

WATERSTON AVENUE
(40' R.O.W.)

LEGEND

- 1/2" IRON ROD FOUND
- ▲ MAG NAIL FOUND
- IRON ROD FOUND W/CAP
- MARKED "B&G SURVEYING"
- 1/2" IRON ROD SET W/CAP
- MARKED "RPLS 4267"

COURSE DATA:

COURSE	BEARING	DISTANCE
L-1	S 61°31'15"E (S 61°35'20"E)	17.70' 17.73'
L-2	S 24°20'00"W (S 24°23'28"W)	12.43' 12.40'
L-3	S 60°57'45"E (S 61°03'24"E)	31.27' 31.30'

SARAH PRATZ, TO
BARBARA PRATZ
(0.097 ACRE)
AUGUST 2, 2002
(2002151578)

OWNERS: BLAKE RAMSEY AND ISABEL A. MURRAY

LEGAL DESCRIPTION: 0.073 OF AN ACRE, MORE OR LESS, OF LAND AREA BEING A PORTION OF LOT 8 OF THE H.B. STARKEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 373, PAGE 95, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 12, 2021, FROM JOHN MICHAEL PIKE, ET UX, TO BLAKE RAMSEY, ET UX, AS RECORDED IN DOCUMENT NO. 2021053700, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 1616 WEST 12TH STREET, AUSTIN, TEXAS.

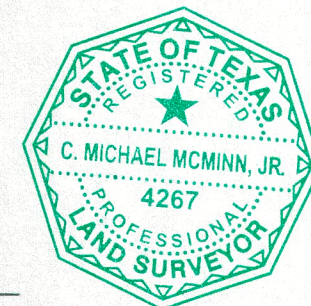
NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

PLAT PREPARED FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND ON DECEMBER 28, 2021 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

C. MICHAEL McMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

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1616 WEST 12th STREET
(30' R.O.W.)

LOT AREA = 3,199 SQ. FT.

DATE December 28, 2021

SCALE 1" = 20'

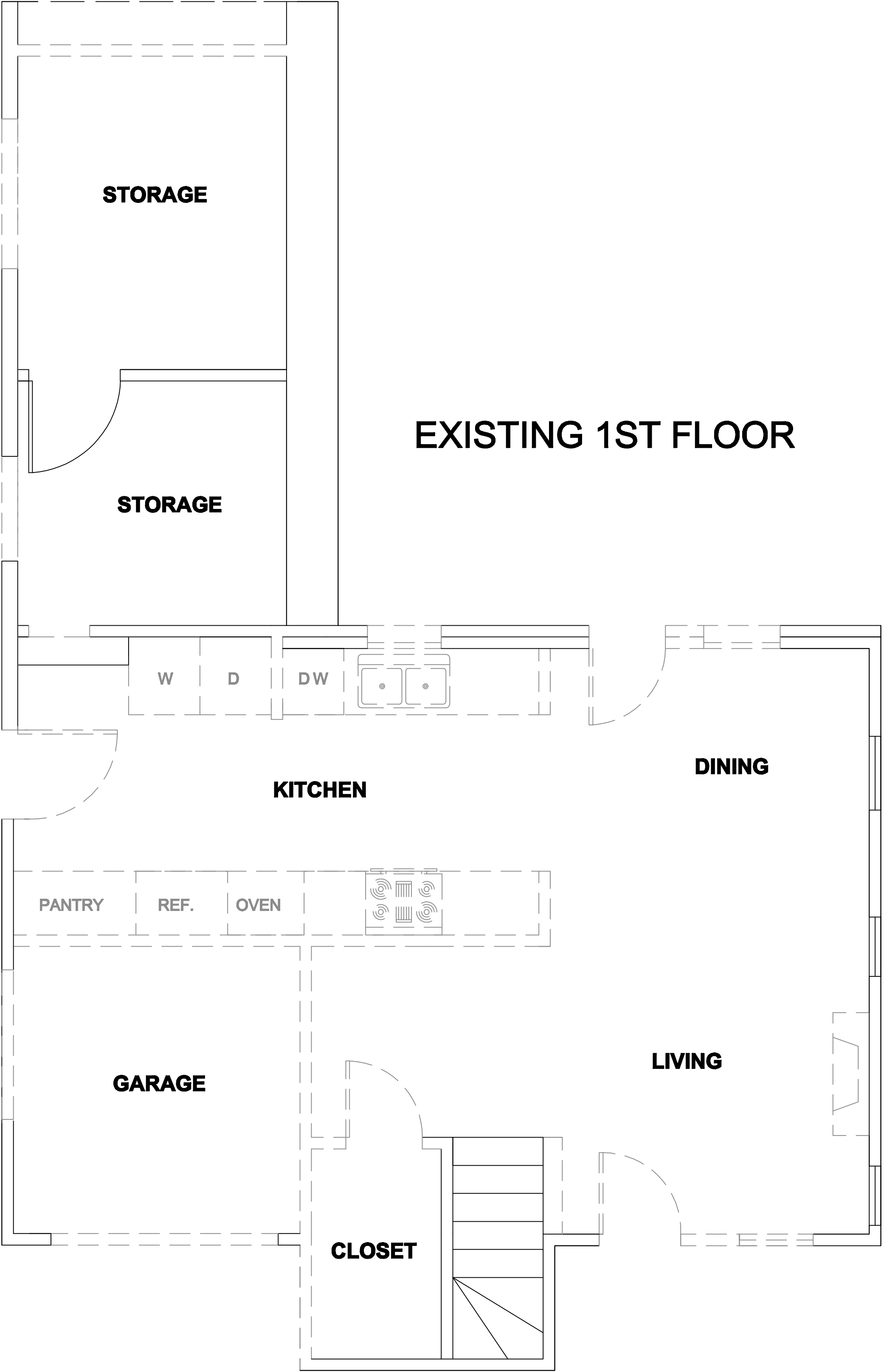
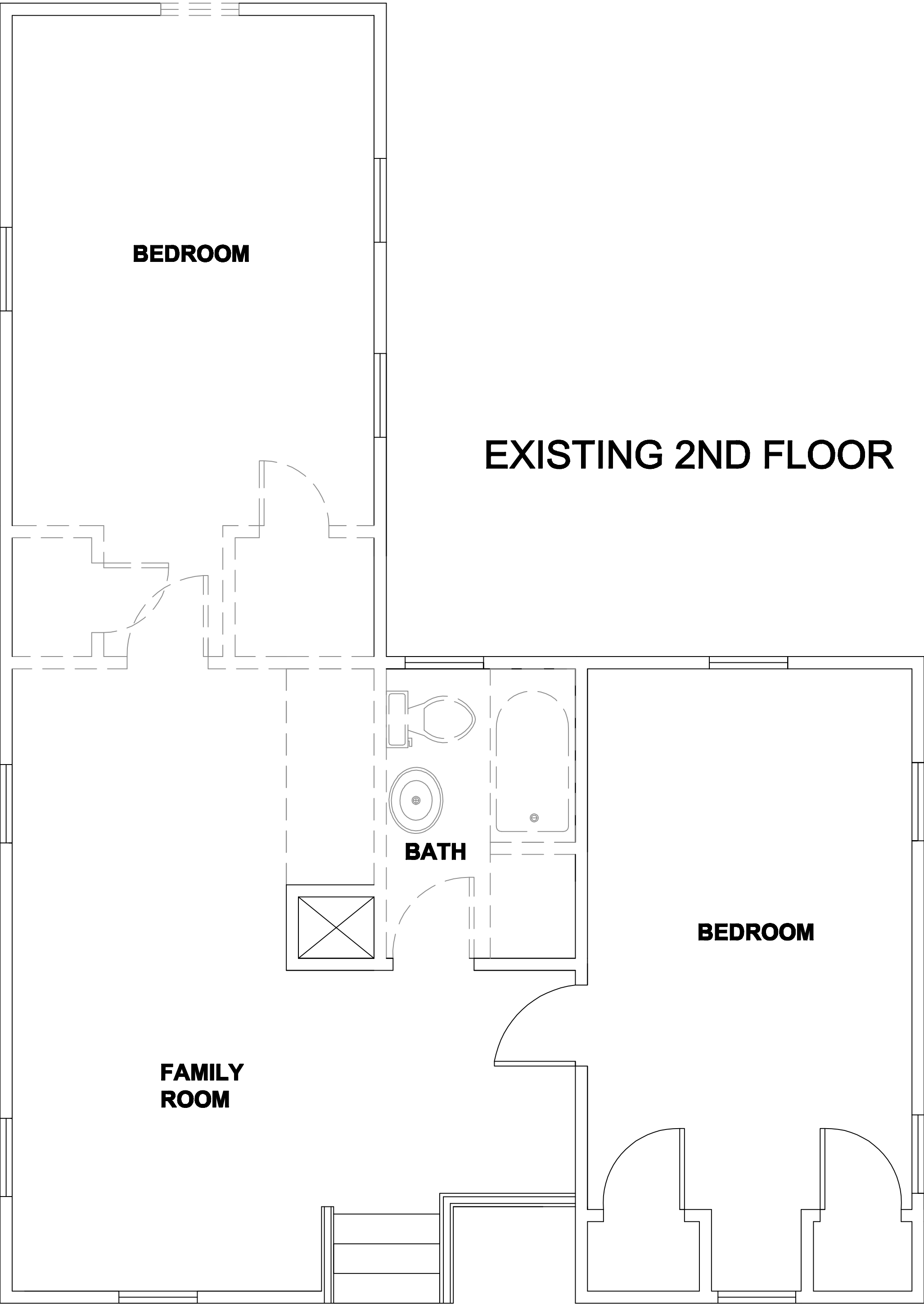
FB/PG 314/26

J.O.# 121021

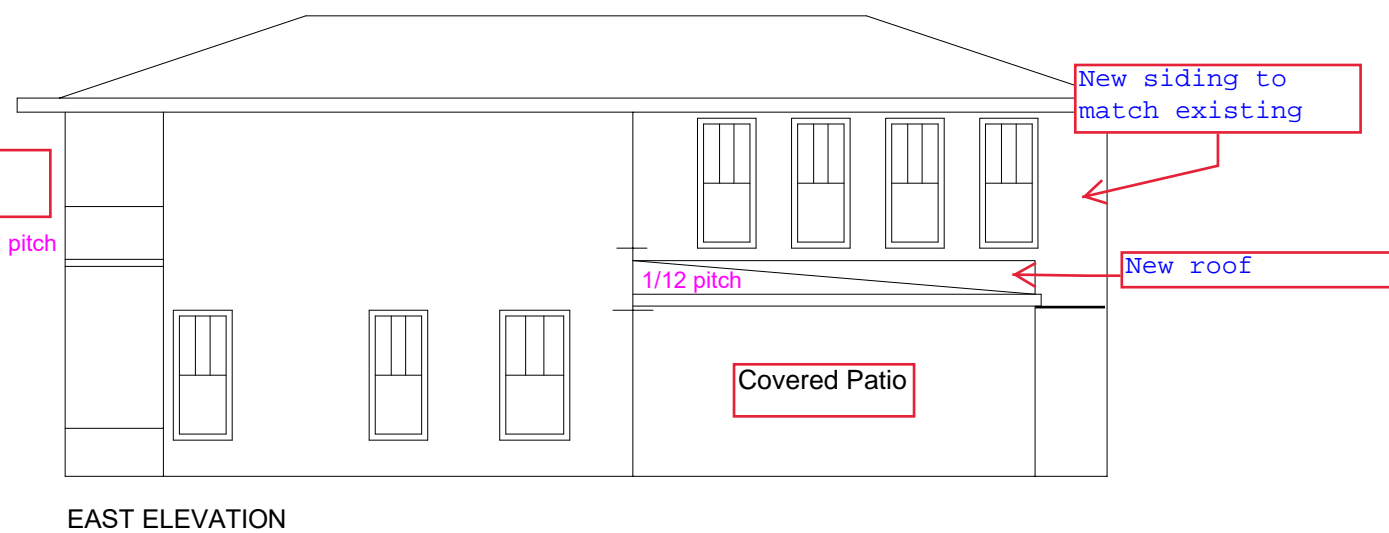
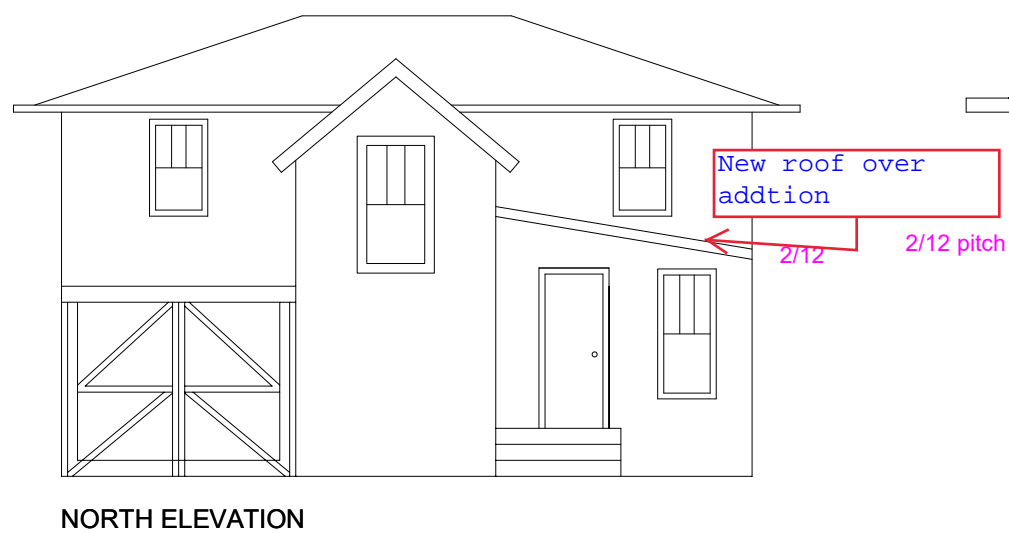
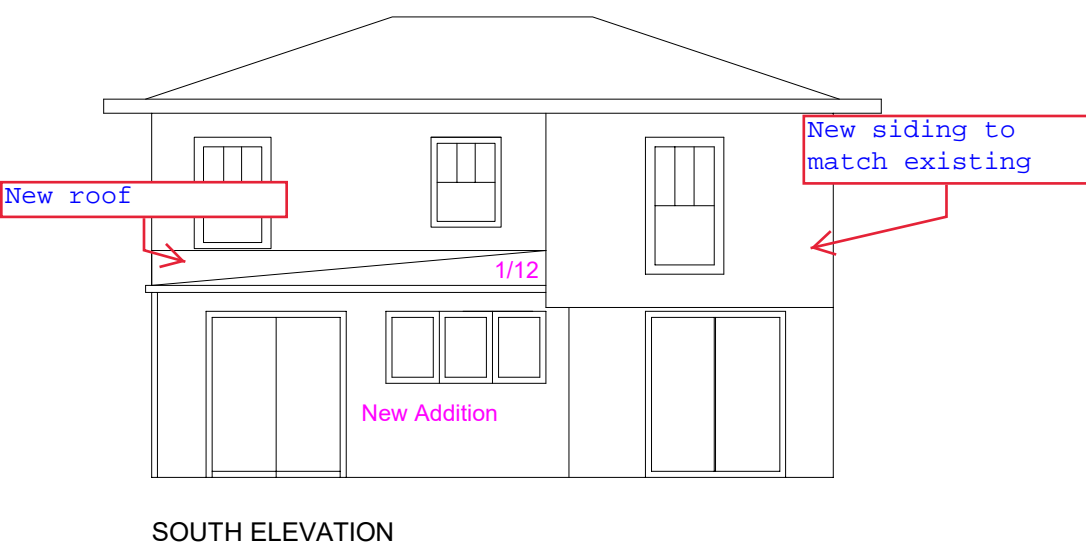
SUBJECT TRACT DEED REFERENCE:

JOHN MICHAEL PIKE, ET UX, TO
BLAKE RAMSEY, ET UX,
(0.073 ACRE)
MARCH 12, 2021
(2021053700)

CMM
McMinn
Land Surveying Company
4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FIRM NO. 10094300
CMM

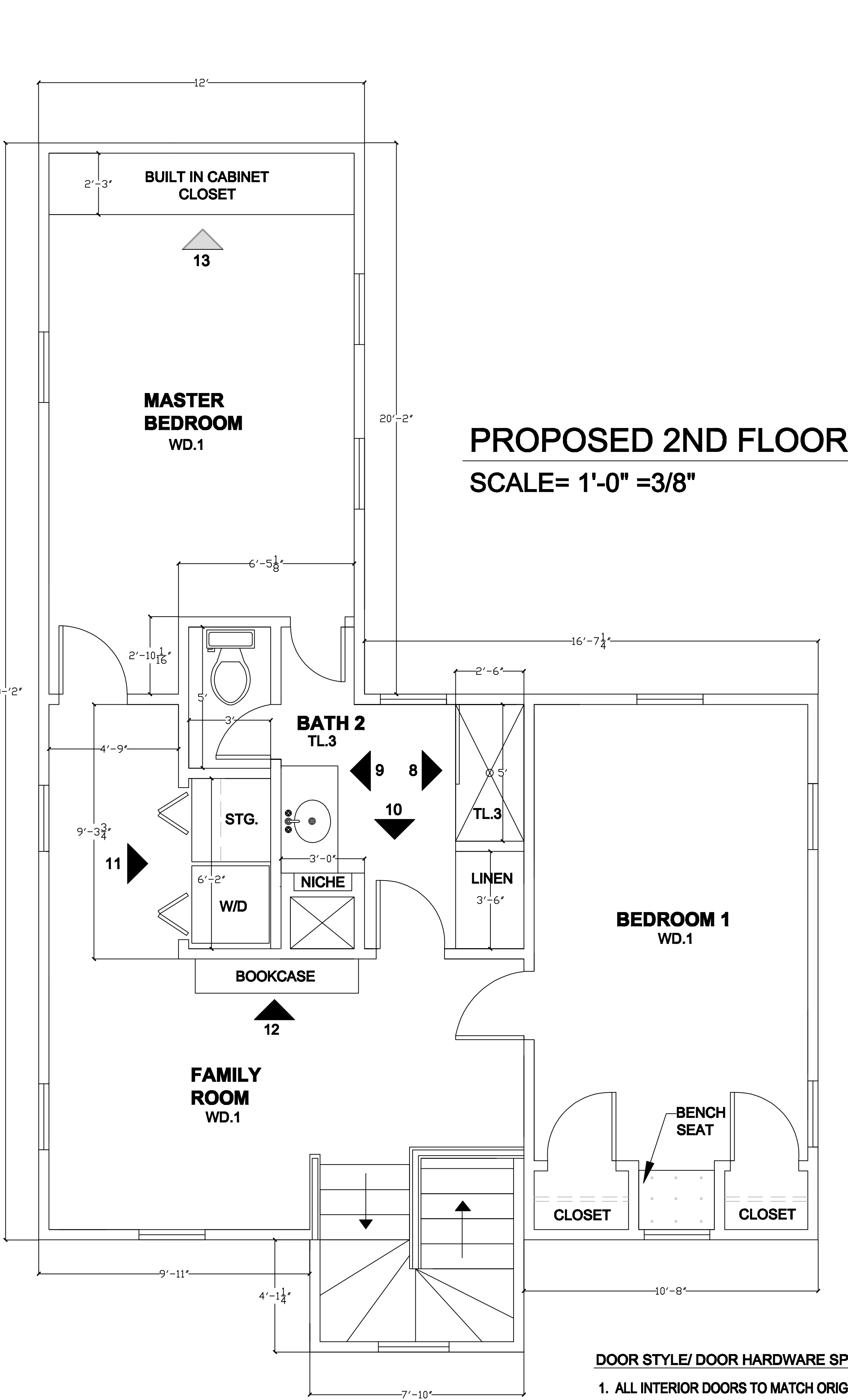


- DEMOLITION NOTES**
- 1. REMOVE ALL AREAS SHOWN IN DASHED LINES, COORDINATE WITH NEW PLANS. SALAVAGE ALL EXISTING MATERIALS WHERE POSSIBLE.
 - 2. REMOVE ALL DAMAGED SIDING AND TRIM, REPLACE WITH NEW MATCHING MATERIAL, SALAVAGE ALL EXISTING MATERIALS WHERE POSSIBLE.
 - 3. PROVIDE NEW STRUCTURAL FRAMING WHERE NEEDED, REPLACE NEW ELECTRICAL AND PLUMBING SYSTEMS IF NEEDED TO MEET CODE REQUIREMENTS.
 - 4. REMOVE ENTRY DOOR, REPLACE WITH STAIN GRADE DOOR, WITH GLASS LITE ON TOP PANEL BELOW, FLANKING SIDELIGHTS.
 - 5. REMOVE DRYWALL WHERE NEEDED, REPLACE WITH NEW, MINIMAL TEXTURE.
 - 6. EXTEND STONE LANDING WHERE SHOWN, REPAIR EXISTING STONE WALKWAYS AND RETAINING WALLS WHERE NEEDED.
 - 7. RE-LOCATE WATER HEATER, HVAC WHERE SHOWN.
 - 8. RE-LOCATE SPRINKLER SYSTEM TO EXTERIOR WALL.

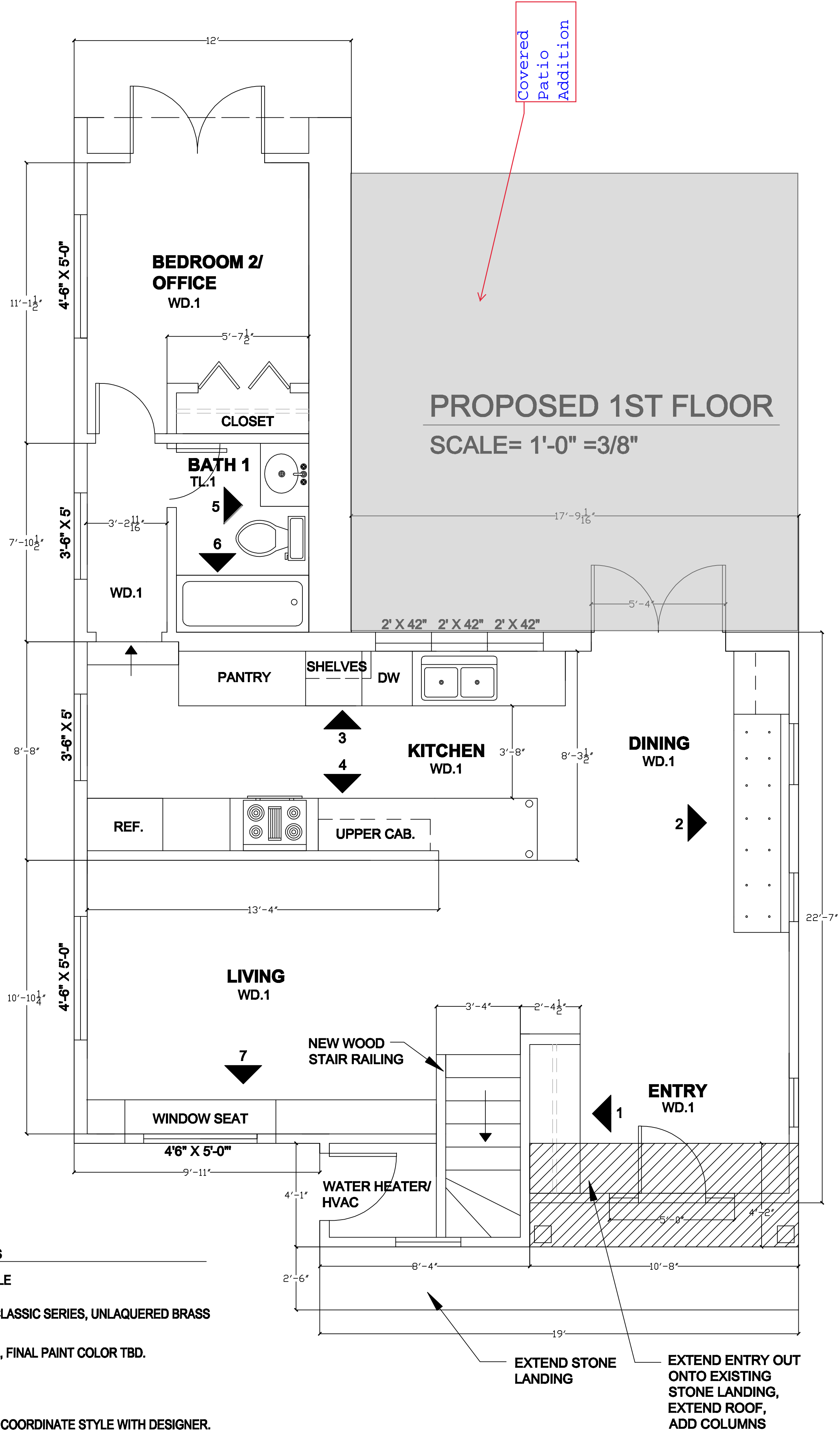


KibRoh Construction
RE: 1616 W 12th
02-16-2022
Elevations

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



- DOOR STYLE/ DOOR HARDWARE SPECIFICATIONS**
- 1. ALL INTERIOR DOORS TO MATCH ORIGINAL DOOR STYLE
 - 2. ALL INTERIOR DOOR HARDWARE, EMTEK NORWHICH CLASSIC SERIES, UNLAQUERED BRASS
 - 4. ALL INTERIOR WINDOW FRAMES TO BE PAINTED WHITE, FINAL PAINT COLOR TBD.
- STAIR RAILING AND BALUSTERS**
- 1. PROVIDE NEW WOOD STAIR RAILING AND BALUSTERS, COORDINATE STYLE WITH DESIGNER.



- FINISH KEY**
- HD.1 UNLAQUERED BRASS COUNTER LEG AND BAR BY SINKLEGS.COM, 1.5" DIAMETER, BALL STYLE.
 - HD.2 UNLAQUERED BRASS SHELF BY PAXTON HARDWARE.
 - PNT.1 PAINT BY BENJAMIN MOORE, OVERALL INTERIOR COLOR, FLAT FINISH, COLOR SWISS COFFEE OC-45, MIX AT 75% INTENSITY.
 - PNT.2 PAINT BY BENJAMIN MOORE, OVERALL TRIM COLOR, SEMI-GLOSS FINISH, COLOR SWISS COFFEE OC-45, MIX AT 75% INTENSITY.
 - PNT.3 PAINT BY SHERWIN WILLIAMS, COLOR: TBD
 - PNT.4 PAINT BY SHERWIN WILLIAMS, COLOR: TBD
 - SS.1 SOAPSTONE COUNTERTOP BY MIDWEST TILE AND STONE, CALL FOR SLAB NUMBER CURRENTLY ON RESEARVE, UNDER JOB NAME RAMSEY.
 - SS.2 CARRERA MARBLE COUNTERTOP, 1.25" THICK EDGE, HONED FINISH
 - TL.1 CONCRETE 8" HEX TILE BY DESIGNER, 1/2"THICK COORDINATE PATTERN WITH DESIGNER.
 - TL.2 MARBLE 2" X 4" TILE BY TILE SHOP, FIRENZE CARRERA HONED MOSAIC INSTALL HORIZONTAL BRICK PATTERN, GROUT COLOR TBD.
 - TL.3 MOSAIC HEX TILE BY DESIGNER, INSTALL TO MATCH PATTERN IN REFERENCE IMAGE, COORDINATE WITH DESIGNER.
 - WD.1 WOOD FLOOR TO MATCH EXIISTING, RE-FINISH NEW STAIN COLOR.
 - WD.2 WOOD STAINED VENT HOOD TO MATCH FLOOR STAIN
 - WD.3 TOUNGE AND GROOVE 1" X 3" PAINT GRADE WOOD
 - WD.4 WOOD BEADBOARD, PAINT GRADE, COLOR TBD.
- NOTES**
- 1. COORDINATE FINAL CABINET HARDWARE LOCATIONS WITH DESIGNER ON SITE.
 - 2. CONTRACTOR TO MOCK UP ALL PAINT COLORS ON SITE IN 4' X 4' SQUARES FOR DESIGNER APPROVAL PRIOR TO ORDERING PAINT.
 - 3. ALL GROUT COLORS TO MATCH ADJACENT TILE, FINAL COLOR SELECTION TO BE APPROVED BY DESIGNER ON SITE.
 - 4. ALL BASEBOARD AND DOOR, WINDOW, TRIM TO BE PNT.2
 - 5. CABINET MAKER TO COORDINATE WITH FINAL APPLIANCE SPECS PRIOR TO BUILDING CABINETS.
 - 6. VERIFY ALL SHOWER HEAD LOCATIONS AND HEIGHT WITH OWNER AT ROUGH IN STAGE
 - 7. COORDINATE FINAL LIGHT FIXTURE INSTALL HEIGHT WITH DESIGNER ON SITE.
 - 8. AT ALL WOOD/TILE FLOOR TRANSITIONS PROVIDE GROUT LINE TRANSISTION, FLOOR MATERIALS TO BE FLUSH WITH EACH OTHER.
 - 9. ALL INTERIOR DOORS TO BE PNT.2
 - 10. COORDINATE ALL ROUGH IN SCONCE MOUNTING LOCATIONS WITH DESIGNER ON SITE
 - 11. ALL CABINETS (EXCEPT WHERE NOTED ABOVE) TO RECIEVE SHAKER INSET CABINET SYLE.
 - 12. WINDOW AND DOOR TRIM TO BE 1" X 3" PAINT GRADE TRIM,COORDINATE PROFILE WITH DESIGNER
 - 13. ALL BATHROOMS TO RECEIVE SHAMPOO NICHE, COORDINATE SIZE AND LOCATION WITH DESIGNER.
 - 14. AT ALL SHOWER THRESHOLDS COORDINATE MATERAIL USED WITH DESIGNER.
 - 15. AT ALL SHOWER THRESHOLDS COORDINATE MATERAIL USED WITH DESIGNER.
 - 16. NEW ENTRY ROOF TO BE STANDING SEAM METAL, COLUMNS TO BE 8" X 8" FINISHED WITH BASE AND CROWN DETAIL.
 - 17. AT ALL EXTERIOR CHANGES REPAIR/MATCH ADJACENT MATERIAL, ALL EXTERIOR AREAS TO RECEIVE NEW PAINT.











