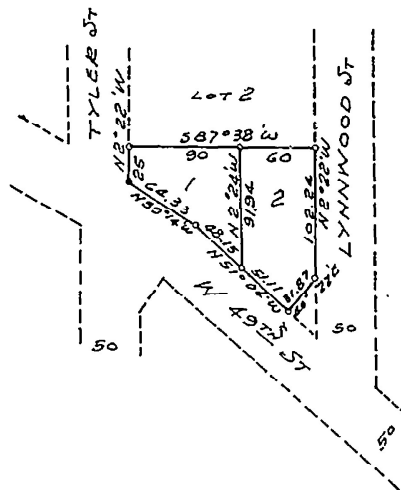
THE 14TH DAY OF JUNE A. D. 1960

Tracy Robinson  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS.

JUNE 8, 1966

I HEREBY CERTIFY THAT I SURVEYED  
THE PROPERTY HEREON SHOWN AND SUB-  
DIVIDED IT IN ACCORD WITH THE OR-  
DINANCES OF THE CITY OF AUSTIN,  
TRAVIS COUNTY TEXAS.

DOAK RAINEY, P. S. AND P. E.



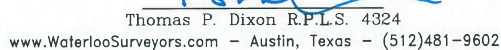
ILENE MEIER - UED DIVISION

SCALE 1" = 100'

0 IRON STAKE

C85-60-65

J1616ATT





C-2/14

2202 W 49th Street PHOTOS



South Elevation - view from W 49th Street



East Elevation

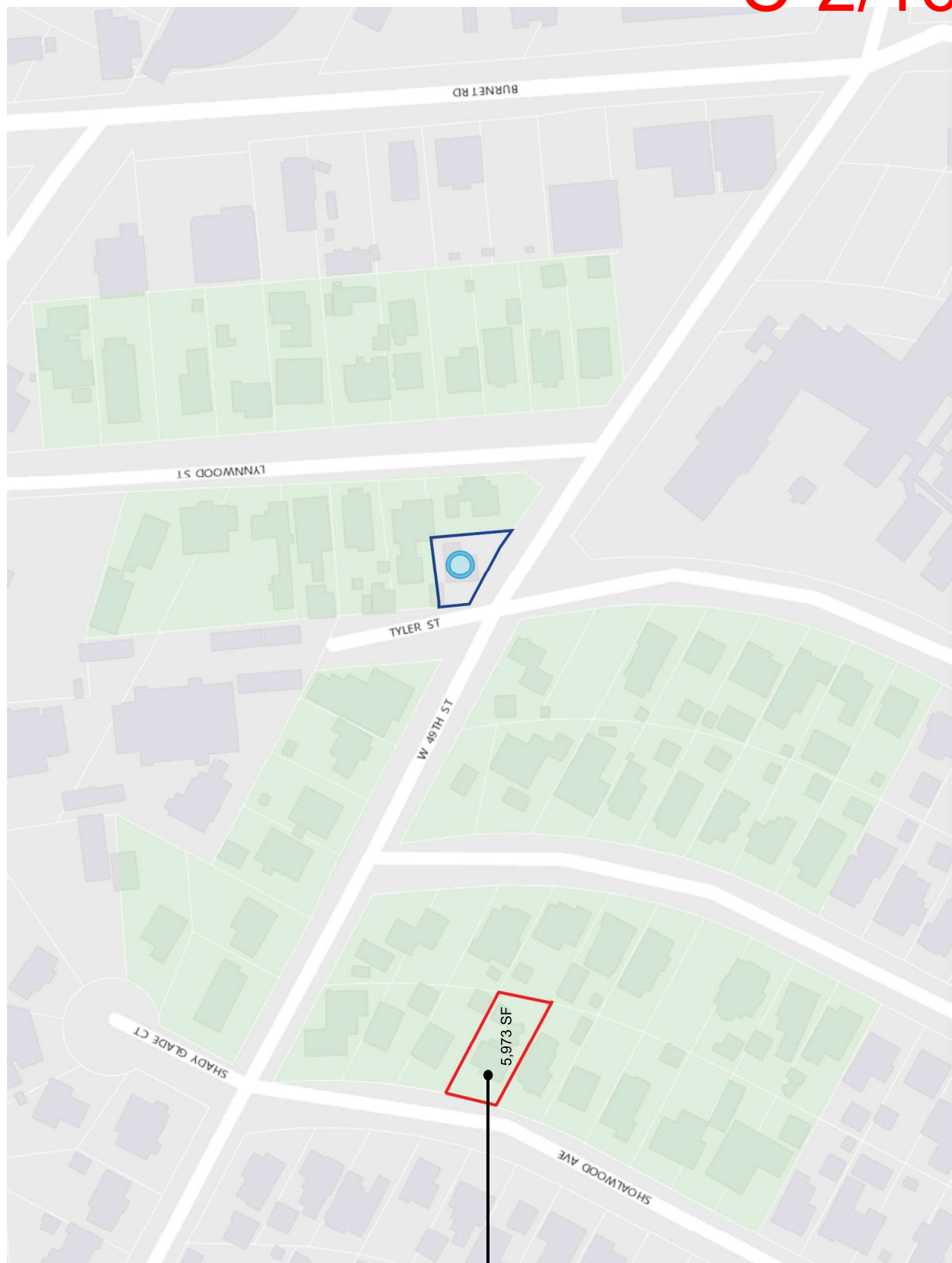


North Elevation



West Elevation - view from Tyler Street





Next smallest SF-3 lot  
within 500 ft of  
2202 W 49th Street



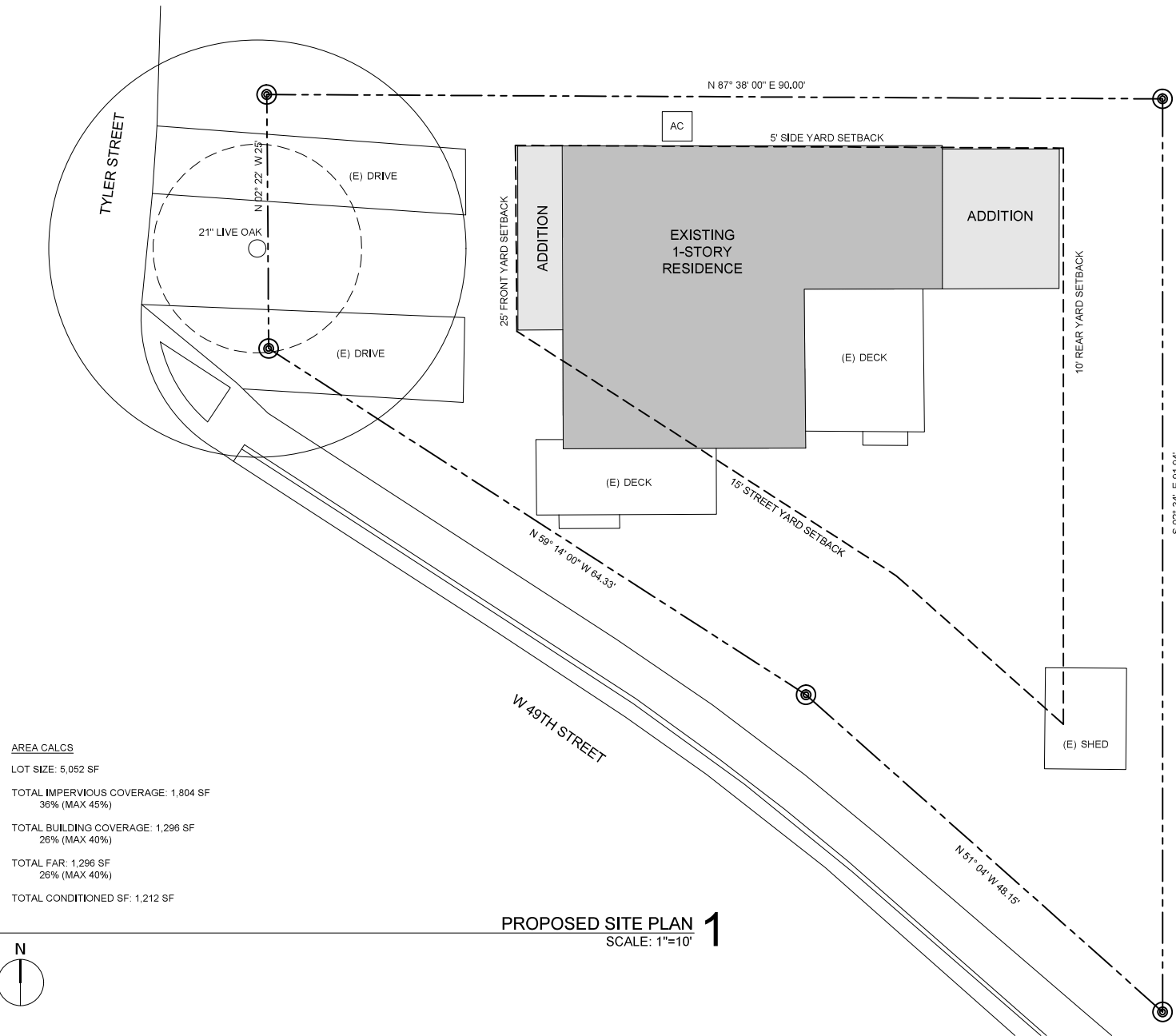
PLUCK ARCHITECTURE  
HARMONY GROGAN, AIA  
1608 TREADWELL STREET  
AUSTIN, TX 78704  
512-507-4086

NOT TO BE USED  
FOR REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION

PROJECT:  
2202 W 49TH STREET  
AUSTIN, TX 78756

DATE:  
AUGUST 27, 2020

A1.0



#### AREA CALCS

LOT SIZE: 5,052 SF

TOTAL IMPERVIOUS COVERAGE: 1,804 SF  
36% (MAX 45%)

TOTAL BUILDING COVERAGE: 1,296 SF  
26% (MAX 40%)

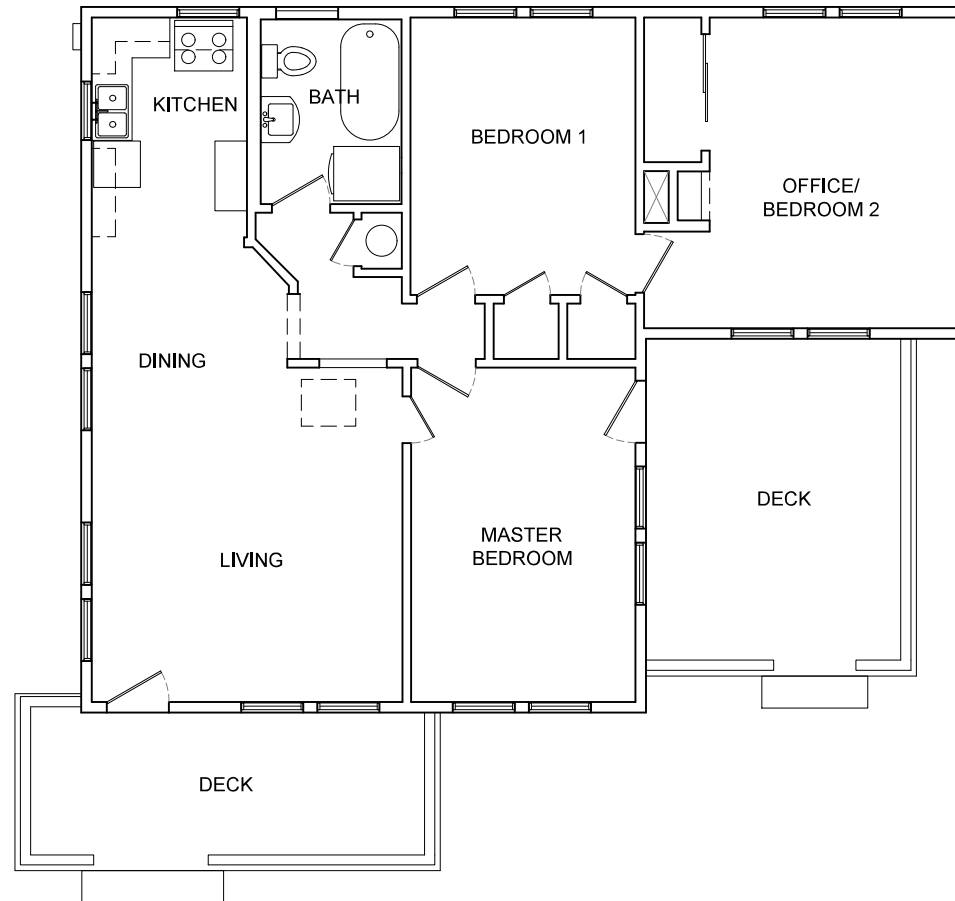
TOTAL FAR: 1.296 SF  
26% (MAX 40%)

TOTAL CONDITIONED SF: 1,212 SF





PLUCK ARCHITECTURE  
HARMONY GROGAN, AIA  
1608 TREADWELL STREET  
AUSTIN, TX 78704  
512-507-4086



EXISTING CONDITIONS **1**  
SCALE: 3/16"=1'

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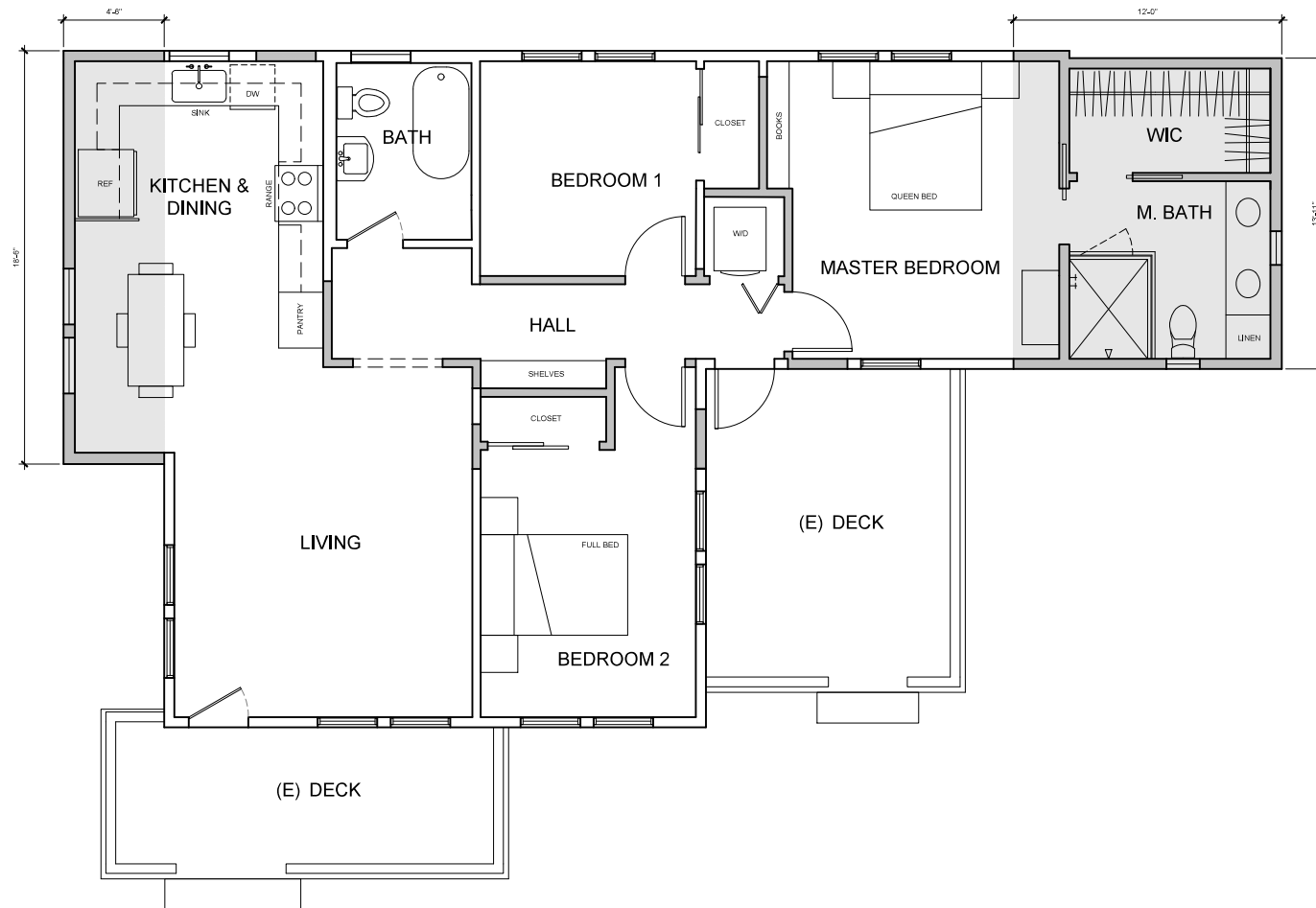
PROJECT:  
2202 W 49TH STREET  
AUSTIN, TX 78756

DATE:  
AUGUST 27, 2020

A2.0



PLUCK ARCHITECTURE  
HARMONY GROGAN, AIA  
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512-507-4086



PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'



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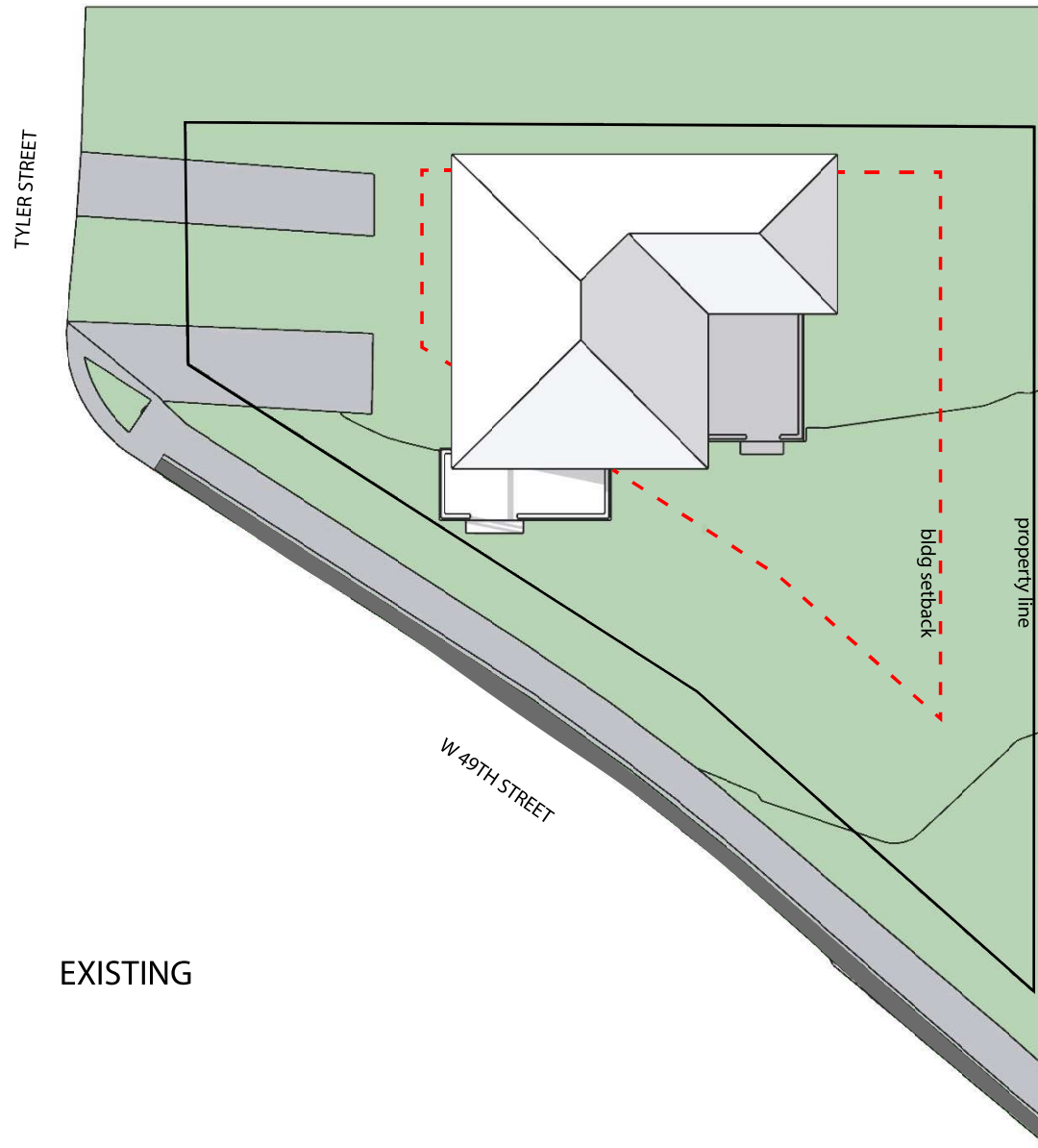
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AUGUST 27, 2020



C-2/20



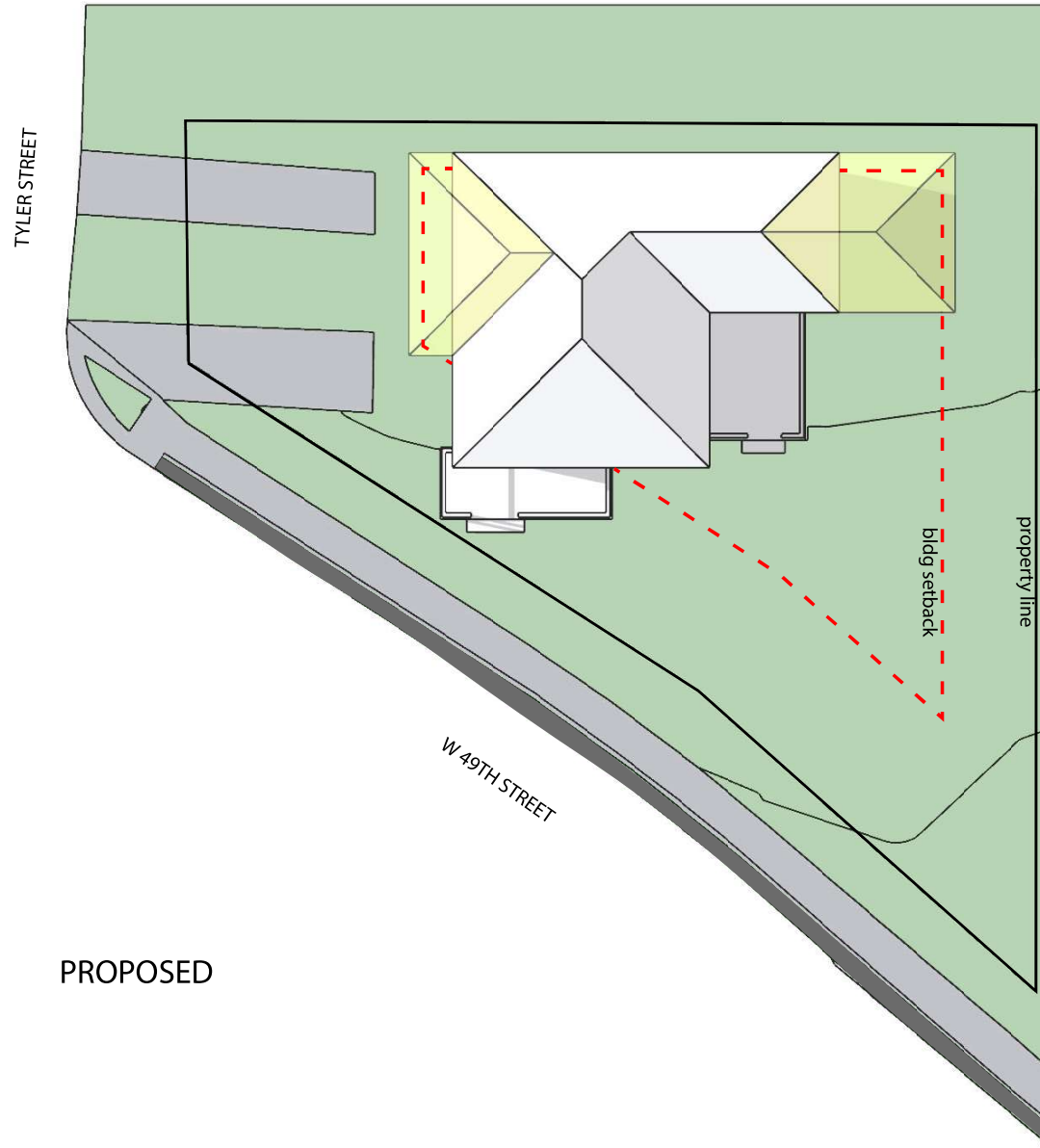
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C-2/21



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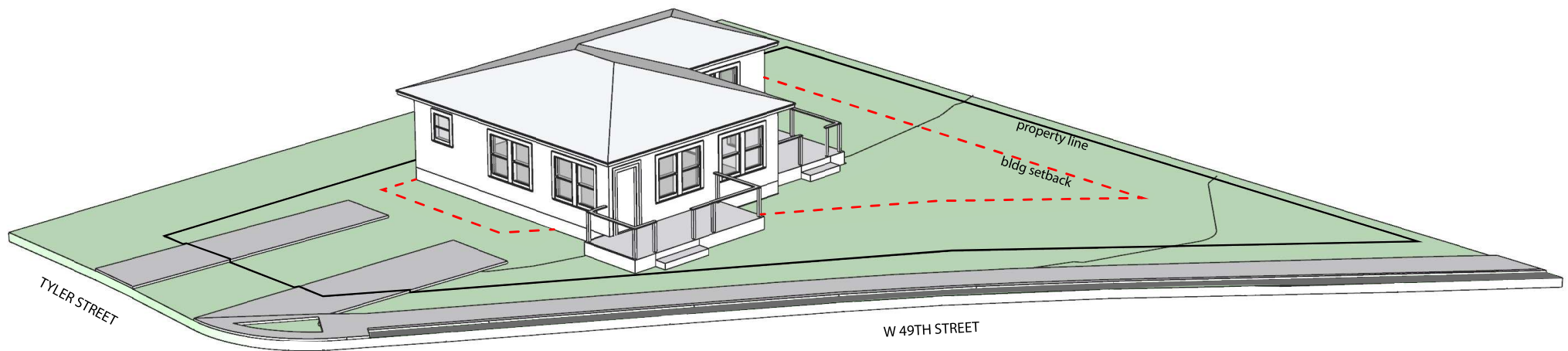


PROPOSED

C-2/22



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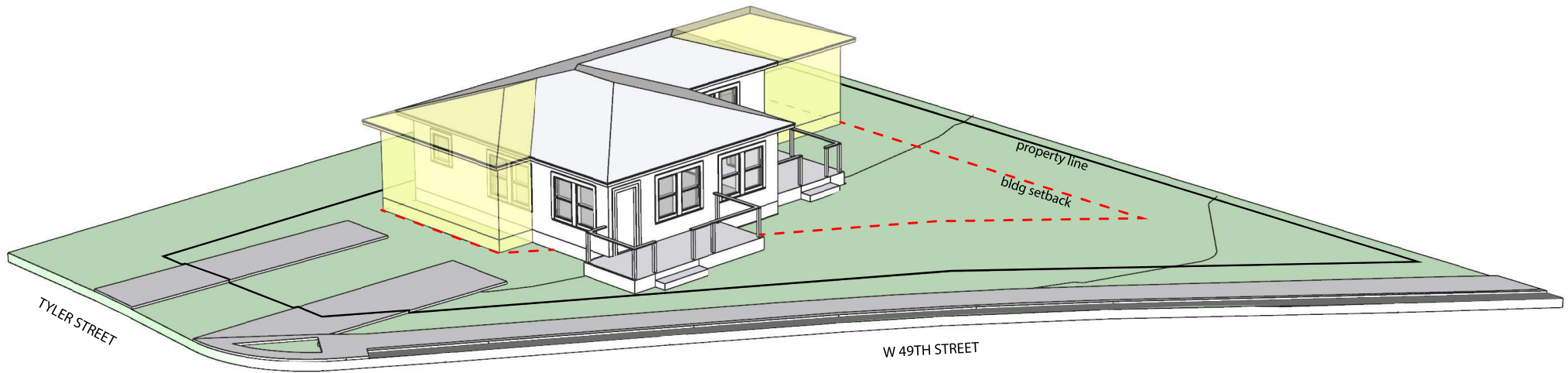


EXISTING

C-2/23



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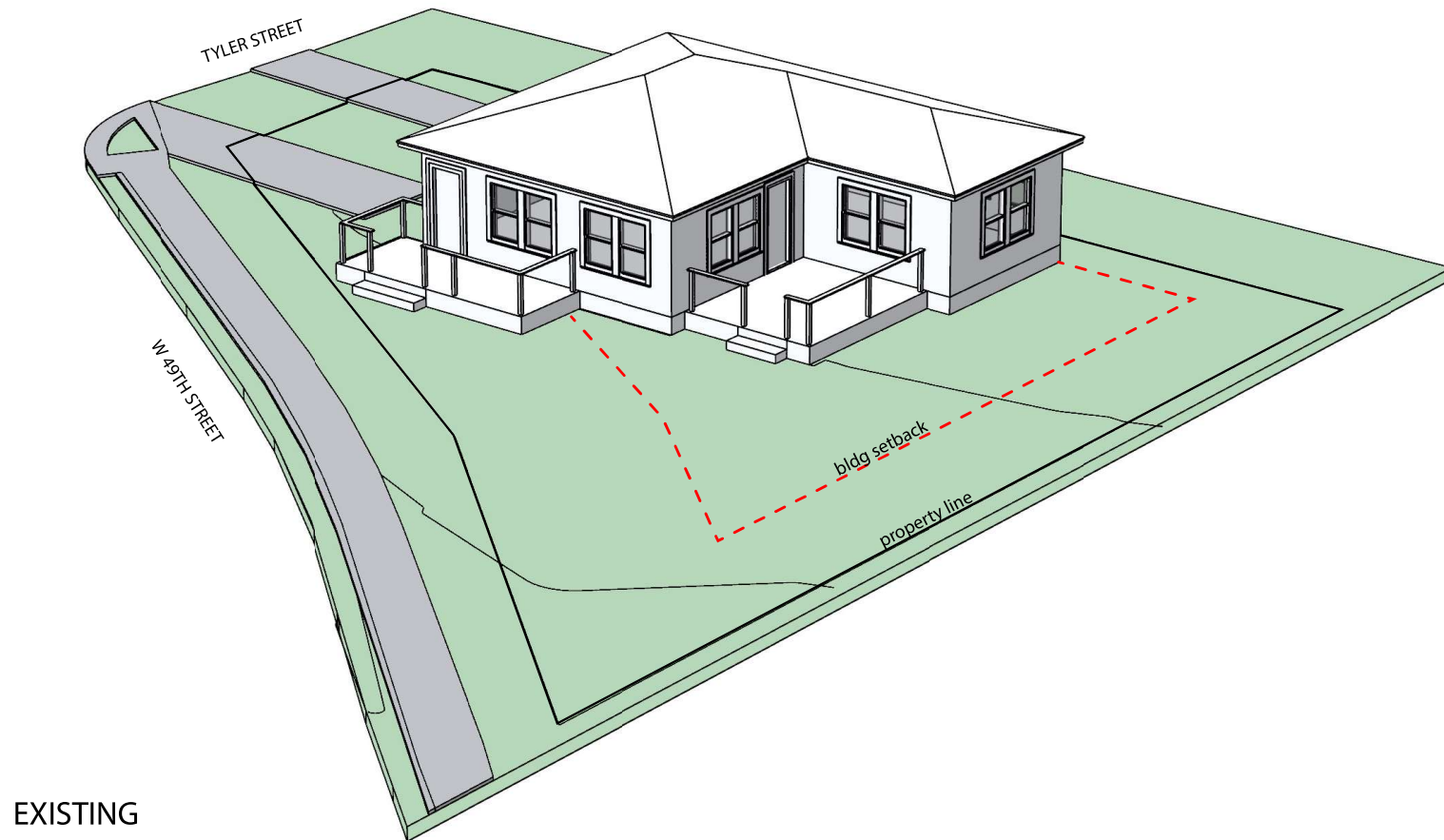
PROPOSED



C-2/24



Not to be used for permitting or construction.



C-2/25



Not to be used for permitting or construction.

