



CURRENT PHOTOGRAPH



NEIGHBORING CITY
LANDMARK PROPERTIES





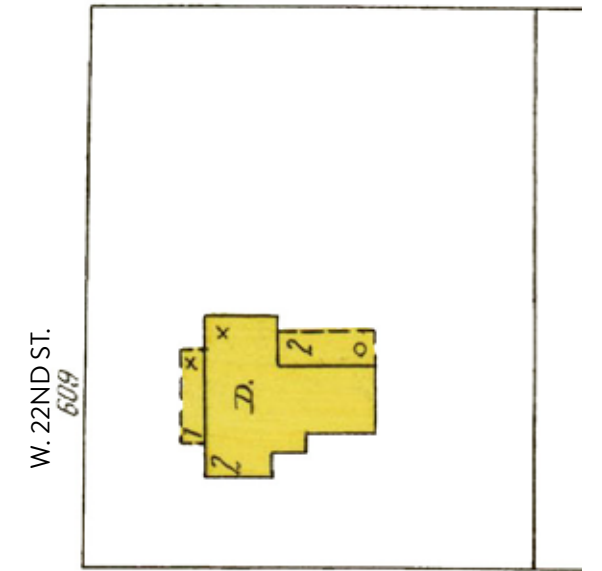
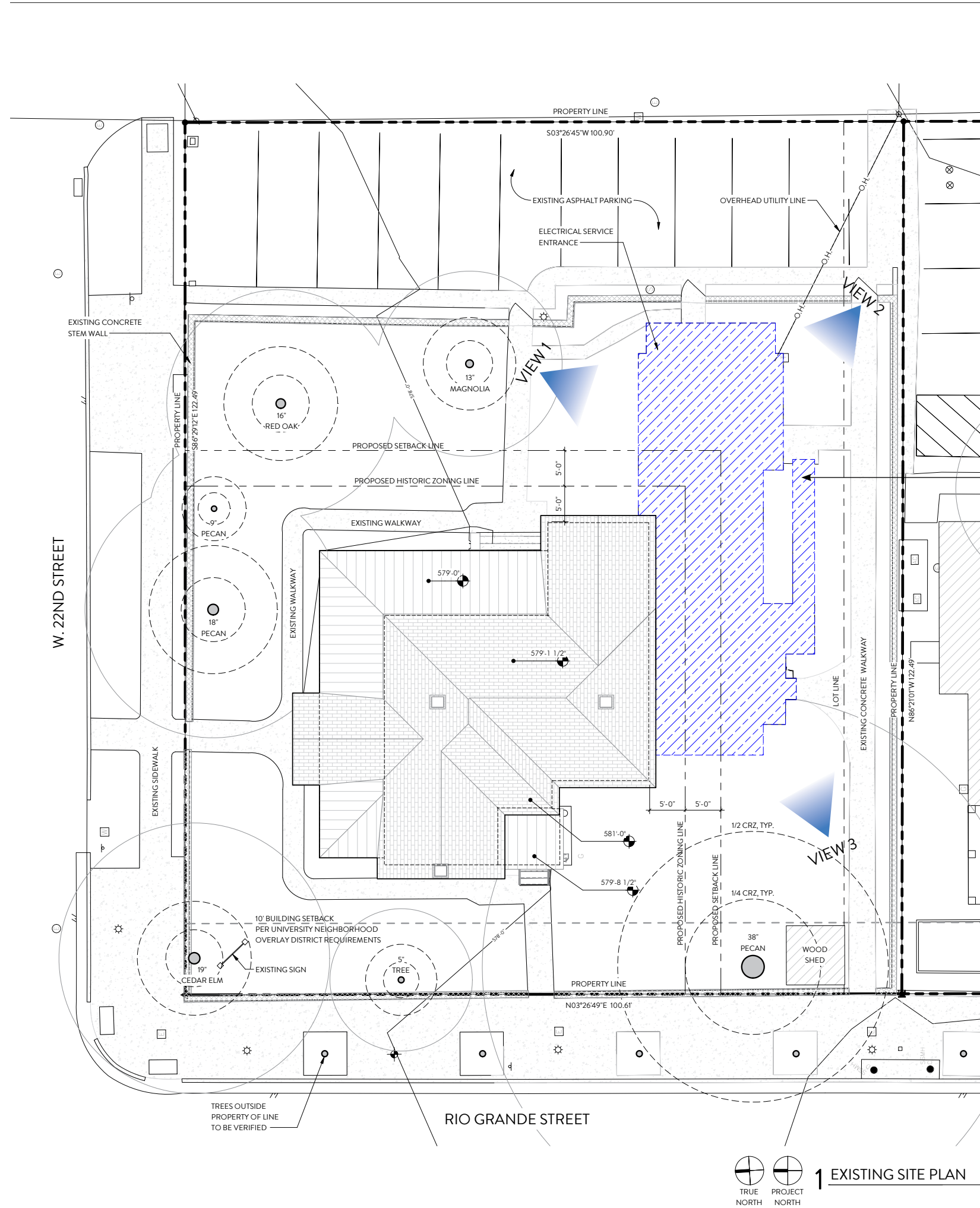
VIEW 1 - NORTH SIDE - TO BE REMOVED



VIEW 2 - SOUTHEAST CORNER - TO BE REMOVED

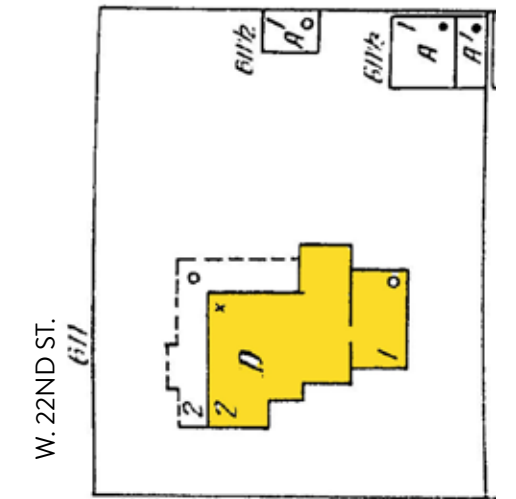


VIEW 3 - SOUTHWEST CORNER - TO BE REMOVED

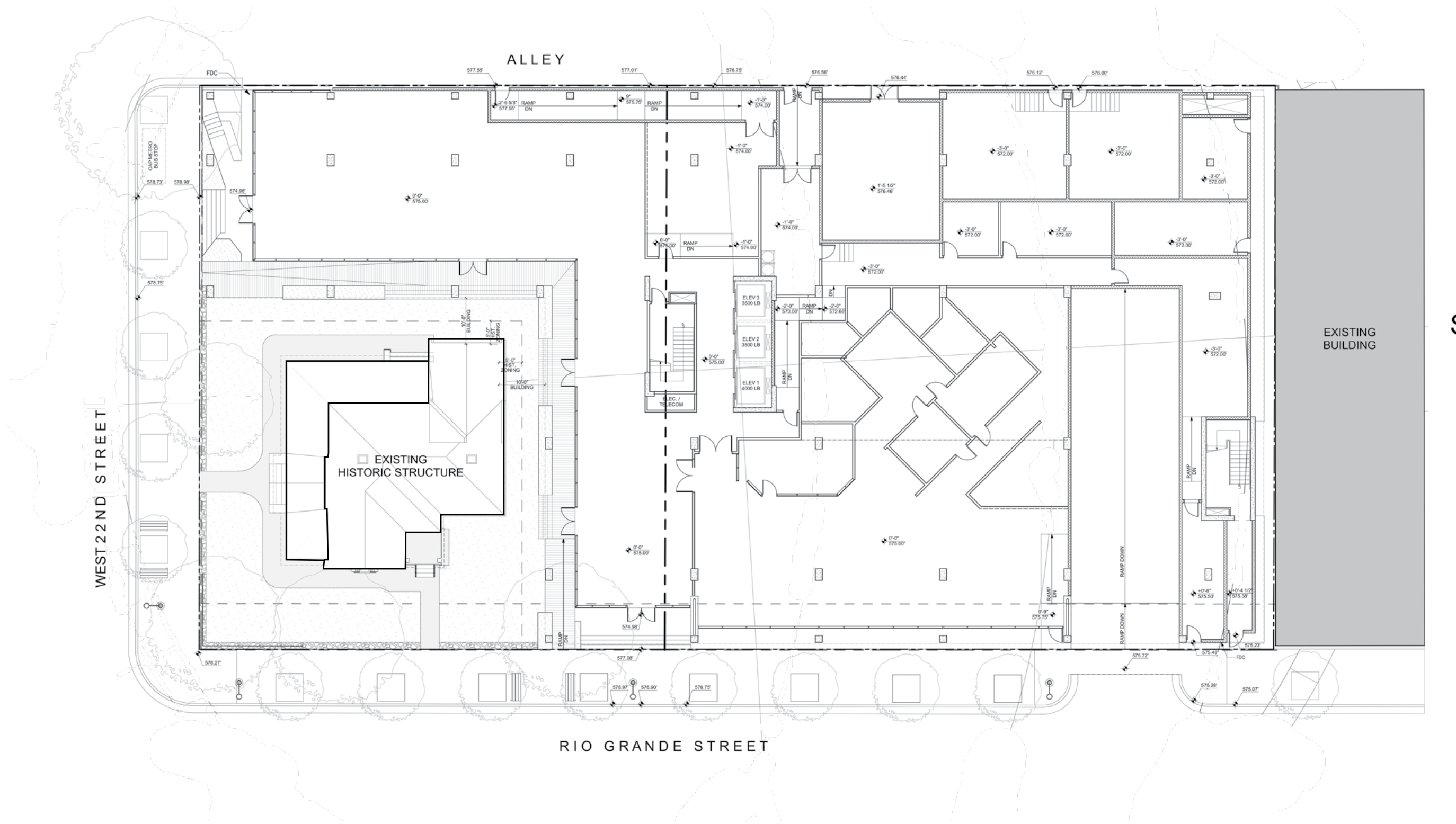


RIO GRANDE ST.
1900 TXU SANBORN

HATCH INDICATES
AREA OF BUILDING
TO BE REMOVED
(ANOMALOUS POST
1950 ADDITION)

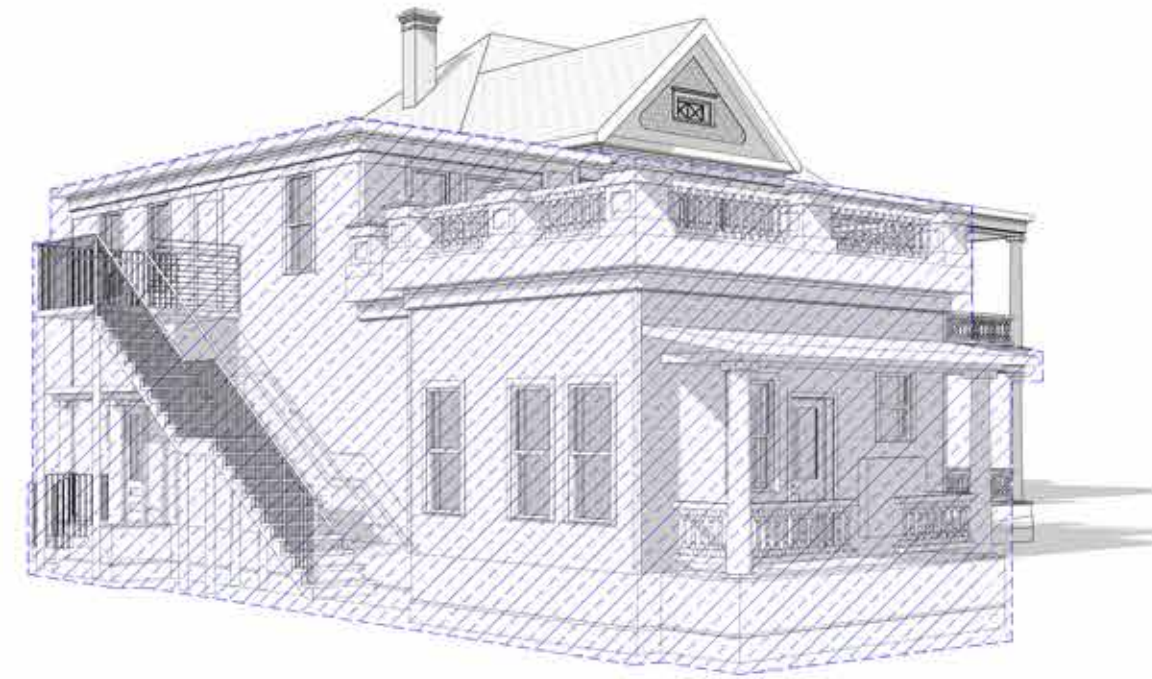


RIO GRANDE ST.
1922 TXU SANBORN
(1935 SAME)

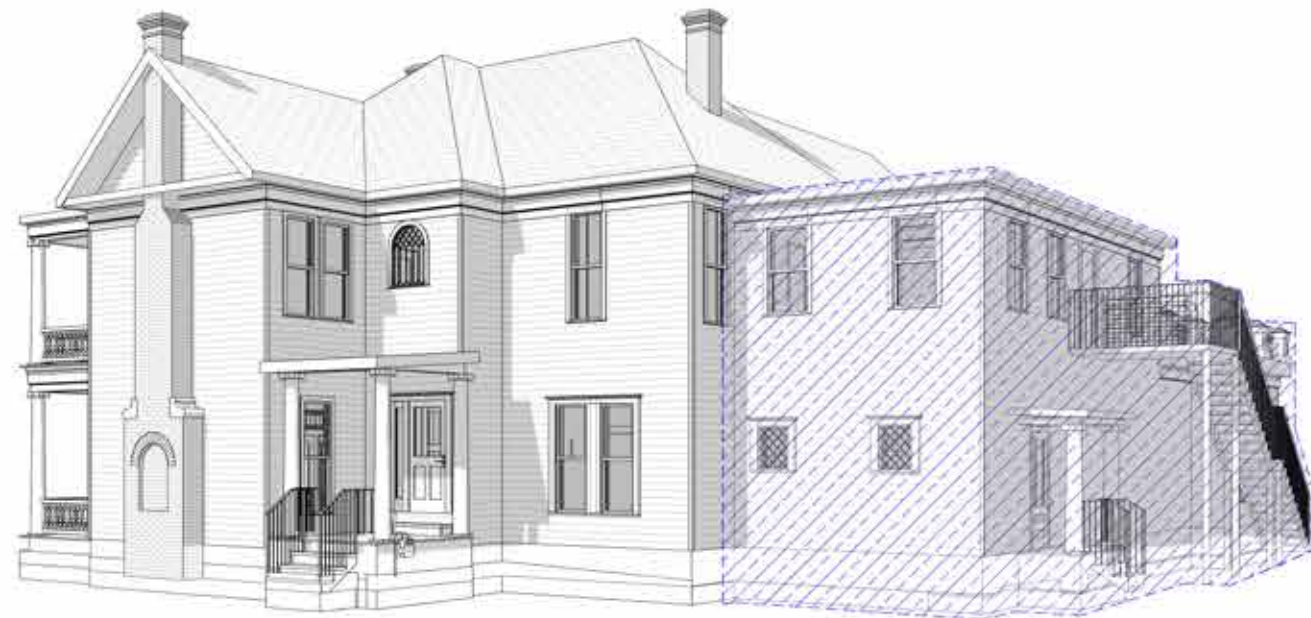




4 NORTHWEST 3D VIEW



3 SOUTHEAST 3D VIEW



2 SOUTHWEST 3D VIEW



1 NORTHEAST 3D VIEW



4 NORTHWEST 3D VIEW - PROPOSED



3 SOUTHEAST 3D VIEW - PROPOSED



2 SOUTHWEST 3D VIEW - PROPOSED



1 NORTHEAST 3D VIEW - PROPOSED

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EXISTING VIEW



2 WEST ELEVATION - RIO GRANDE STREET ENTRY - PROPOSED



1 NORTH ELEVATION - 22ND STREET ENTRY - PROPOSED

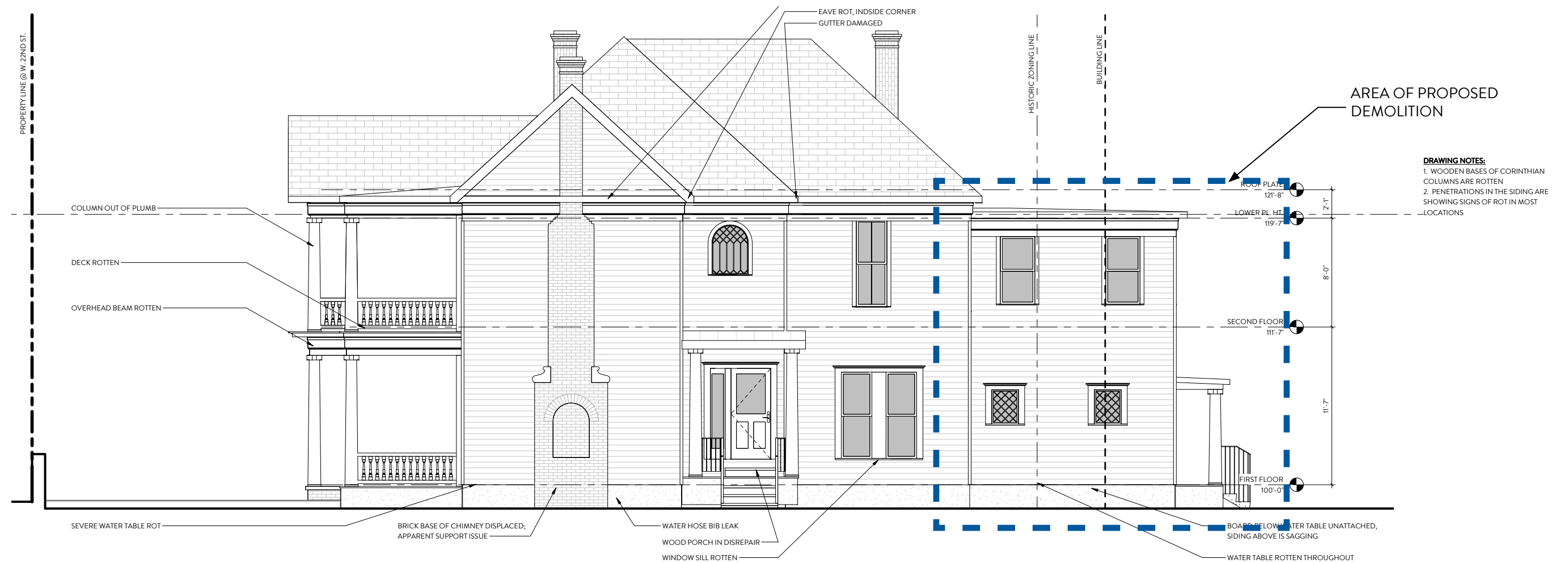


2 EAST ELEVATION - PROPOSED



1 SOUTH ELEVATION - PROPOSED - CONCEPT ONLY

DEVELOPMENT OF SOUTH FACADE DESIGN TO BE INFORMED BY DISCOVERY DURING DEMOLITION. FINAL DESIGN TO BE PRESENTED AT LATER DATE TO CERTIFICATE OF APPROPRIATENESS COMMITTEE FOR AUSTIN HISTORIC LANDMARK COMMISSION APPROVAL.

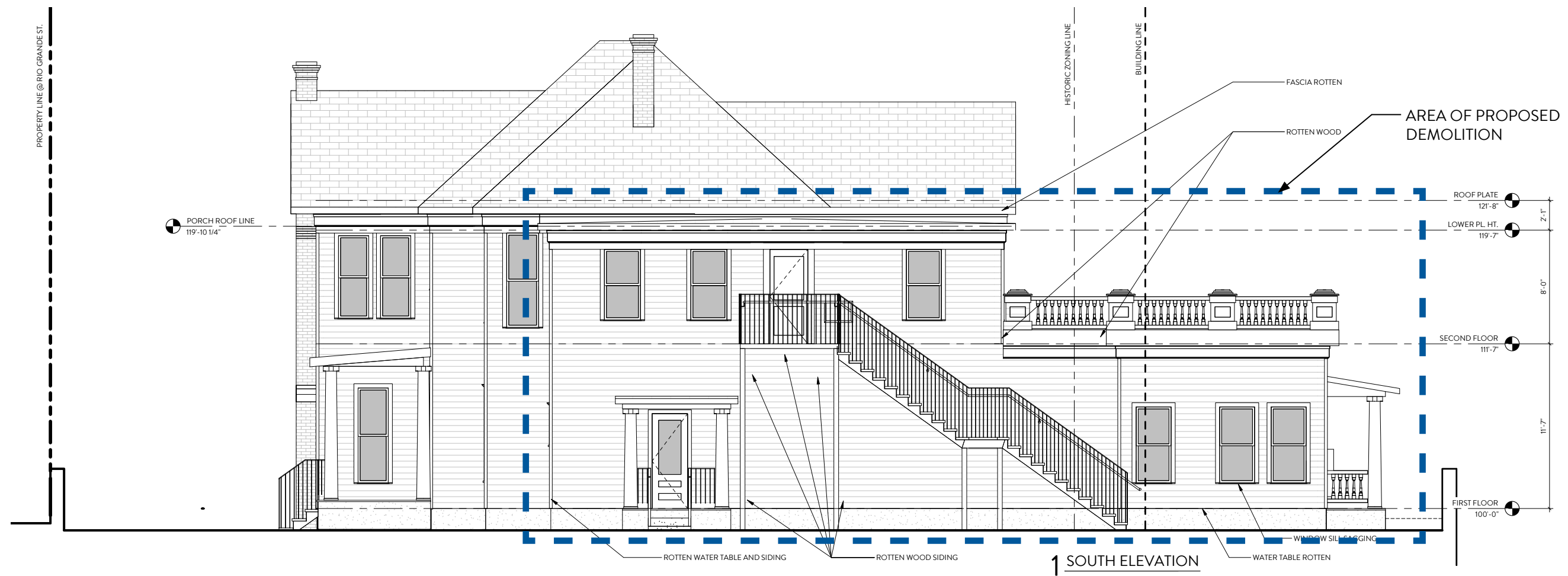


DRAWING NOTES:
 1. WOODEN BASES OF CORINTHIAN COLUMNS ARE ROTTEN
 2. PENETRATIONS IN THE SIDING ARE SHOWING SIGNS OF ROT IN MOST LOCATIONS

2 WEST ELEVATION - RIO GRANDE STREET ENTRY
 1/4" = 1'-0"



1 NORTH ELEVATION - 22ND STREET ENTRY
 1/4" = 1'-0"



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.128 ACRES (APPROXIMATELY 5,581 SQ. FT.), BEING A PORTION OF LOTS 1, AND 2, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

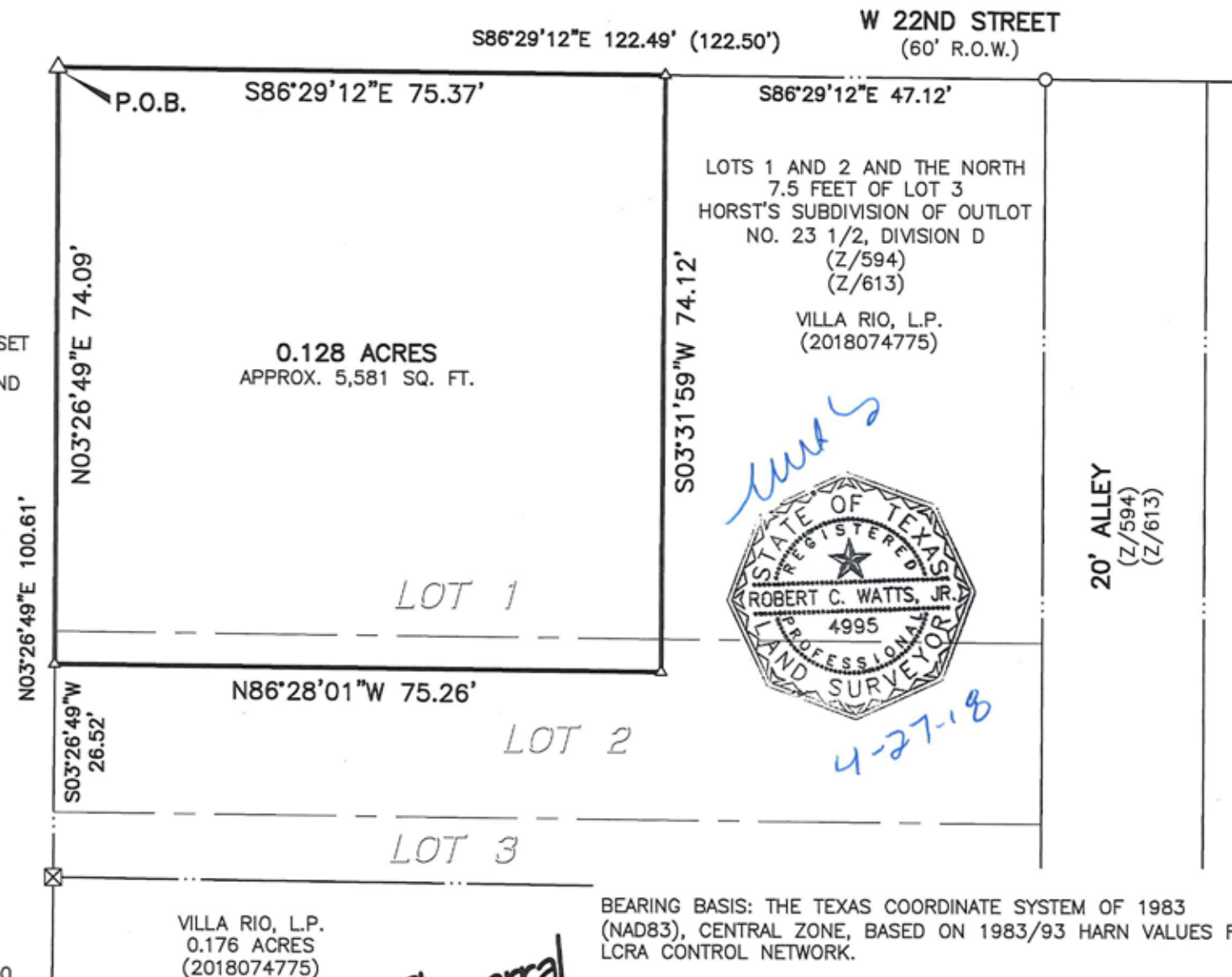


1" = 20'

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊗ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

RIO GRANDE STREET
(60' R.O.W.)



DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-Z1
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-Z1

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.155 ACRES (APPROXIMATELY 6,760 SQ. FT.), BEING A PORTION OF LOTS 1, 2 AND THE NORTH 7.5 FEET OF LOT 3, LOUIS HORST'S SUBDIVISION OF OUTLOT NO. 23 1/2, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME Z, PAGE 594 AND VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO VILLA RIO, L.P., IN A GENERAL WARRANTY DEED DATED MAY 11, 2018 AND RECORDED IN DOCUMENT NO. 2018074775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 20'

LEGEND

- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ⊠ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

RIO GRANDE STREET
(60' R.O.W.)

P.O.B.

N03°26'49"E 100.61'

N03°26'49"E 74.09'

N03°26'49"E 26.52'

W 22ND STREET (60' R.O.W.) S86°29'12"E 122.49' (122.50')

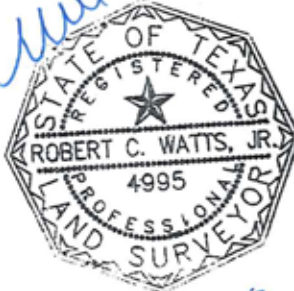
N86°29'12"W 75.37'

S86°29'12"E 47.12'

N03°31'59"E 74.12'

S03°26'45"W 100.90'

20' ALLEY
(Z/594)
(Z/613)



LOTS 1 AND 2
AND THE NORTH
7.5 FEET OF
LOT 3
HORST'S
SUBDIVISION OF
OUTLOT NO. 23
1/2, DIVISION D
(Z/594)
(Z/613)

VILLA RIO, L.P.
(2018074775)

LOT 1

S86°28'01"E 75.26'

LOT 2

0.155 ACRES
APPROX. 6,760 SQ. FT.

LOT 3

N86°21'01"W 122.49'

VILLA RIO, L.P.
0.176 ACRES
(2018074775)

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1265-002-Z2

DATE OF SURVEY: 04/27/18
PLOT DATE: 05/30/18
DRAWING NO.: 1265-001-Z2
PROJECT NO.: 1265-002
T.B.P.L.S. FIRM NO. 10124500
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