

EXHIBIT "B"

Restrictive Covenants recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas.

Building setback requirements set out in deed recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas stating no structure shall be placed on said tract within 25 feet to the easterly line of the Yacht Club Road as presently surveyed on the ground or closer than 25 feet to the northerly and southerly lines of the property conveyed and no building or other structure shall be erected closer than 400 feet from the present west bank of the Colorado River other than a boathouse or similar structure on the lake front calculated to serve or convenience the lot owner or his tenant as shown on survey dated July 14, 2017, prepared by Tommy P. Watkins, Registered Professional Land Surveyor No. 4549 ("the Survey").

Reservation of a pole line easement 5 feet in width along the rear or westerly line of said tract as set out in deed recorded in Volume 896, Page 347 of the Deed Records of Travis County, Texas as shown on the Survey.

Perpetual Right to Overflow granted to the City of Austin by instrument dated April 28, 1915, recorded in Volume 276, Page 23 of the Deed Records of Travis County, Texas.

Any rights or claims, if any, by the adjoining property owners in and to the insured property between the fencing and the west and north property lines as shown on the Survey.

Apparent easement for hose bib and water manhole along the north property line as shown on the Survey.

Encroachment of one story garage into the 25 building setback along the south property line as shown on the Survey.

Encroachment of covered stone patio and wood deck and an 8 foot by 9 foot wood shed into the 400 foot building setback as shown on the Survey.

Protrusion of 10.3 foot by 28.8 foot one story stucco and wood frame building across the south property line as shown on the Survey.

Encroachment of concrete into the 5 foot pole line easement along the front property line as shown on the Survey.

Any rights or claims, if any, due to the inability of the surveyor to set monumentation at the most southern or southeast corner as shown on the Survey.

Protrusion of wood pier, boat slip and concrete ramp along the rear property line as shown on the Survey.

Any and all leases, recorded or unrecorded, with rights of tenants in possession.

Rights of parties in possession

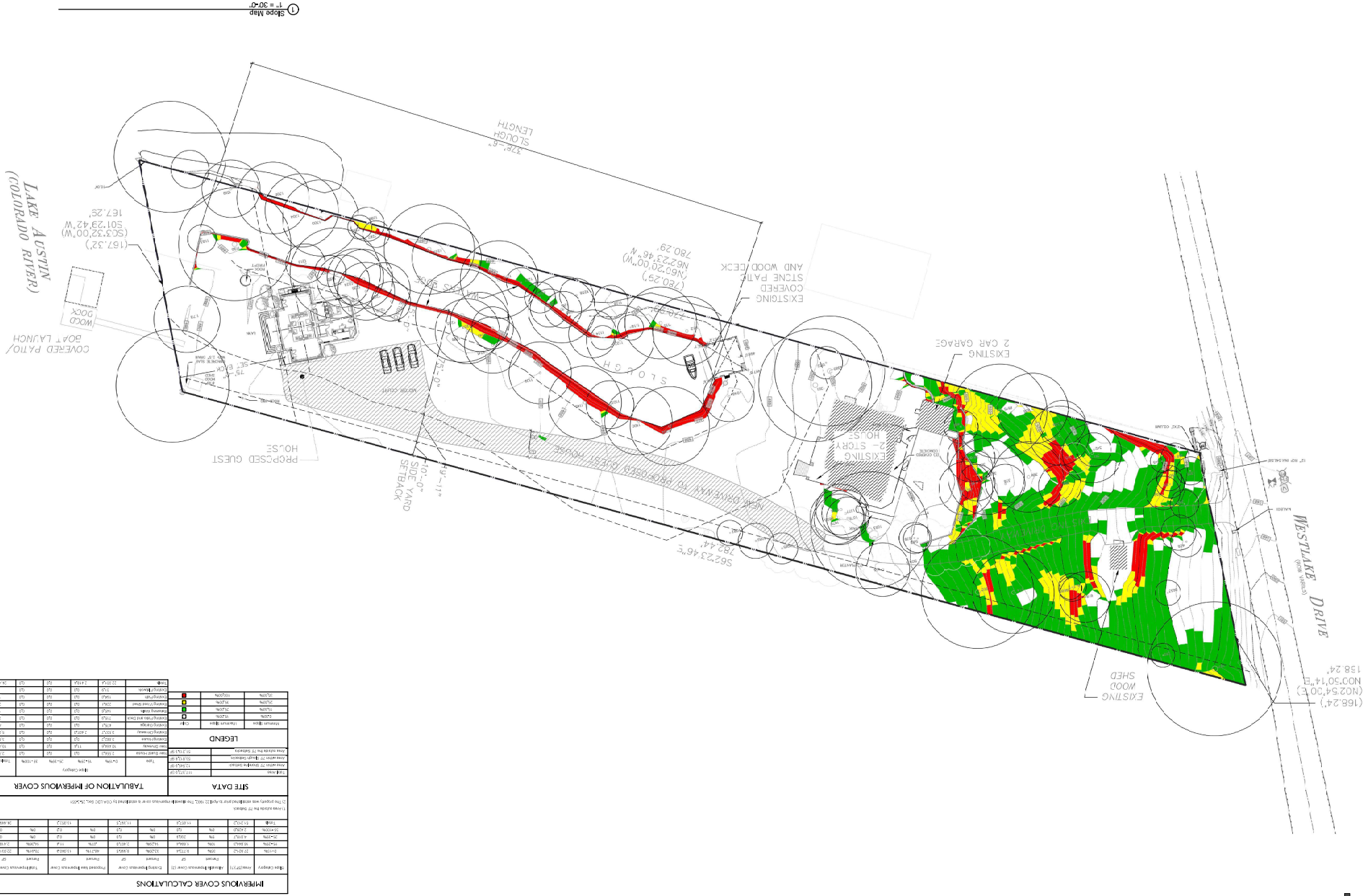


**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir
**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

March 20 2018 12:00 PM

FEE: \$ 46.00 2018041059



	TOTAL	117,372.00							
	OUTSIDE 75' SETBACK	81,479.90							
	WITH IN 75' SHORELINE SETBACK	12,545.90							
	WITH IN 15' SLOUGH SETBACK	23,346.20							
IMPERVIOUS COVER CALCULATIONS									
		ALLOWABLE IMPERVIOUS COVER		EXISTING IMPERVIOUS COVER		NEW IMPERVIOUS COVER		TOTAL IMPERVIOUS COVER	
CATEGORY	AREA SF(1)	PERCENT	SF	PERCENT	SF	PERCENT	SF	PERCENT	SF
	58,176.50	35%	20361.775	15.45%	8,990.50	22.42%	13,040.90	37.87%	
	16,855.70	10%	1685.57	14.28%	2,407.00	0.07%	11.4	14.35%	
	4,018.70	5%	200.935	0%	0	0%	0	0%	
	2,429	0%	0	0%	0	0%	0	0%	
	81,479.90				11,397.50		13,052.30		

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABIBSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDORSED ON EACH DRAWING.

ARCHITECT
WILLIAM HAMBURGER ARCHITECTURE, INC.

BEVERLY HILLS OFFICE
2750 SUMMITRIDGE DRIVE
BEVERLY HILLS, CA 90230
TEL: (310) 658-6666

AUSTIN OFFICE
2901 WEST AKE COVE
AUSTIN, TX 78746
TEL: (512) 335-8028

W. M. HABUNSI, AIA DATE

PROJECT TITLE AND ADDRESS:
HUFF RESIDENCE
3115 WESTLAKE DR.
AUSTIN, TX 78746

NOTES:

THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABINERY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABINERY, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

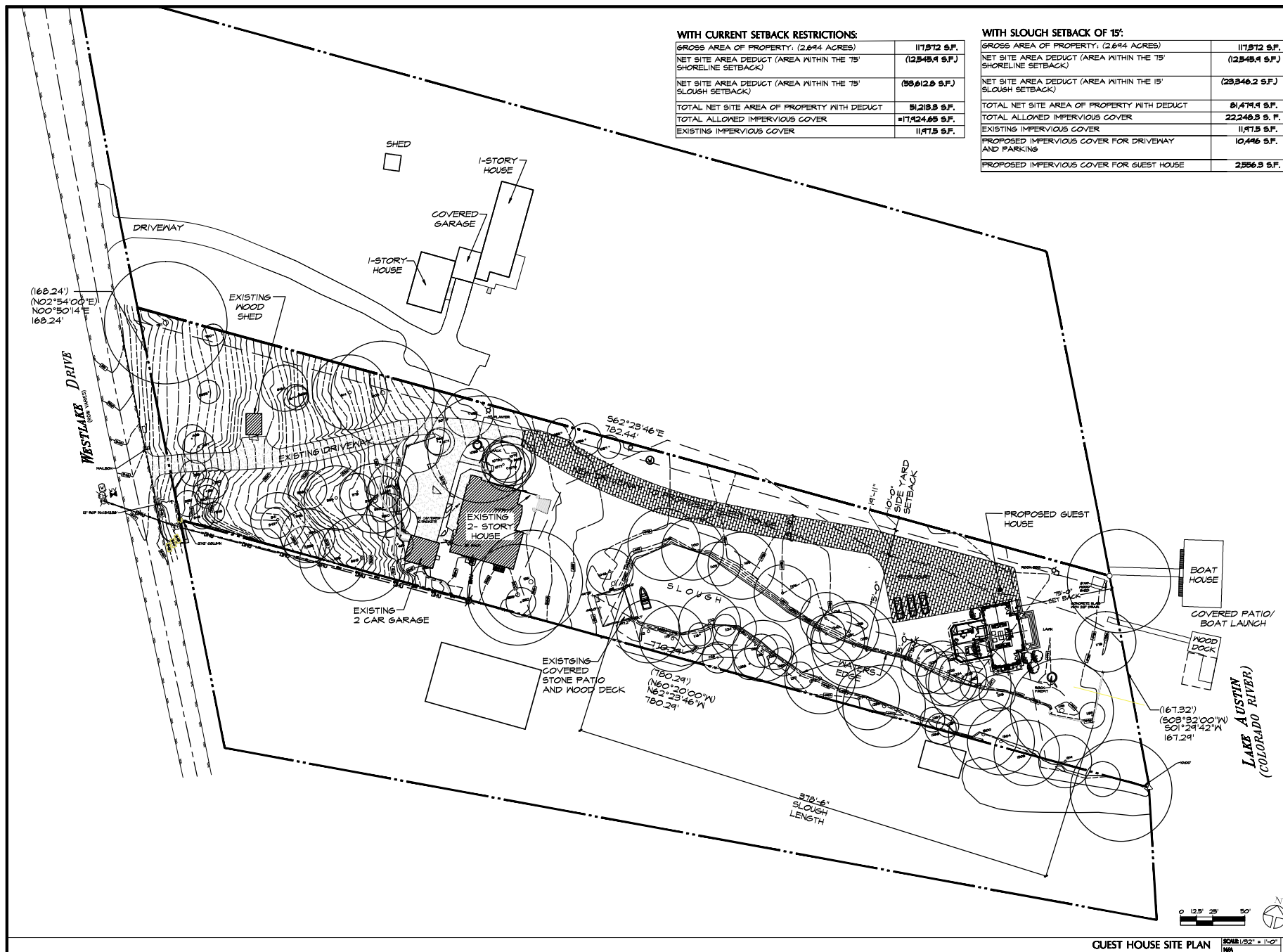
SHEET NAME AND SCALE

DRAWING DATA:

PROJECT NO:	CHECKED:
ISSUE DATE:	DRAWN BY:

SHEET NUMBER:

A 2.0



GUEST HOUSE SITE PLAN	SCALE 1/32" = 1'-0"
	N/A