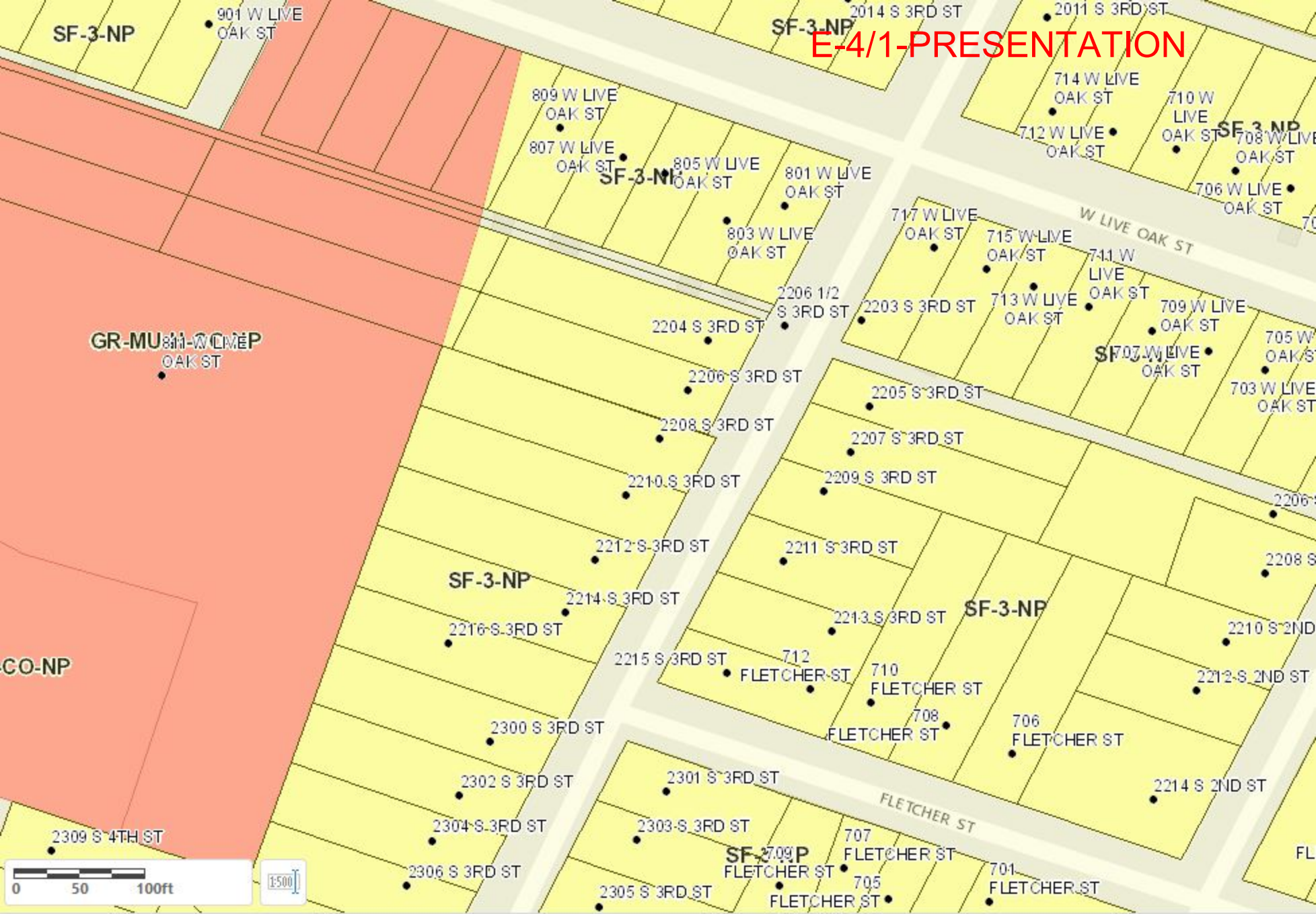
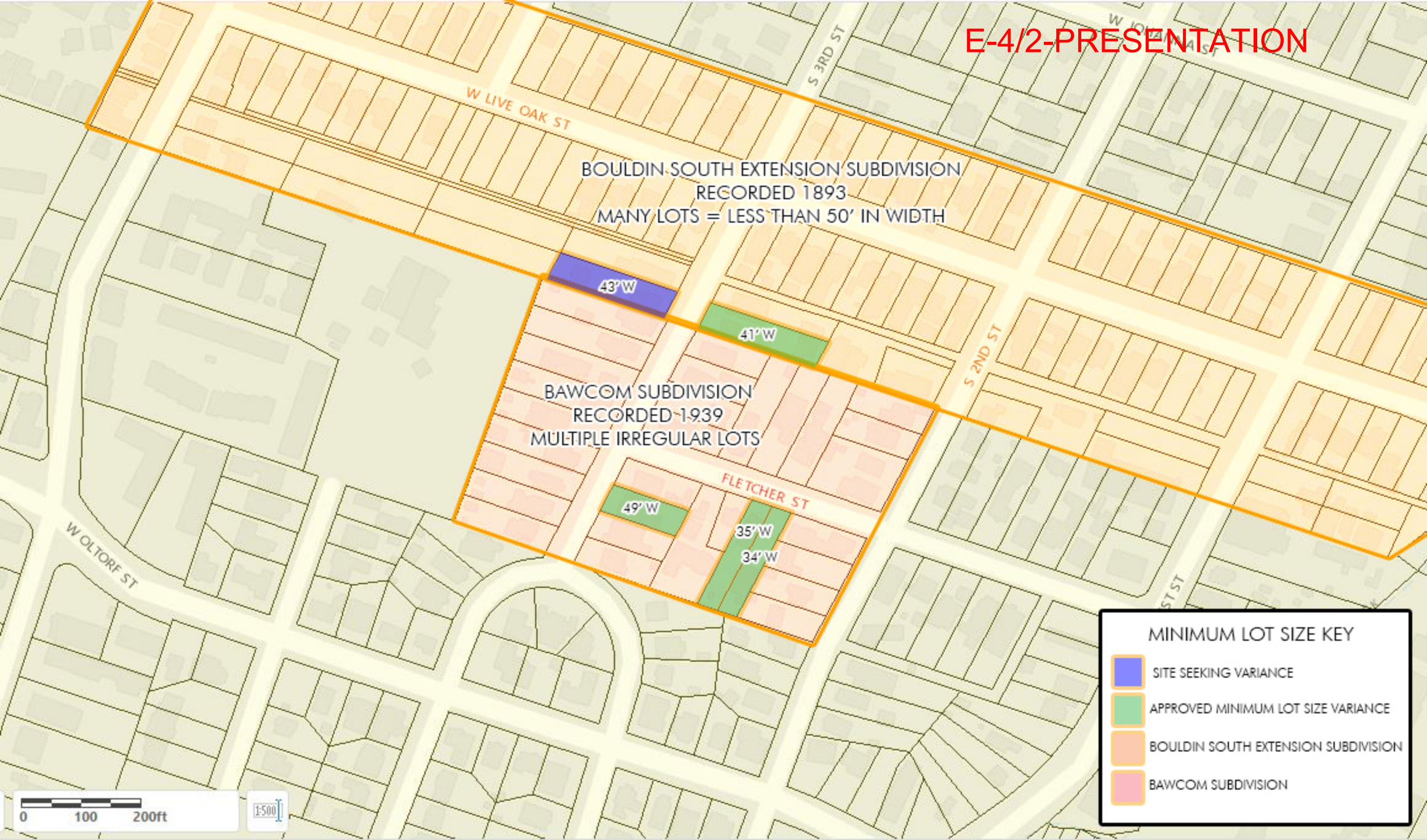


E-4/1-PRESENTATION

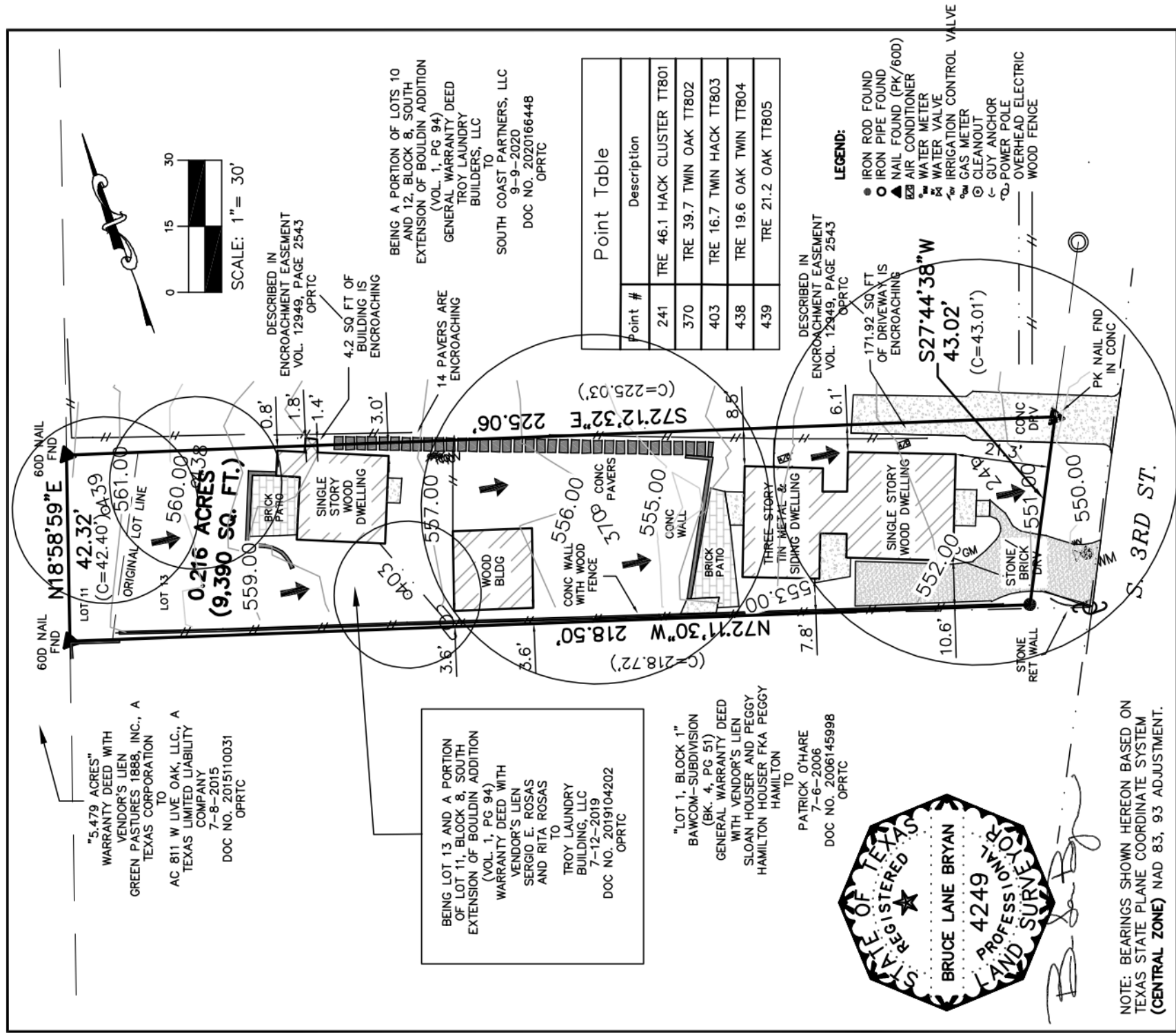


E-4/2-PRESENTATION





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"5.479 ACRES"
WARRANTY DEED WITH
VENDOR'S LIEN
GREEN PASTURES 1888, INC., A
TEXAS CORPORATION
TO
AC 811 W LIVE OAK, LLC, A
TEXAS LIMITED LIABILITY
COMPANY
7-8-2015
DOC NO. 2015110031
OPRTC

BEING LOT 13 AND A PORTION
OF LOT 11, BLOCK 8, SOUTH
EXTENSION OF BOULDER ADDITION
(VOL. 1, PG 94)
WARRANTY DEED WITH
VENDOR'S LIEN
SERGIO E. ROSAS
AND RITA ROSAS
TO
TROY LAUNDRY
BUILDING, LLC
7-12-2019
DOC NO. 2019104202
OPRTC

"LOT 1, BLOCK 1"
BAWCOM-SUBDIVISION
(BK. 4, PG 51)
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
SLOAN HOUSER AND PEGGY
HAMILTON HOUSER FKA PEGGY
HAMILTON
TO
PATRICK O'HARE
7-6-2006
DOC NO. 2006145998
OPRTC



NOTE: BEARINGS SHOWN HEREON BASED ON
TEXAS STATE PLANE COORDINATE SYSTEM
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 2206 S 3RD ST IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 13 AND A PORTION OF LOT 11, BLOCK 8, OF SOUTH EXTENSION OF BOULDER ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING FURTHER DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SERGIO E. ROSAS AND RITA ROSAS TO TROY LAUNDRY BUILDING, LLC, DATED 7-12-2019 AND RECORDED IN DOCUMENT NO. 2019104202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

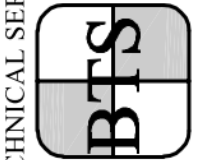
FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD
AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY;
THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48453C0585H
EFFECTIVE 9-28-2008 LOCATED IN ZONE "X".

TO: NALLE CUSTOM HOMES
RE: 2206 S 3RD ST, PROJ. NO. 20-1106

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: DECEMBER 7, 2020



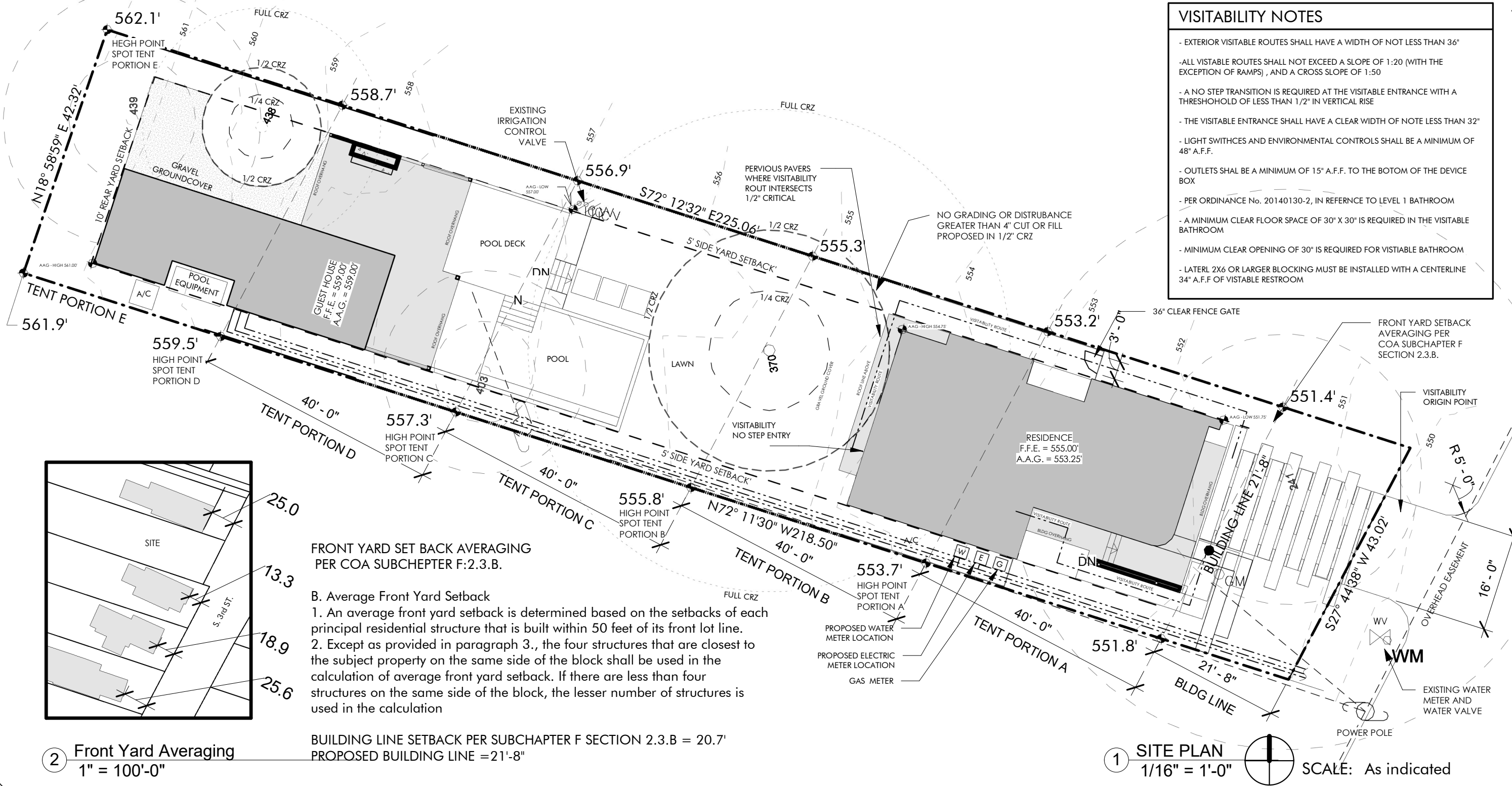
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76774
PHONE: (512) 352-9090
FIRM No. 10128500
bryantechnicalservices.com

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN VOL. 1, PAGE 94 PRTG. VOL 12949, PAGE 2543

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

RESIDENTIAL BUILDING PERMIT SITE CALCULATIONS

SITE AREA:	9390 SF	BUILDING COVER CALCS	IMPERVIOUS COVER CALCS	F.A.R. CALCS
ALLOWABLE BUILDING COVER (40%):	3756.17 SF	PRIMARY LEVEL 1:	PRIMARY RESIDENCE:	LEVEL 1:
PROPOSED BUILDING COVER: (31.82%)	2988 SF	FRONT OVERHANG	ACCESSORY STRUCTURE:	LEVEL 2:
ALLOWABLE IMPERVIOUS COVER(45%):	4426 SF	REAR OVERHANG	DRIVE:	GARAGE:
PROPOSED IMPERVIOUS COVER:(41.95%):	3939.49 SF	GUEST HOUSE LEVEL 1:	POOL DECK:	OVERHANG:
		GUEST HOUSE COVERED PATIO	POOL COPING:	ACCESSORY:
			AC PADS:	GARAGE EXEMPTION:
ALLOWABLE F.A.R. :(0.400 : 1)	3756.17 SF	TOTAL BUILDING COVER:	TOTAL IMPERVIOUS COVER:	TOTAL F.A.R.
PROPOSED F.A.R. :(0.400 : 1)	3756 SF	2988 SF	3939.49 SF	3756 SF



LAND STRATEGIES INC.

1983 - 2021
38
YEARS OF EXCELLENCE

1411 W 5th Suite 100
Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIAustin.com
WEBSITE: LSIAustin.com

NOTES:
1.

MERRITT RESIDENCE

2206 S 3rd St. Austin, TX 78704
LSI #: 1947

SET ISSUED
07/31/18

REVISIONS

DRAWN BY

SHEET NAME
Site Plan

SHEET
A0-1



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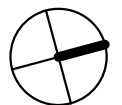
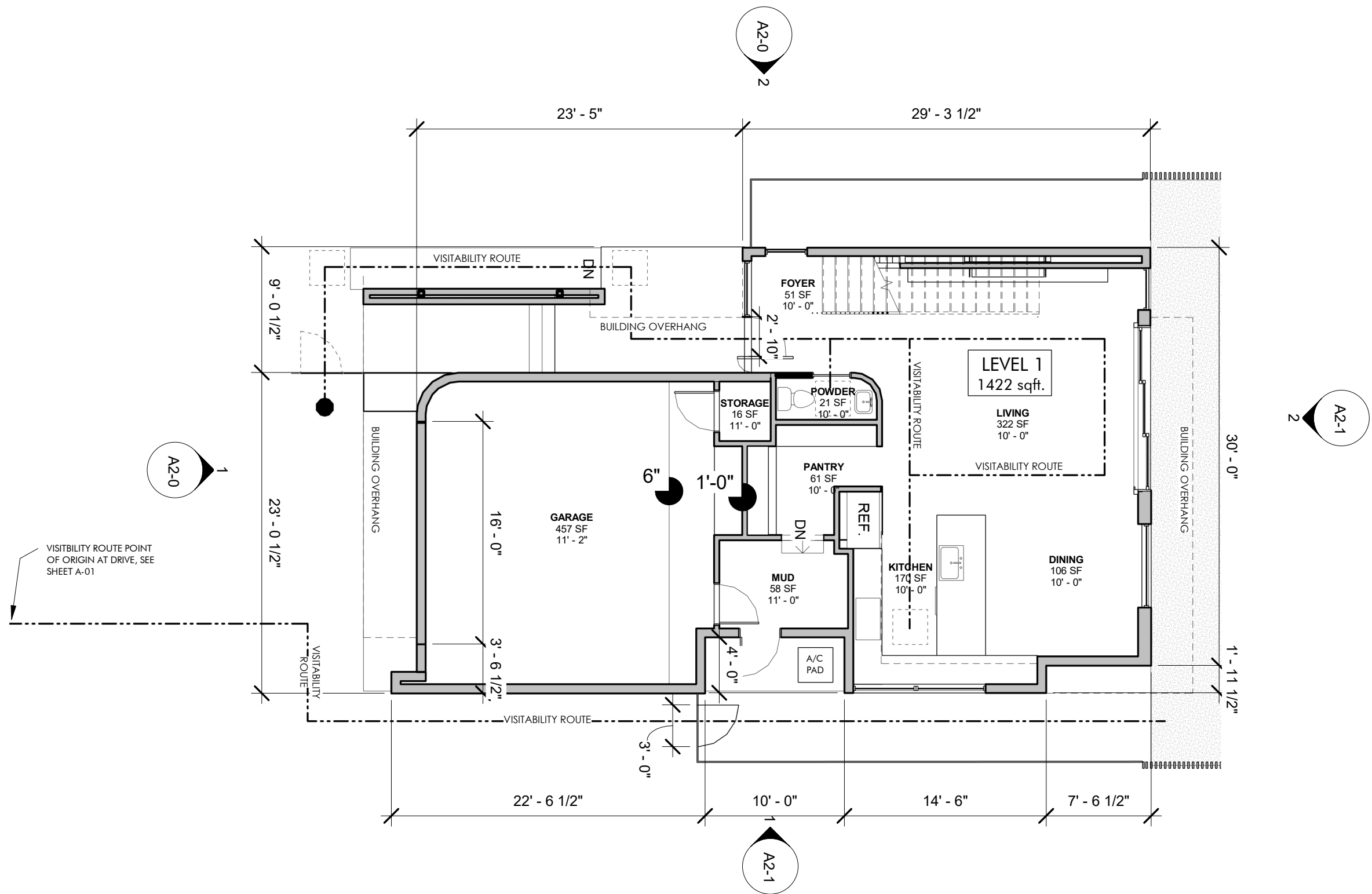
DRAWN BY

SHEET NAME

Level 1

SHEET

A1-0



SCALE: 1/8" = 1'-0"



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YEARS OF EXCELLENCE

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NOTES:
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2206 S 3rd St. Austin, TX 78704
LSI #: 1947

SET ISSUED

11/15/21

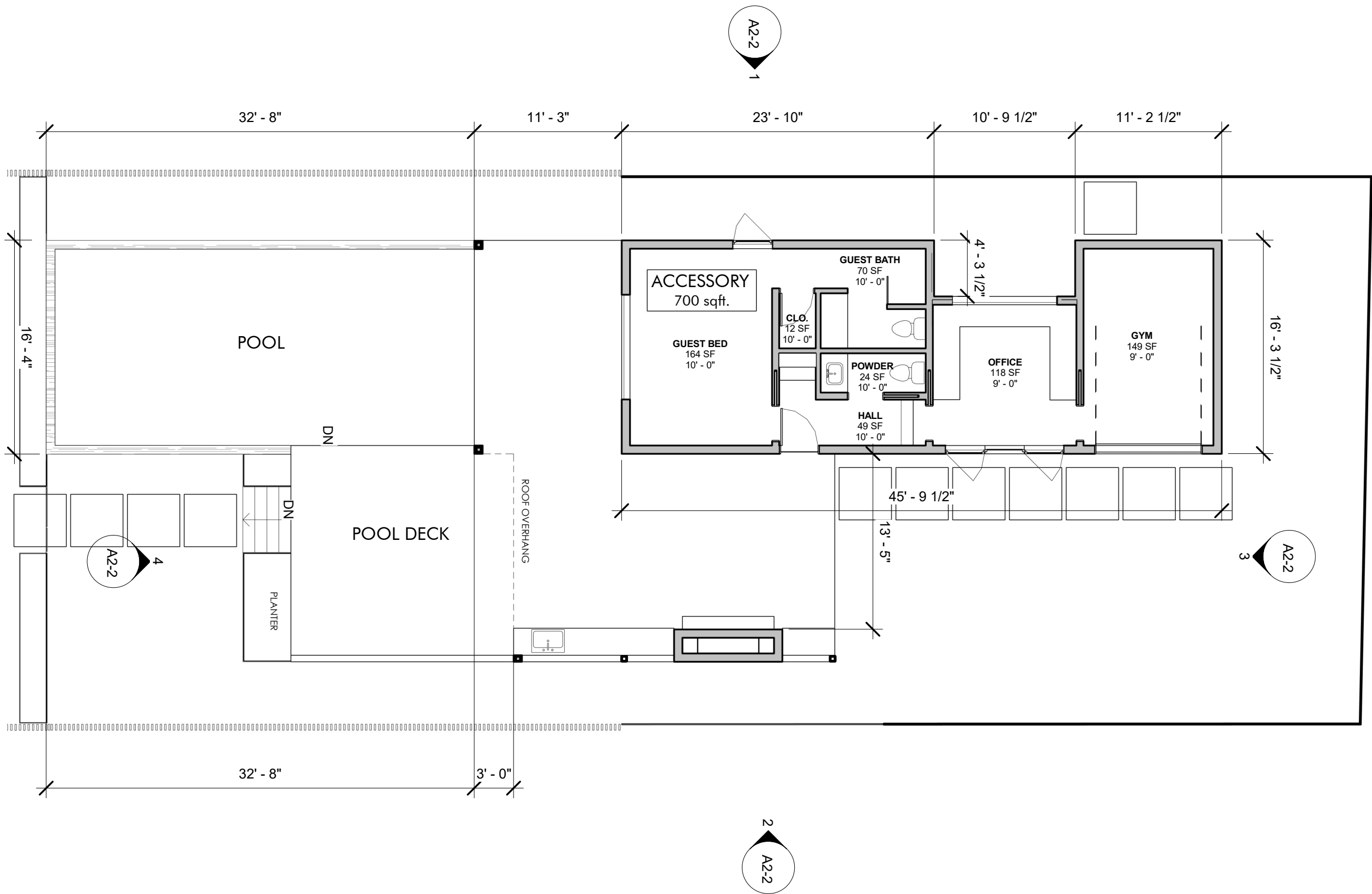
REVISIONS

DRAWN BY

SHEET NAME
ACCESSORY
STRUCTURE

SHEET

A1-1



SCALE: 1/8" = 1'-0"



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1983 - 2021
38
YEARS OF EXCELLENCE

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LSI #: 1947

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07/31/18

REVISIONS

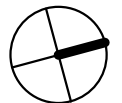
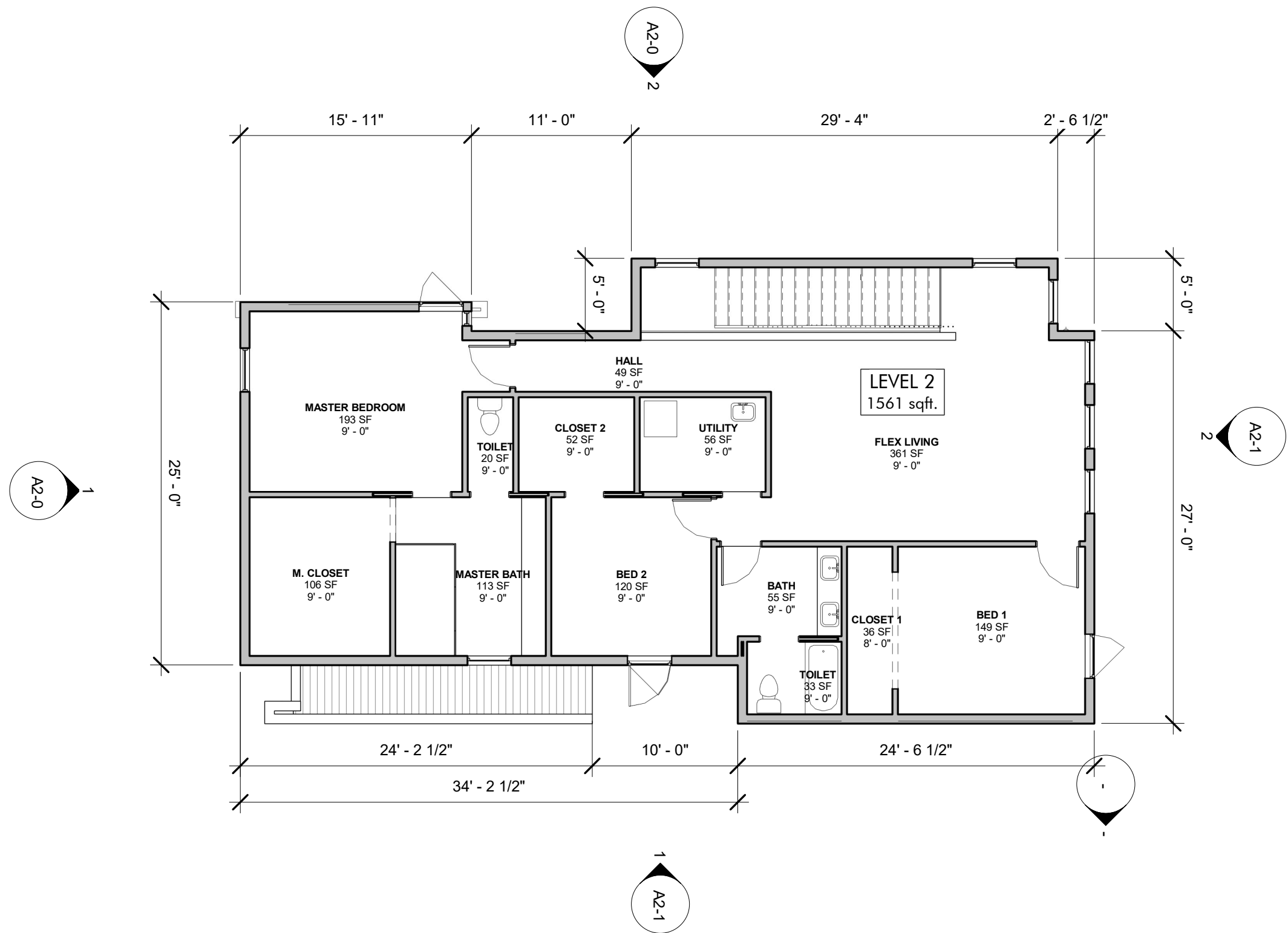
DRAWN BY

SHEET NAME

Level 2

SHEET

A1-2



SCALE: 1/8" = 1'-0"



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YEARS OF EXCELLENCE

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NOTES:
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07/31/18

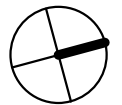
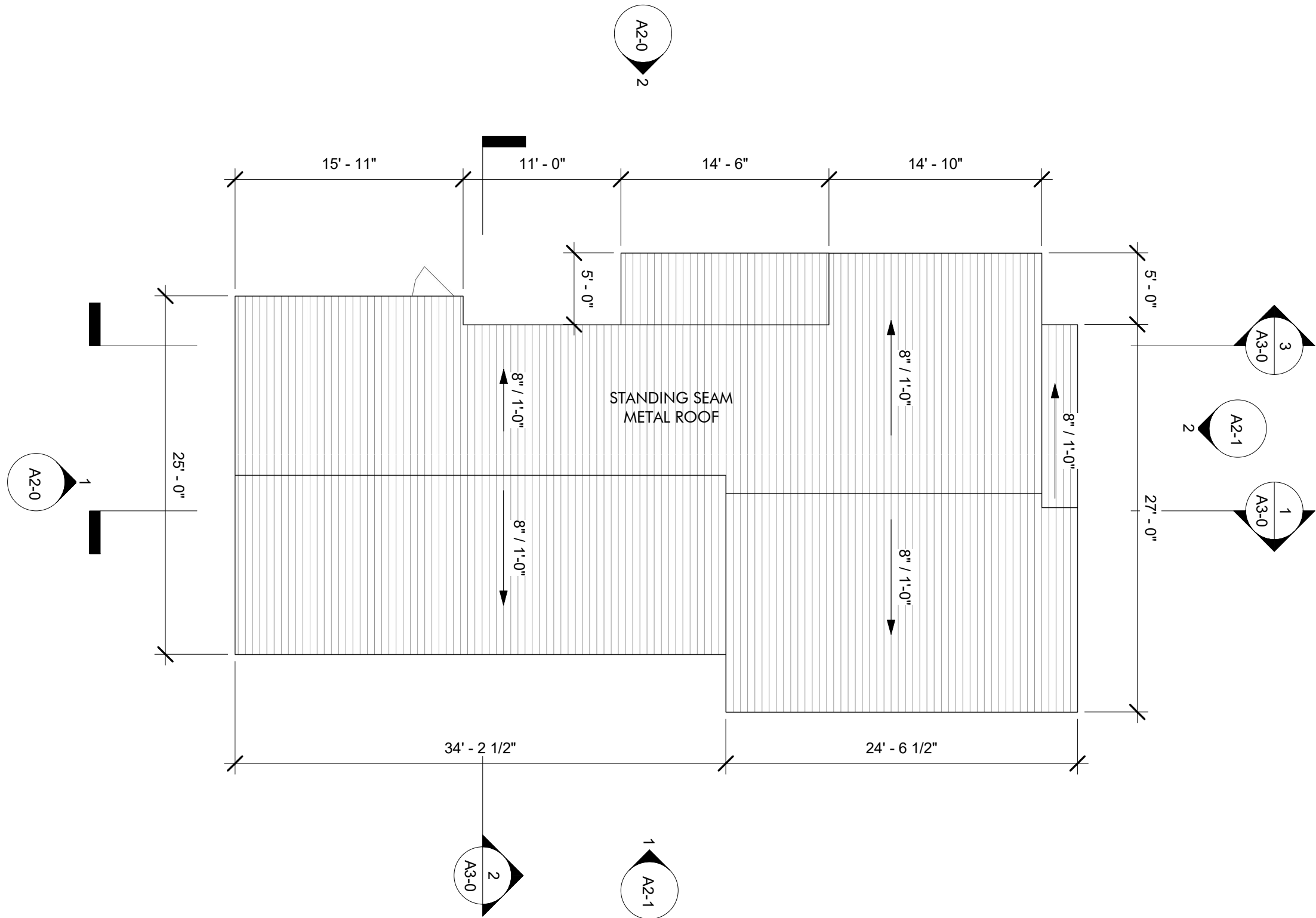
REVISIONS

DRAWN BY

SHEET NAME
Roof

SHEET

A1-3



SCALE: 1/8" = 1'-0"



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1983 - 2021
38
YEARS OF EXCELLENCE

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SET ISSUED

11/15/21

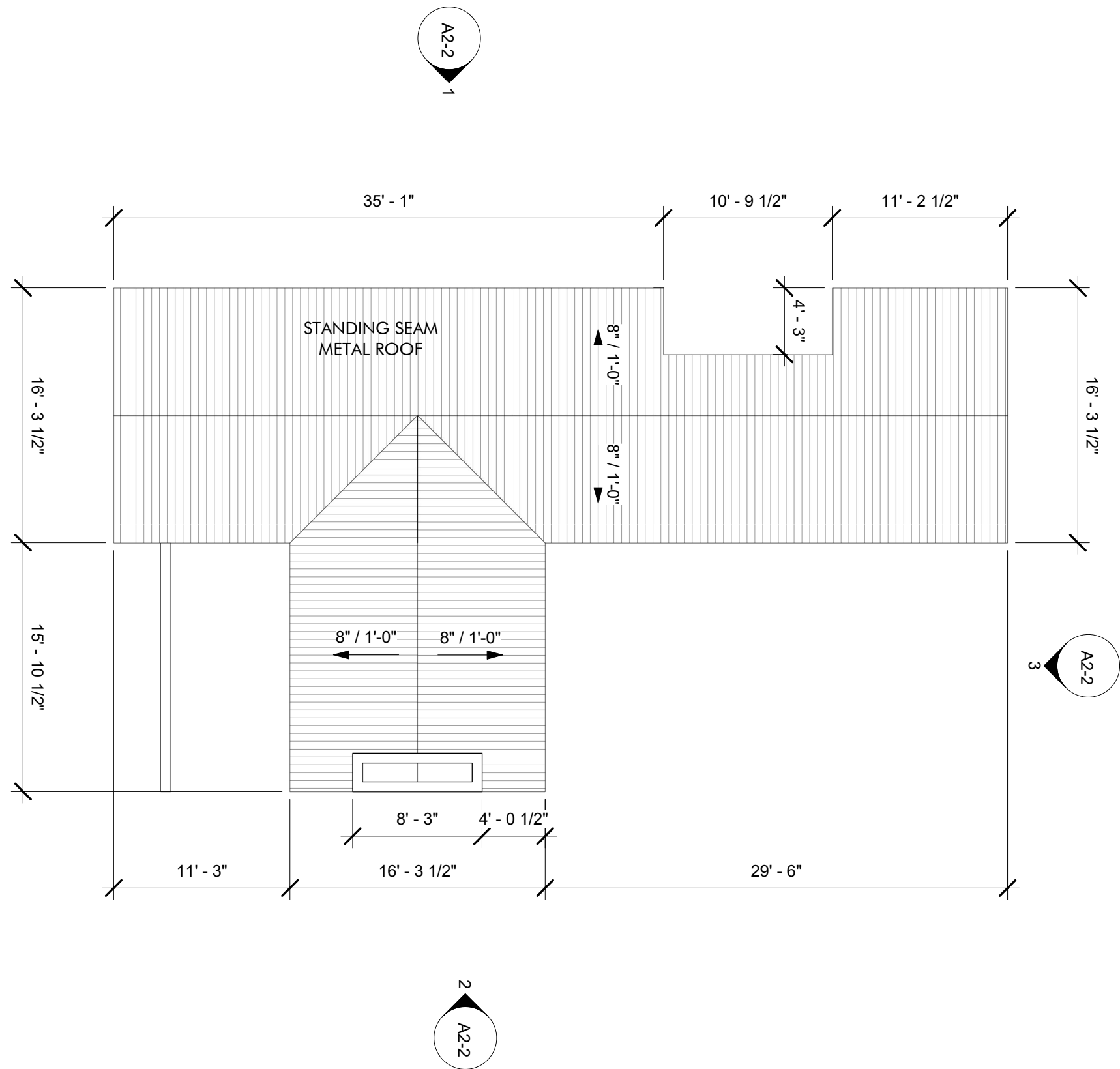
REVISIONS

DRAWN BY

SHEET NAME
ACCESSORY
ROOF

SHEET

A1-4



SCALE: 1/8" = 1'-0"



NOTES:
1.

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LSI #: 1947

SET ISSUED

07/31/18

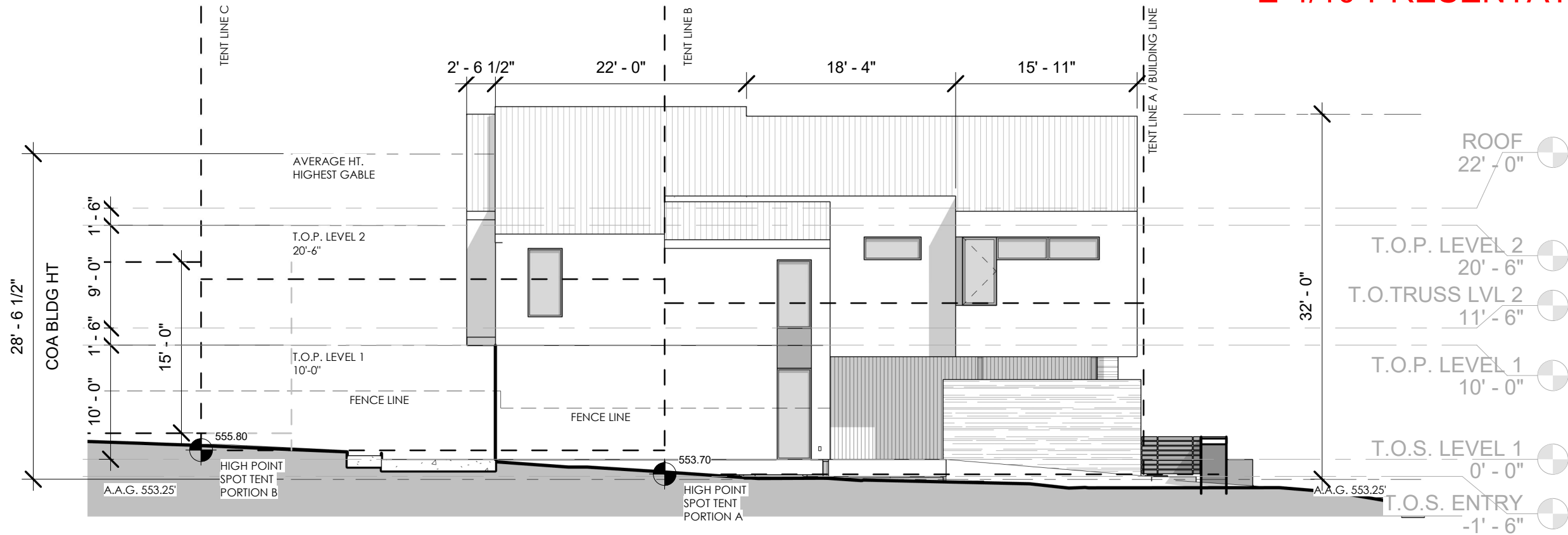
REVISIONS

DRAWN BY

SHEET NAME
Elevations

SHEET

A2-0

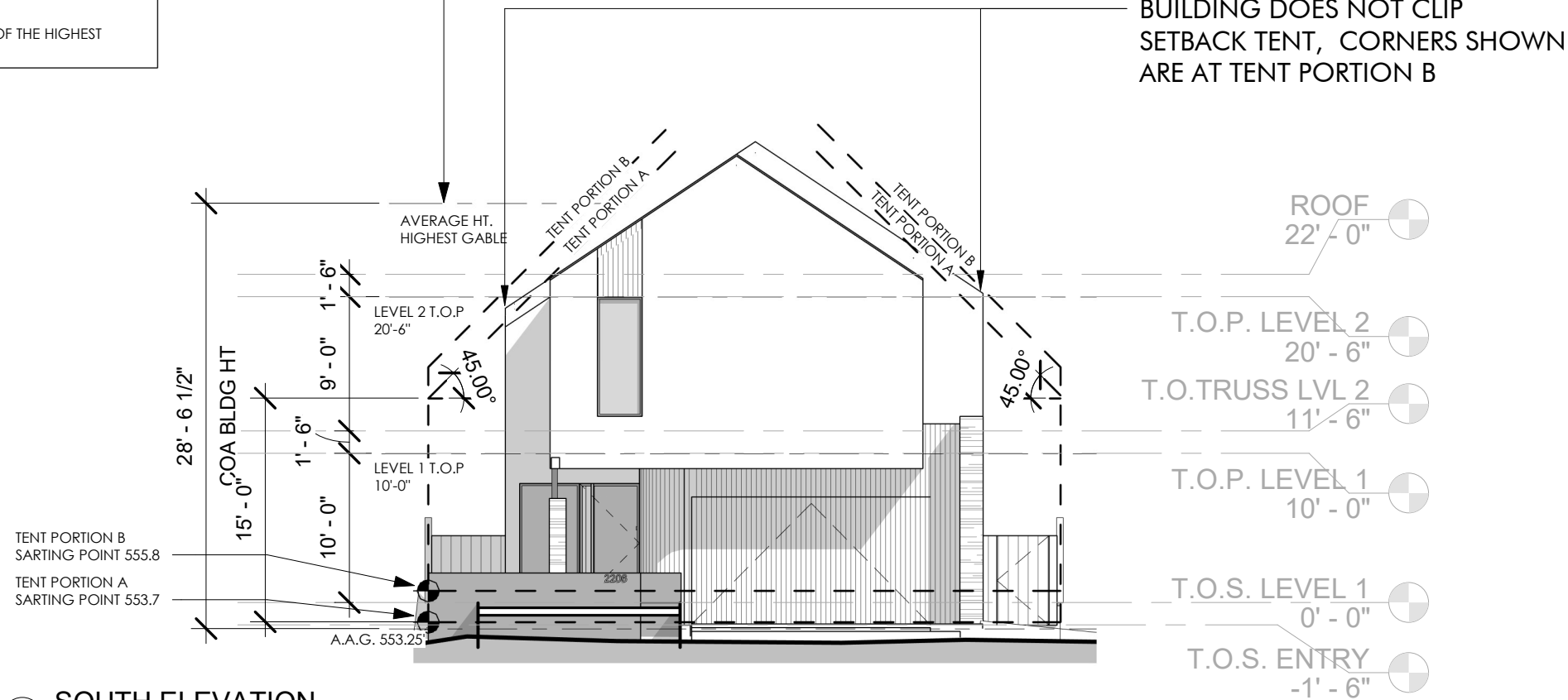


2 WEST ELEVATION
3/32" = 1'-0"

NOTE:

LDC 25-2-SUBCHAPTER F: 3.4.1.C.

"FOR A PITCHED OR HIP ROOF, THE AVERAGE HEIGHT OF THE HIGHEST GABLE;"



1 SOUTH ELEVATION
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"



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07/31/18

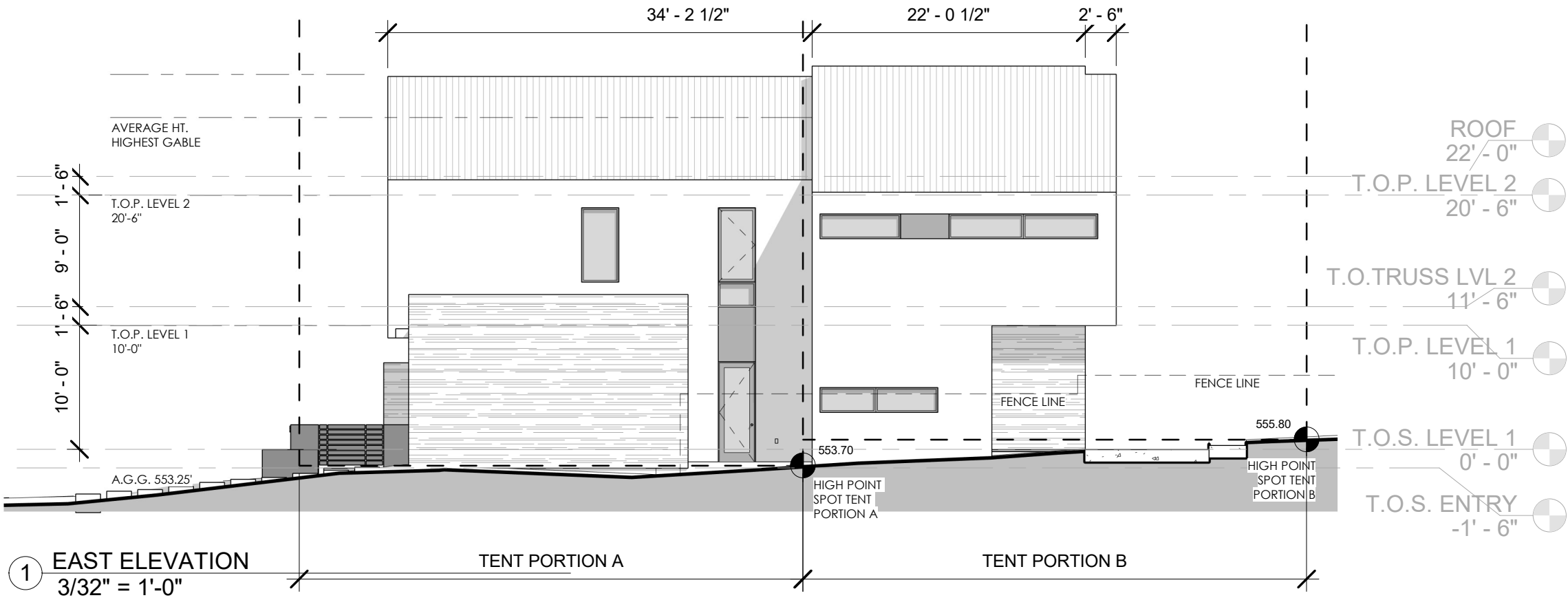
REVISIONS

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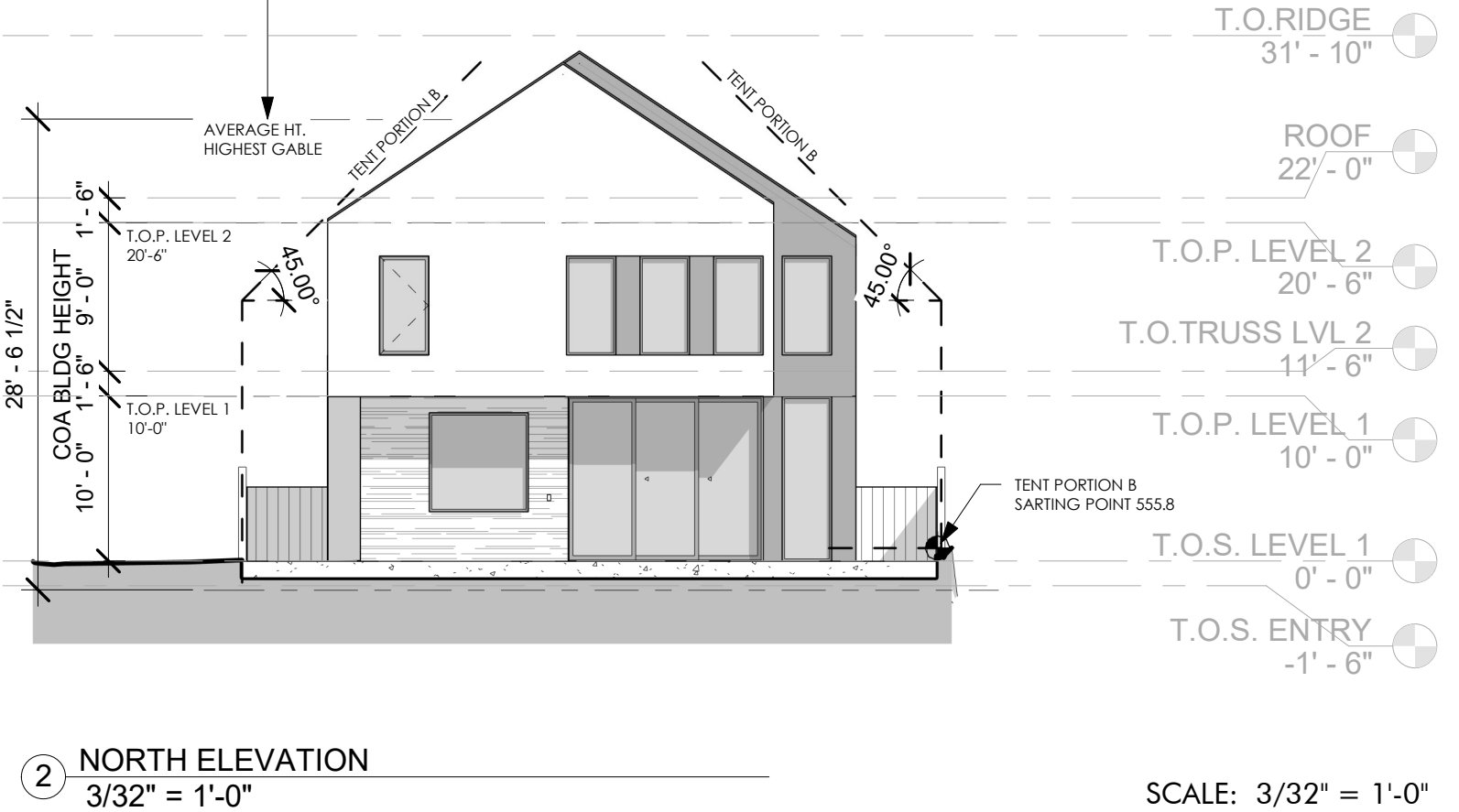
SHEET NAME
Elevations

SHEET

A2-1



NOTE:
LDC 25-2-SUBCHAPTER F: 3.4.1.C.
"FOR A PITCHED OR HIP ROOF, THE AVERAGE HEIGHT OF THE HIGHEST GABLE;"





LAND STRATEGIES INC.

1983 - 2021
38
YEARS OF EXCELLENCE

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SET ISSUED

09/20/21

REVISIONS

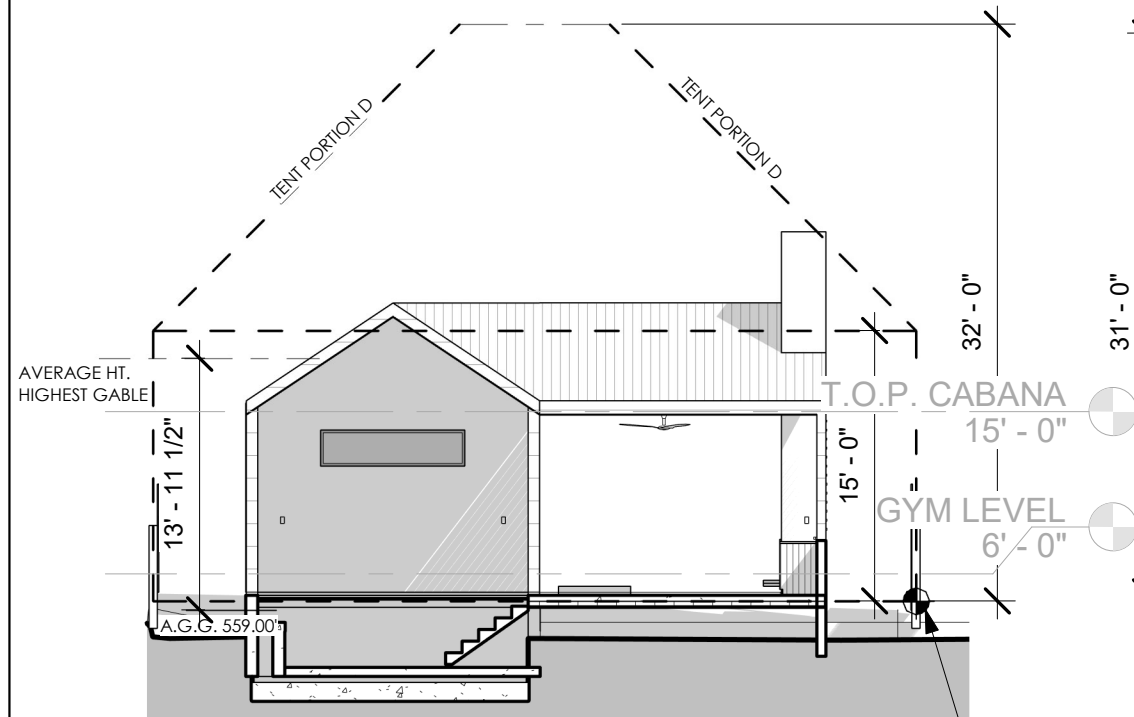
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SHEET NAME

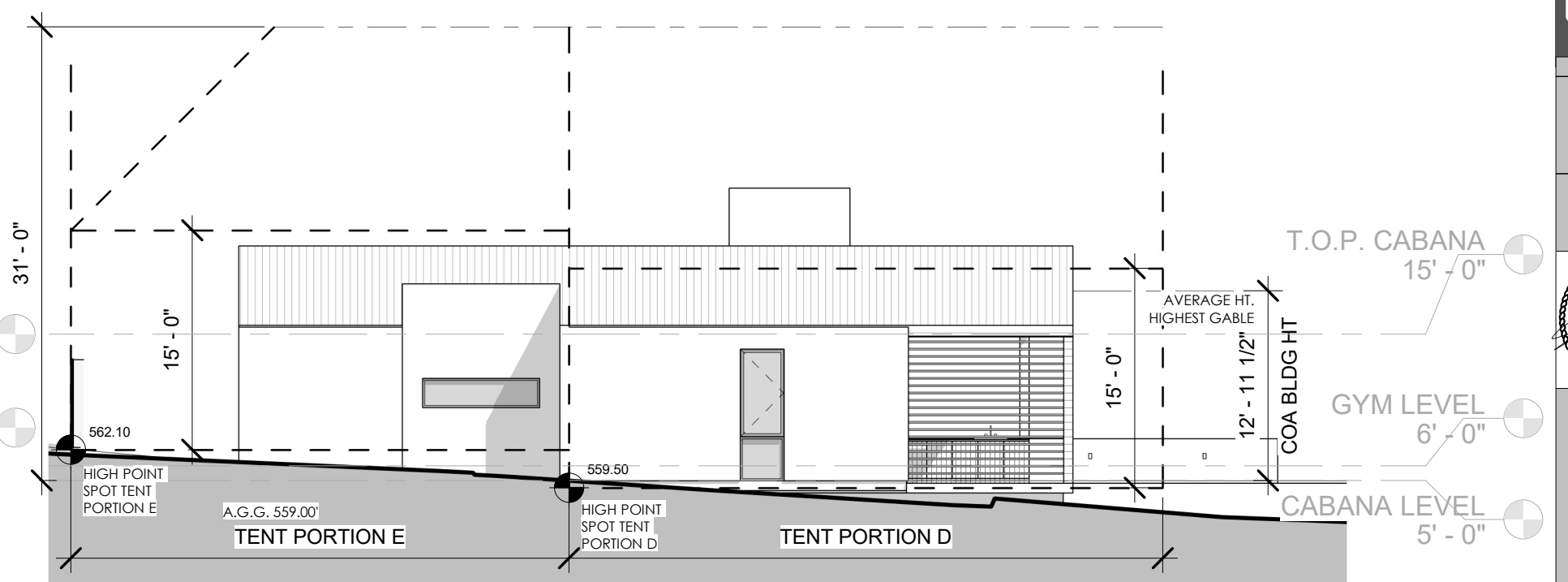
Elevations

SHEET

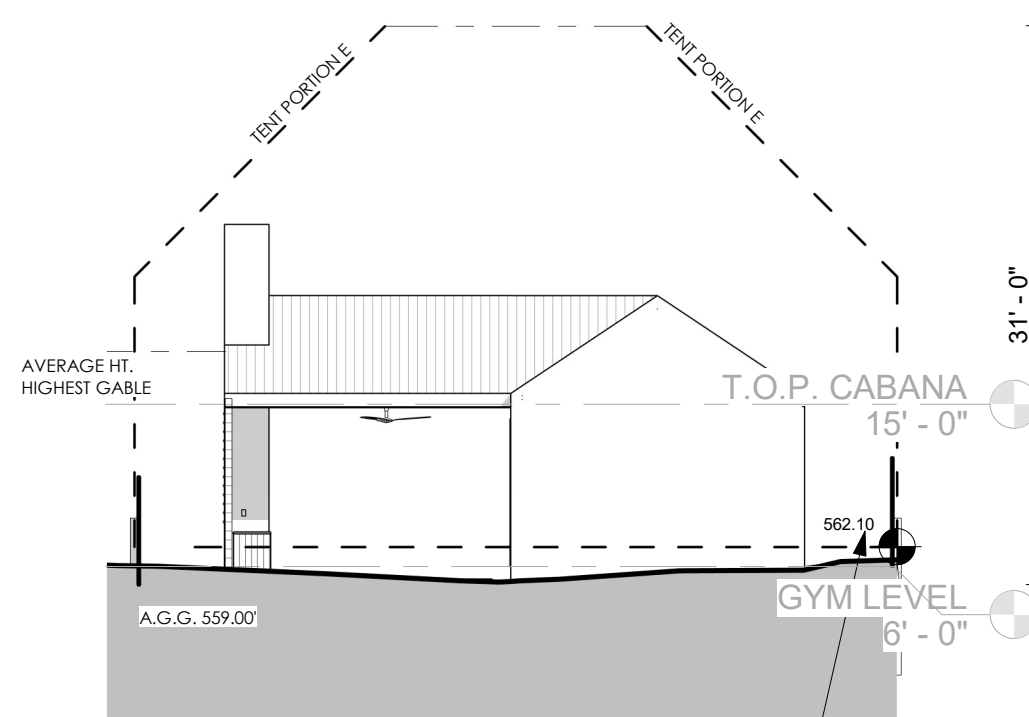
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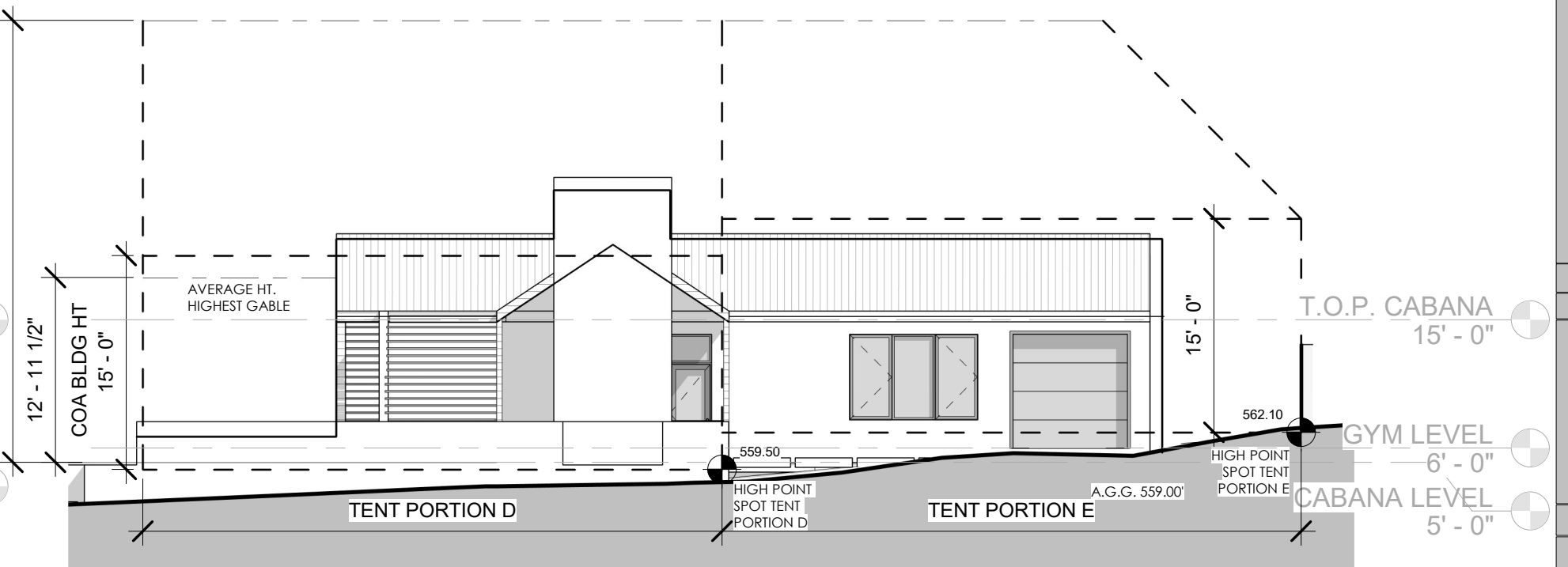
4 SOUTH ELEVATION ADU
3/32" = 1'-0"



1 WEST ELEVATION ADU
3/32" = 1'-0"



3 NORTH ELEVATION ADU
3/32" = 1'-0"



2 EAST ELEVATION ADU
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"