

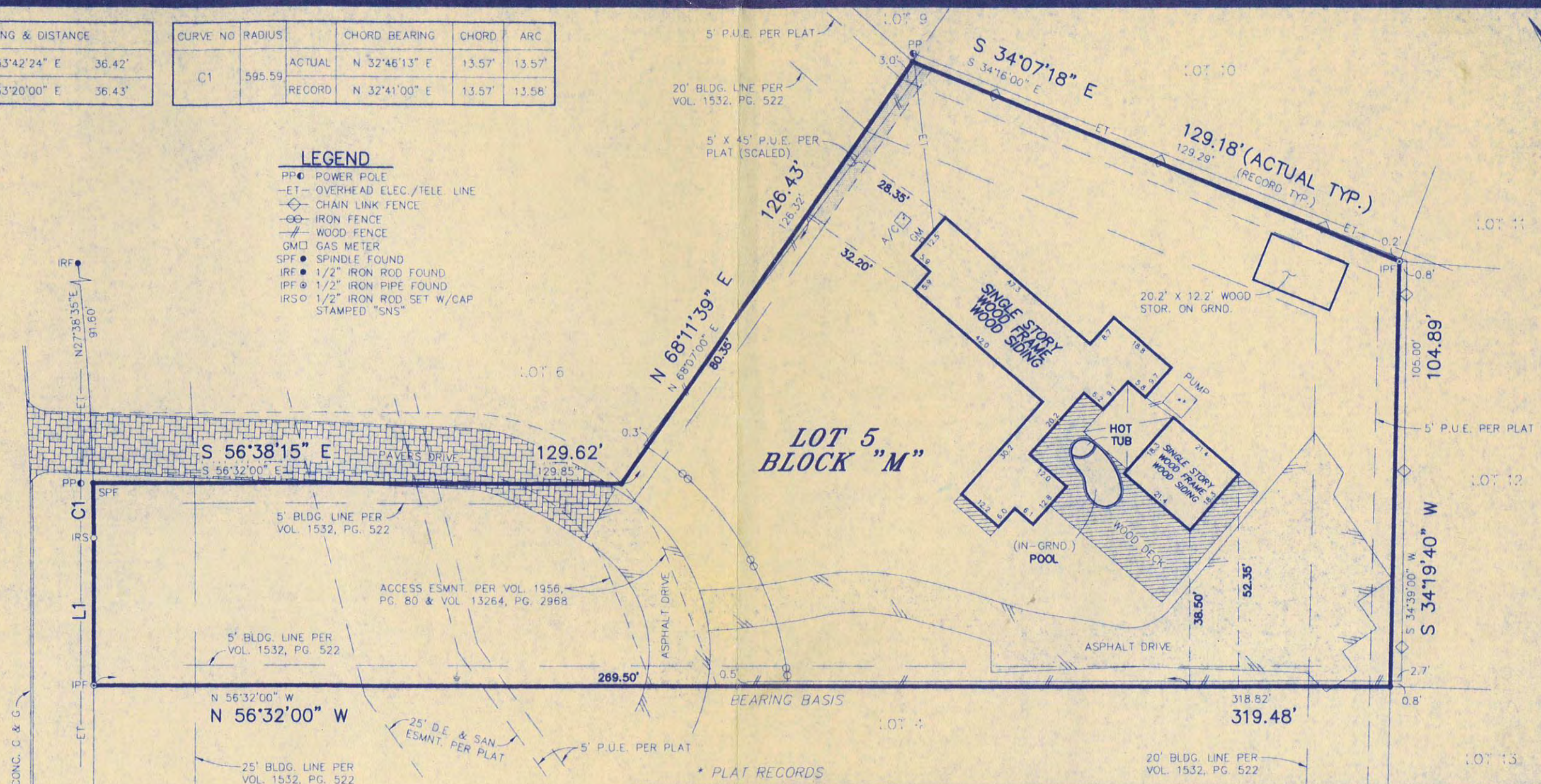
LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 33°42'24" E	36.42'
	RECORD	N 33°20'00" E	36.43'

CURVE NO.	RADIUS		CHORD BEARING	CHORD	ARC
C1	595.59	ACTUAL	N 32°46'13" E	13.57'	13.57'
		RECORD	N 32°41'00" E	13.57'	13.58'

### LEGEND

- PP • POWER POLE
- ET — OVERHEAD ELEC./TELE. LINE
- ◇ CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GM □ GAS METER
- SPF • SPINDLE FOUND
- IRF • 1/2" IRON ROD FOUND
- IPF • 1/2" IRON PIPE FOUND
- IRS • 1/2" IRON ROD SET W/CAP STAMPED "SNS"

**BALCONES DRIVE**  
(60' ROW)



## PLAT OF SURVEY

Survey No. **061160-REV**

SCALE: 1" = 30'

GF TX066640594MAL

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0200E  
Dated: JUNE 16, 1993

All corners are 1/2-inch iron rod found unless  
otherwise noted. To the lien holders and/or  
the owner of the premises surveyed.

LOT NO. 5 BLOCK NO. "M"

ADDITION OR SUBDIVISION BALCONES PARK ADDITION, SECTION FIVE, VOLUME 7, PAGE 43, \*  
STREET ADDRESS 4509 BALCONES DRIVE CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR NORTH AMERICAN TITLE COMPANY REFERENCE DEANNE VARNER  
TO STEWART TITLE GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT  
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON  
SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101  
Austin, Texas 78729

(512) 335-3944 \* (512) 250-8685 (Fax) JM

571/54



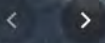
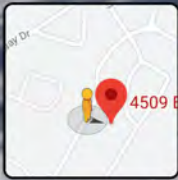
*Mary P. Hawkins*  
Date: 12-12-2006

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 7, PG. 43,  
PLAT RECORDS AND VOL. 1532, PG. 522, DEED RECORDS.









Google

























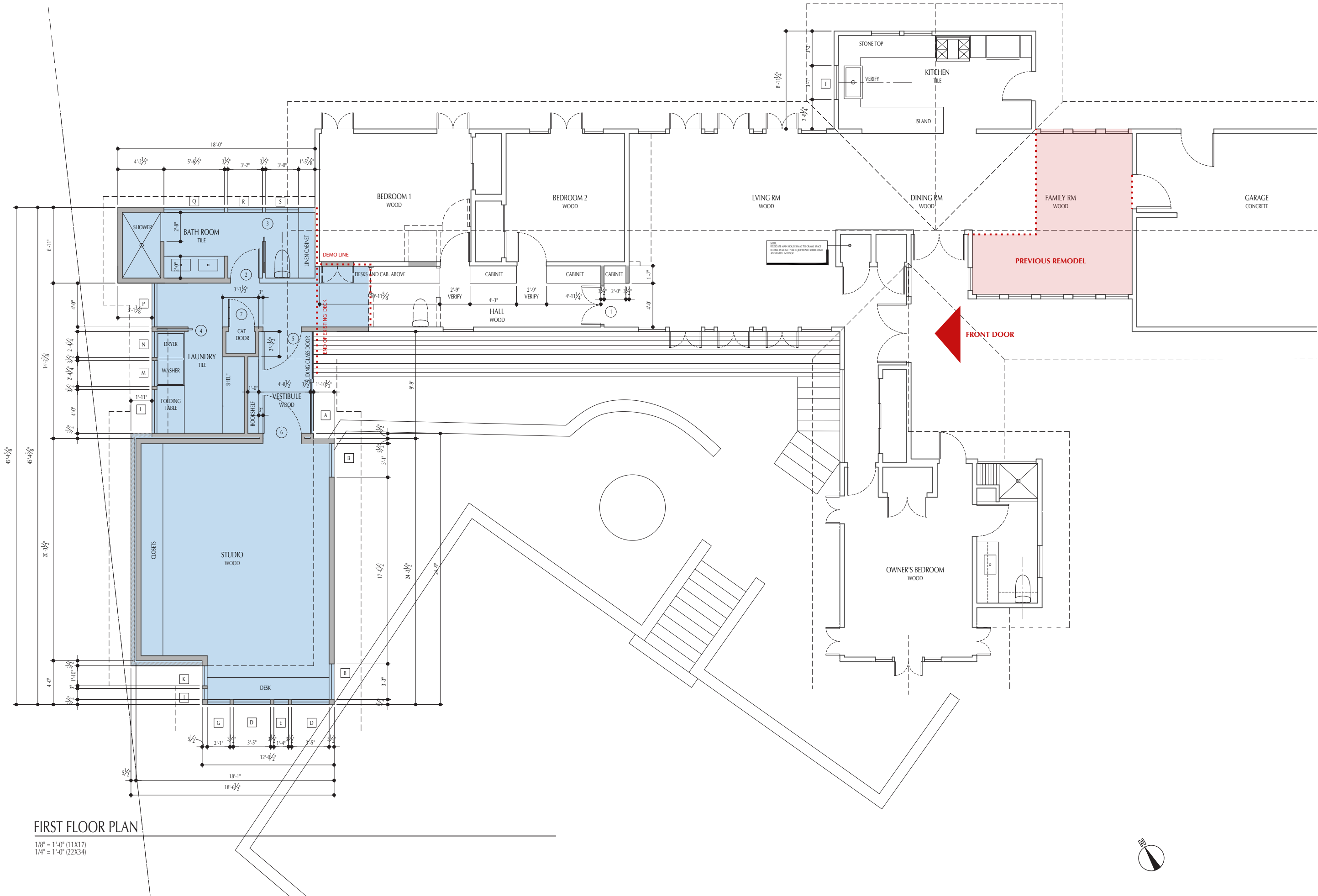








REVISIONS
1. 08.20.20



FIRST FLOOR PLAN

1/8" = 1'-0" (11X17)  
1/4" = 1'-0" (22X34)

NICK DEAVER  
Architect  
606 Highland Avenue  
Austin, Texas 78703  
www.nickdeaver.com



Nick Deaver  
07.27.20

PHASE:  
CONSTRUCTION  
DOCUMENTS

PROJECT:  
TREMBLAY  
Residence  
4509 BALCONES DR.  
AUSTIN, TX 78731

PROJECT MANAGER:

DRAWING NAME:

FLOOR PLANS

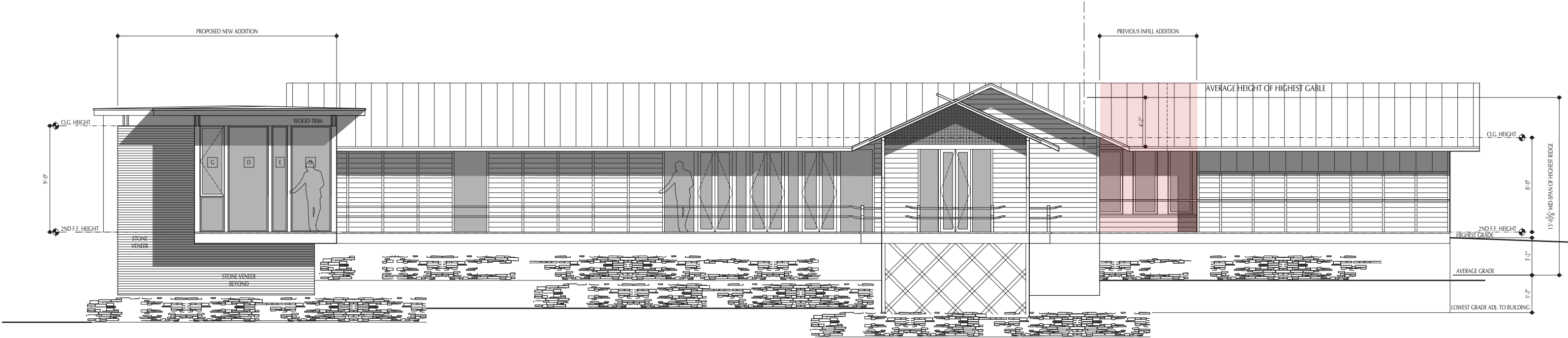
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CHECKED BY: ND  
JOB #: 278  
FILE: 278 TREMBLAY  
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DATE:  
SCALE:

SHEET:

A1.1



REVISIONS
1. 08.20.20
2. 10.16.20



1 | WEST EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)

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*Nick Deaver*  
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PROJECT MANAGER:

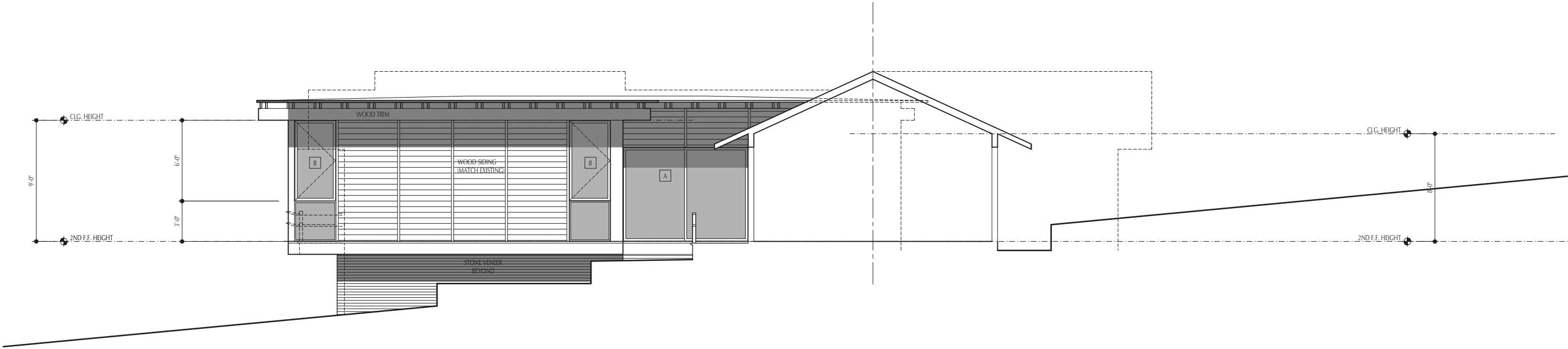
DRAWING NAME:

EXTERIOR  
ELEVATIONS

DRAWN BY: JD  
CHECKED BY: ND  
JOB #: 278  
FILE: 278 TREMBLAY  
© 2020 nickdeaverarchitect  
DATE:  
SCALE:  
SHEET:

2 | SOUTH EXTERIOR ELEVATION NEW ADDITION

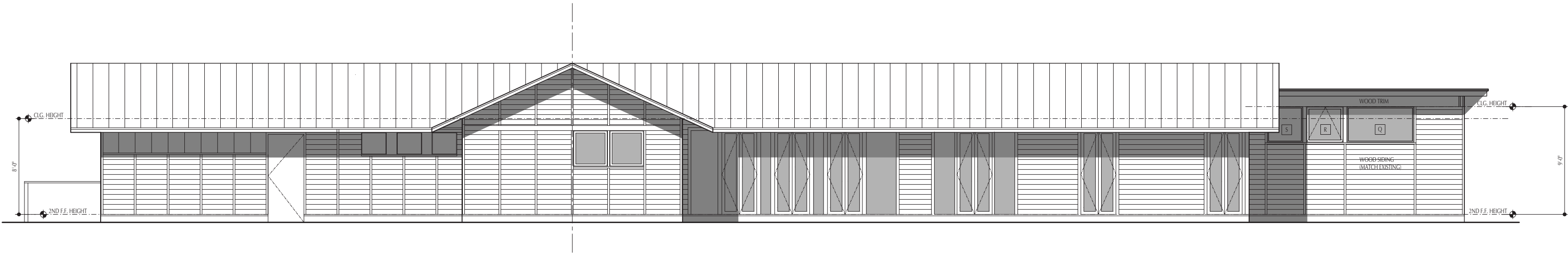
1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)



A2.0

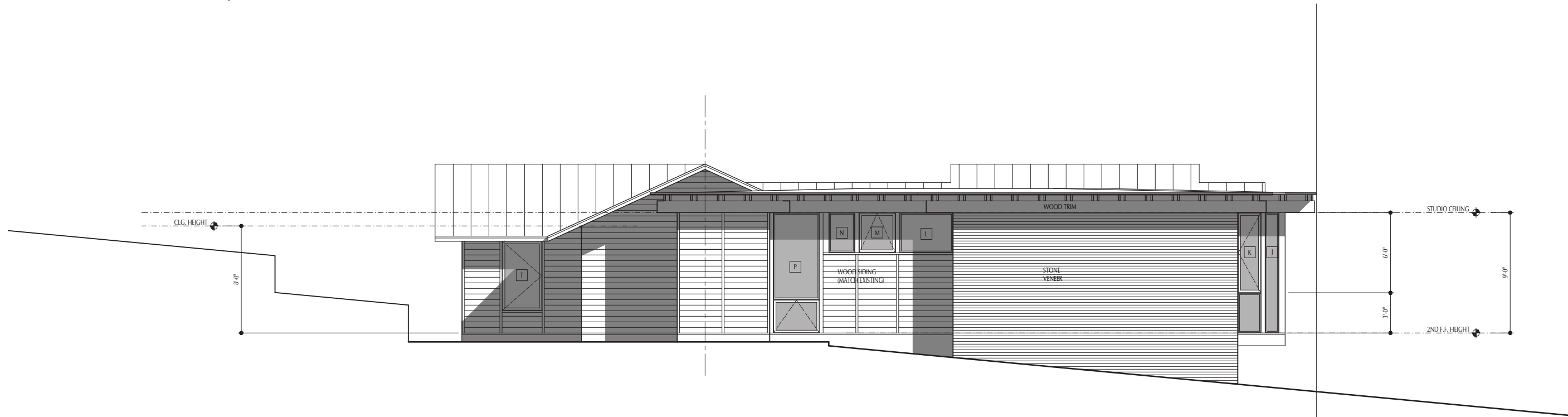


REVISIONS
1. 08.20.20



3 | EAST EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)



4 | NORTH EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)

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*Nick Deaver*  
07.27.20

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SCALE:  
SHEET:

A2.1







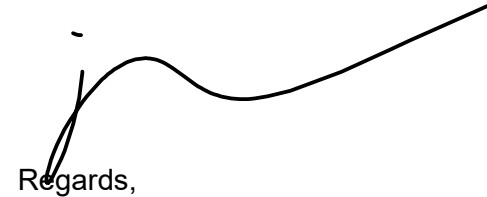


October 13, 2020

Historic Landmark Commission:

On September 9th, 2020 Carla Tremblay, owner of 4509 Balcones Drive, presented her plan to add onto the existing structure. Per that presentation, the Highland Park West Balcones Area Neighborhood Association Board (HPWBANA), by a unanimous vote, has no objections to the project moving forward. We understand that the existing structure was designed by David Graeber and that it might meet the criteria for a historic landmark designation. We believe the plan presented to be in step with the character of the home and the neighborhood. We also believe that due to previous material changes to the structure, a historic landmark designation may not be appropriate.

If you have any questions, please do not hesitate to contact me.



Regards,

Jason Lindenschmidt

VP HPWBANA

512-789-1071

[jason@lindendwell.com](mailto:jason@lindendwell.com)