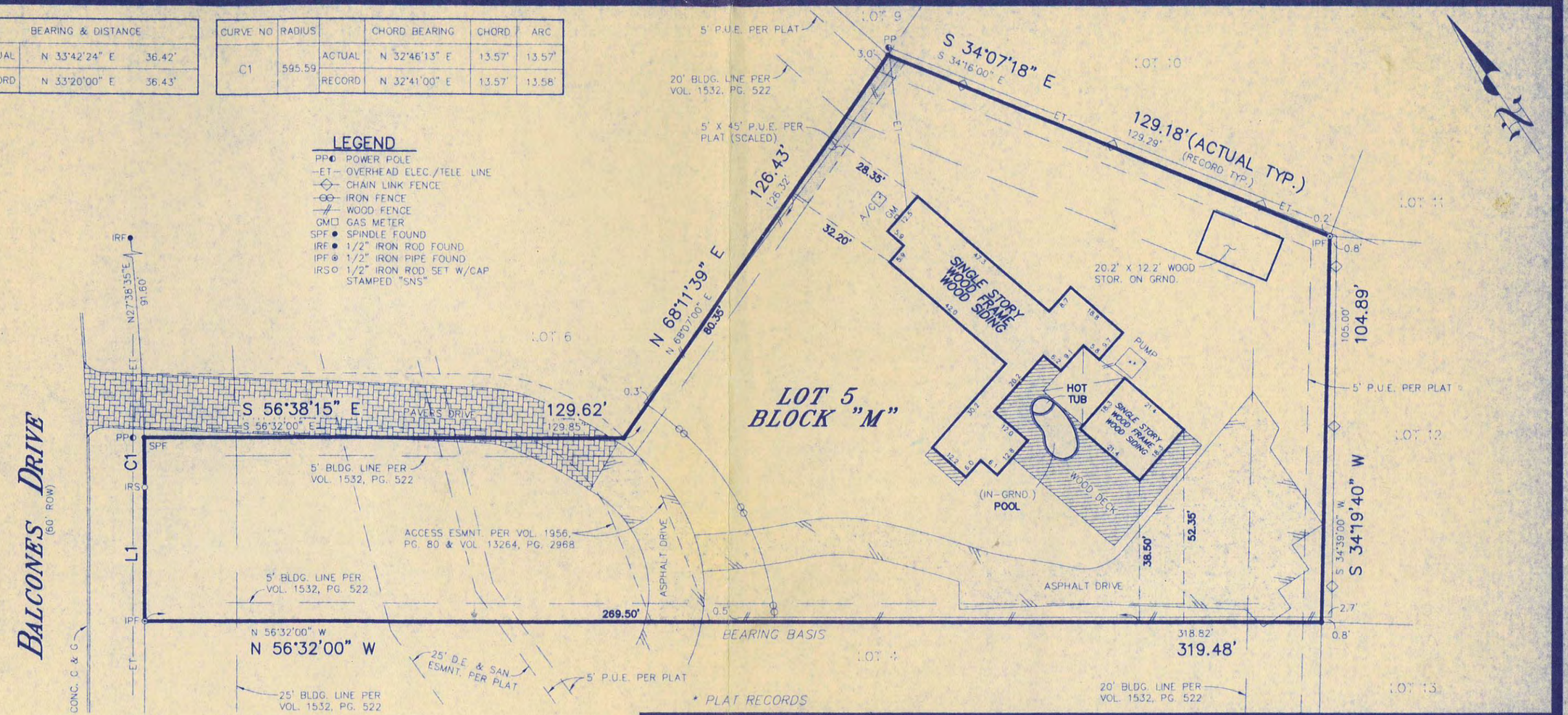
LINE NO.	BEARING & DISTANCE		
L1	ACTUAL	N 33°42'24" E	36.42'
	RECORD	N 33°20'00" E	36.43'

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
- —OO— 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"



PLAT OF SURVEY

Survey No. 061160-REV

SCALE: 1" = 30'

GF TX0666405 94MAL

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

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.

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

STATE OF TEXAS REGISTERED MARY P. HAWKINS 4433 PROFESSIONAL LAND SURVEYOR

Mary P. Hawkins

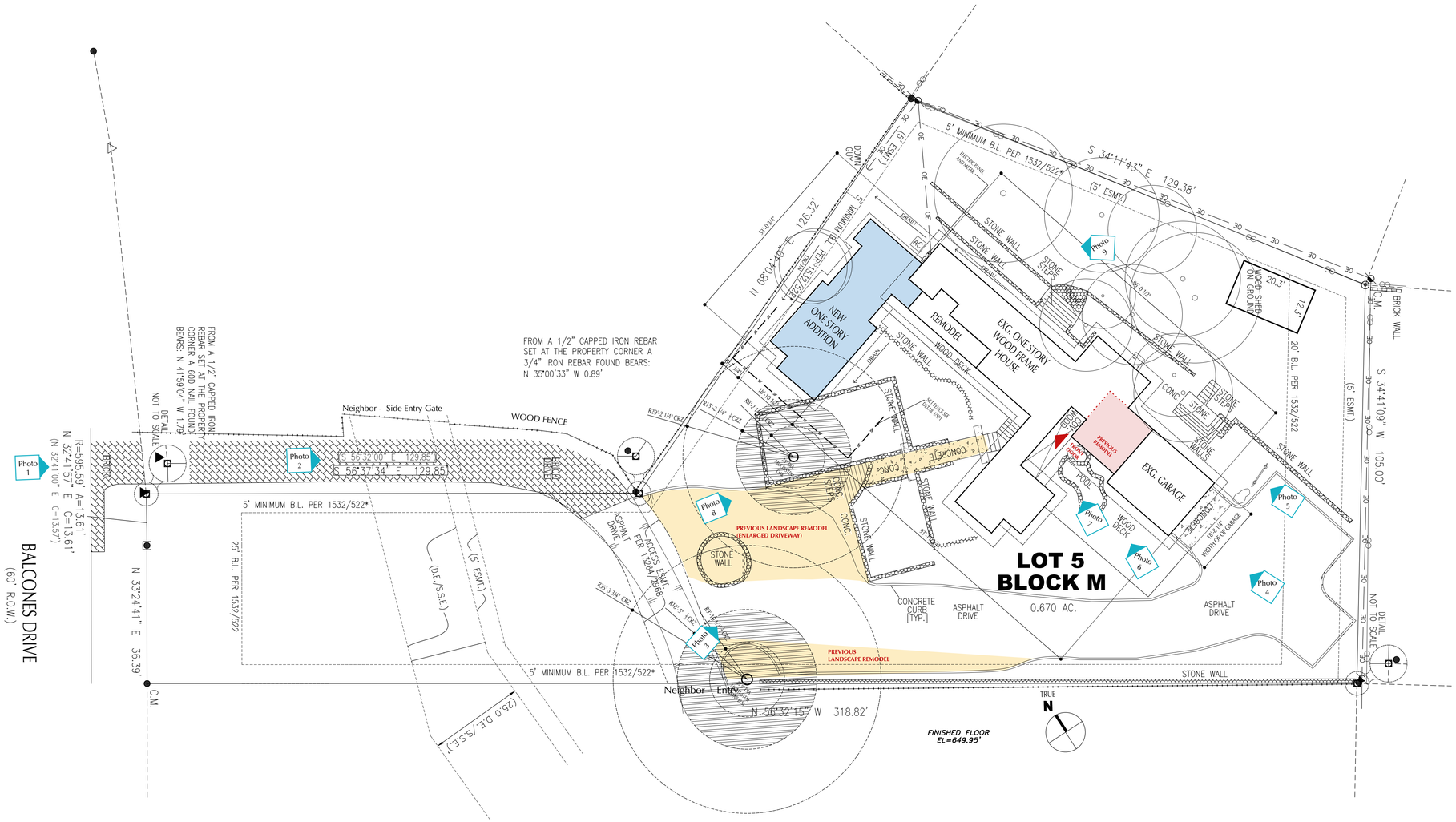
Date: 12-12-2006

SNS ENGINEERING, INC.
12466 Los Indios Trail, Suite 101
Austin, Texas 78729
(512) 335-3944 * (512) 250-8685 (Fax) JM

571/54

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

REVISIONS
1. 08.20.20



4509 BALCONES DRIVE

SITE KEY

- PROPOSED NEW CONSTRUCTION
- ITEM ON SITE TO BE DEMOLISHED
- PROTECTED (OR) HERITAGE TREE CRZ
- TREE TO BE REMOVED
- TREE AND CANOPY
- WOOD FENCE
- METAL FENCE
- OVERHEAD LINE — OE
- UTILITY POLE
- WATER METER — WM
- ELECTRIC PANEL & METER — EM
- GAS METER — G

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- CALCULATED POINT
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- M METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- BREAK IN SCALE
- S.S.E. SANITARY SEWER EASEMENT
- [ ] CALCULATED FROM RECORD DATA

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

REGISTERED ARCHITECT NICK A. DEAVER 11195 STATE OF TEXAS

Nick Deaver 07.27.20

PHASE:
CONSTRUCTION DOCUMENTS

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

PROJECT MANAGER:

DRAWING NAME:
SITE PLAN

DRAWN BY: JD
CHECKED BY: ND
JOB #: 278
FILE: 278 TREMBLAY
© 2020 nickdeaverarchitect
DATE: 07.27.20
SCALE:
SHEET:
SP1.0

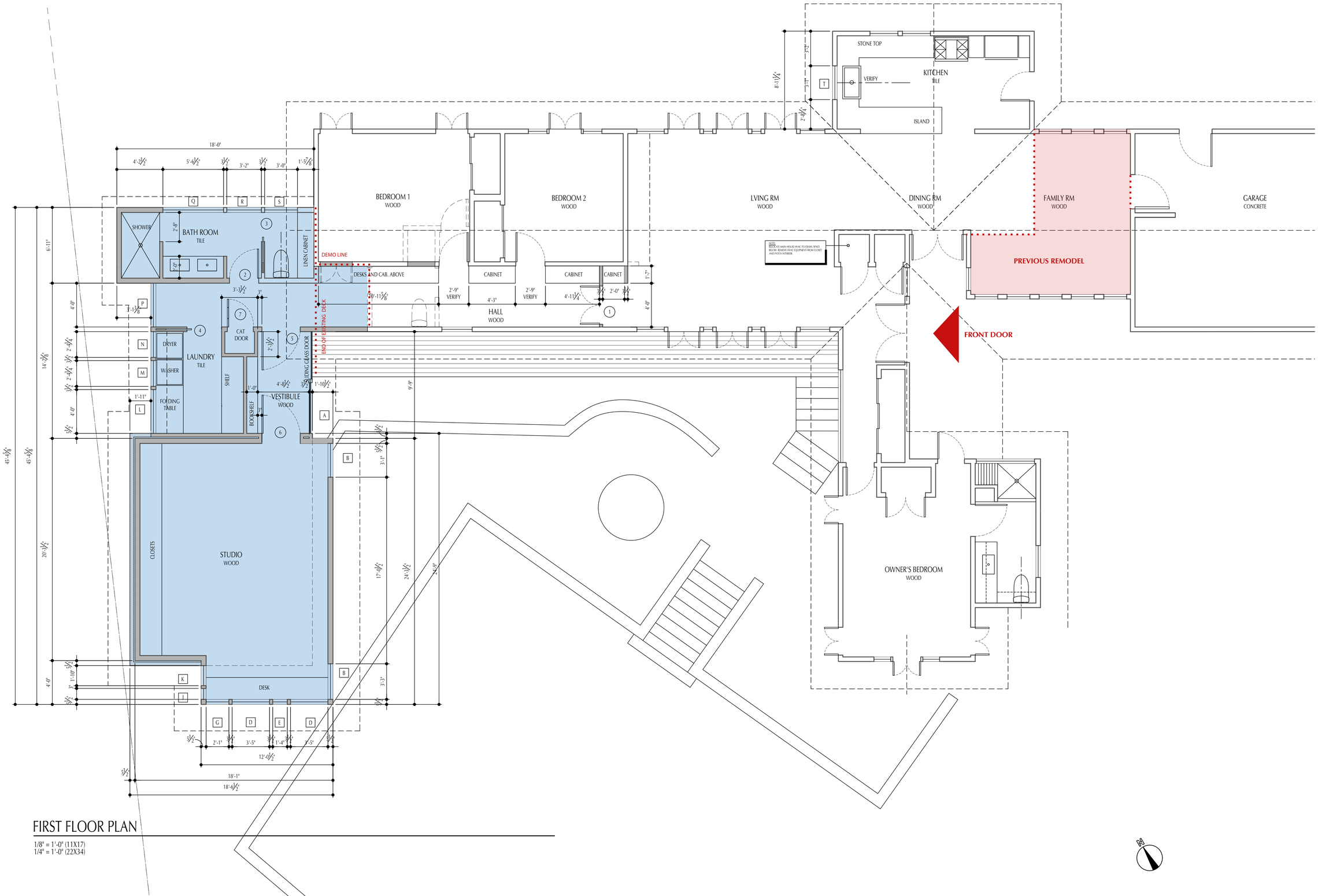
SITE PLAN

(22X34 SHEET) SCALE = 1/16" = 1'-0"
(11X17 SHEET) SCALE = 1/32" = 1'-0"

Austin, Texas
Google
Street View
4507
4509 E
Google
Image capture: Jun 2019 © 2020 Google United States Terms Report a problem

4
5
1
1

1507



FIRST FLOOR PLAN

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

REVISIONS
1. 08.20.20

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

REGISTERED ARCHITECT NICK A. DEAVER 11138 STATE OF TEXAS

Nick Deaver
07.27.20

PHASE:
CONSTRUCTION DOCUMENTS

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

PROJECT MANAGER:

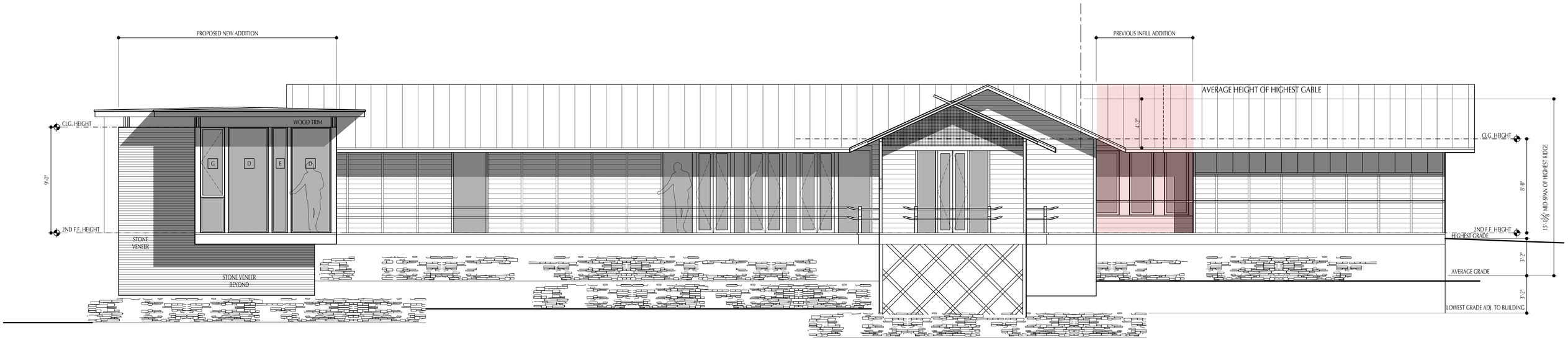
DRAWING NAME:
FLOOR PLANS

DRAWN BY:	JD
CHECKED BY:	ND
JOB #:	278
FILE:	278 TREMBLAY

© 2020 nickdeaverarchitect

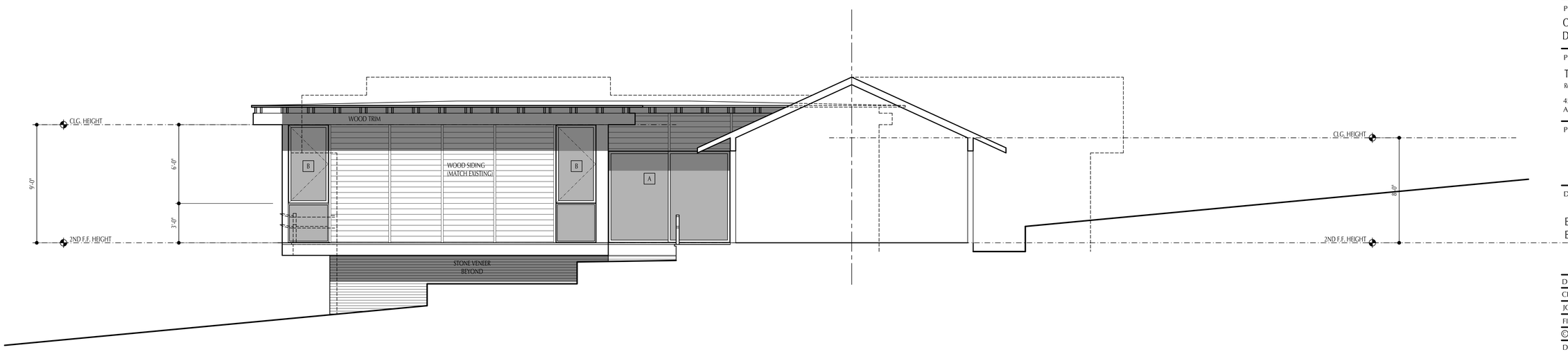
DATE:
SCALE:
SHEET:
A1.1

REVISIONS
1. 08.20.20
2. 10.16.20



1 | WEST EXTERIOR ELEVATION

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



2 | SOUTH EXTERIOR ELEVATION NEW ADDITION

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

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:

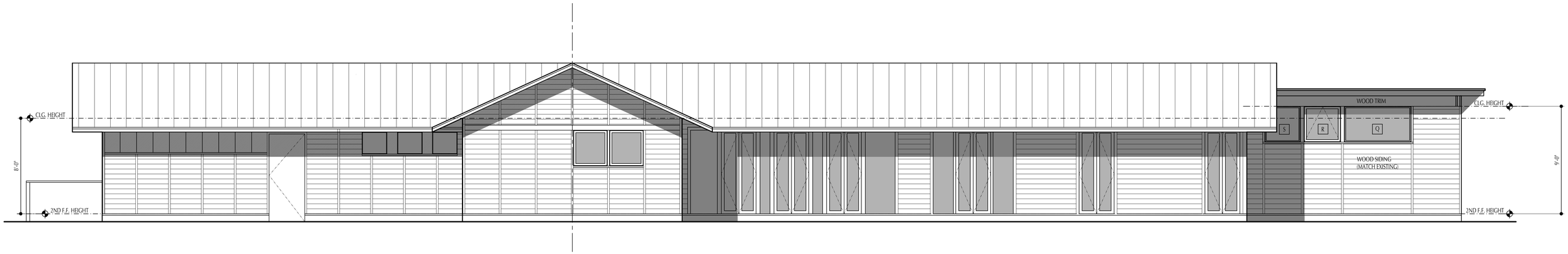
DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	JD
CHECKED BY:	ND
JOB #:	278
FILE:	278 TREMBLAY

© 2020 nickdeaverarchitect

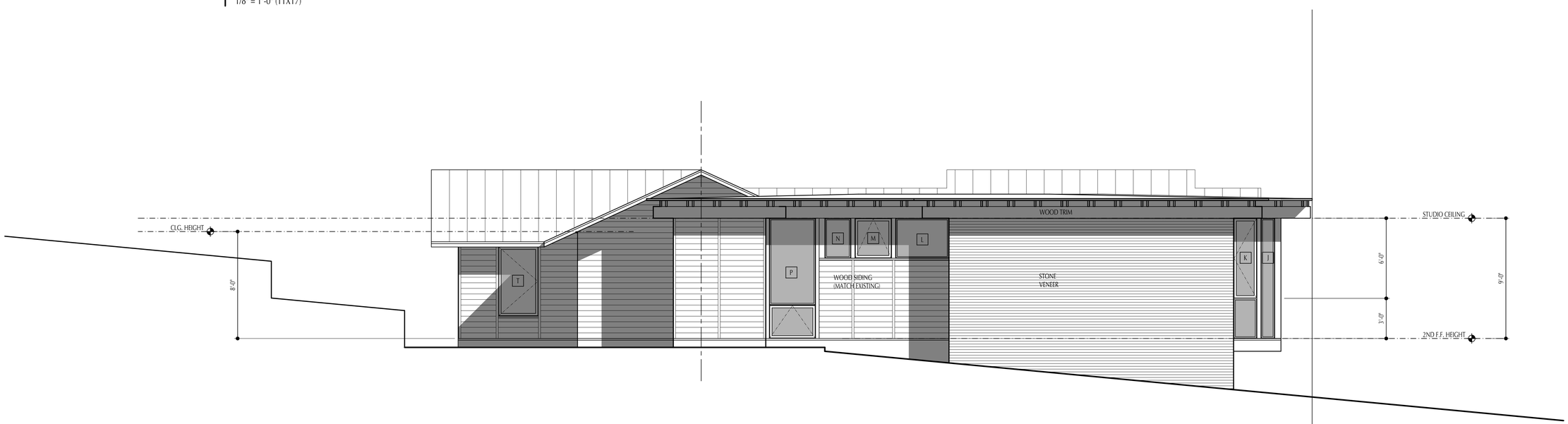
DATE:
SCALE:
SHEET:
A2.0

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)

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

REGISTERED ARCHITECT NICK A. DEAVER 11135 STATE OF TEXAS

Nick Deaver
07.27.20

PHASE:
CONSTRUCTION DOCUMENTS

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

PROJECT MANAGER:

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY: JD
CHECKED BY: ND
JOB #: 278
FILE: 278 TREMBLAY
© 2020 nickdeaverarchitect
DATE: 07/29/20
SCALE:
SHEET:

A2.1