

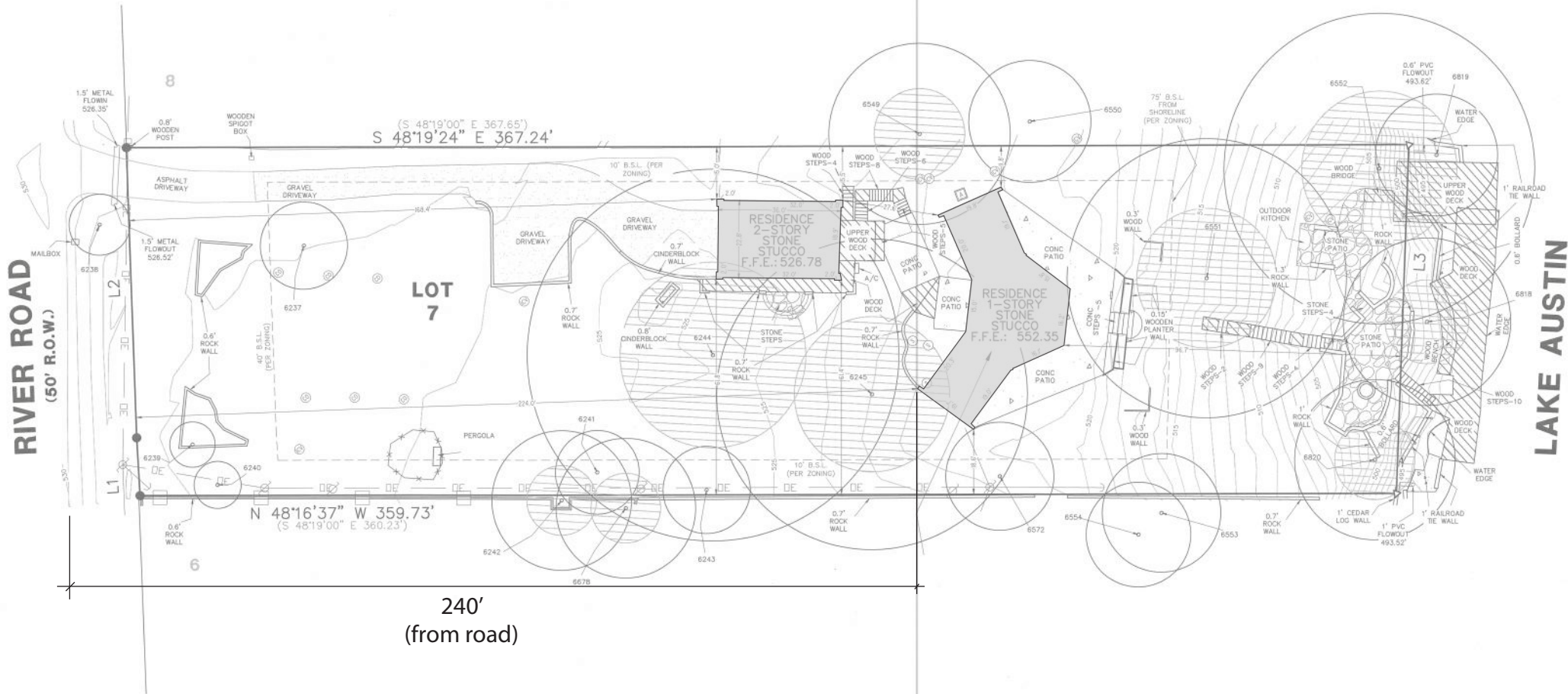
803 RIVER ROAD

TREE/TOPO and AS-BUILT SURVEY

ATS Job # 21031801s

Reference: Melissa and Kenny Baldwin Address: 803 River Road, Austin, Texas
 Lot 7, HORSESHOE BEND ESTATES, according to the map or plat as recorded in VOLUME 7, PAGE 147, PLAT RECORDS, Travis County, Texas.

SCALE: 1"=20'



Surveyor's Note:
 Bearings shown hereon are based on the plat of HORSESHOE BEND ESTATES, according to the map or plat as recorded in VOLUME 7, PAGE 147, Official Public Records, Travis County, Texas.

Notes:
 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
 2) Building setback lines are per the current City of Austin Zoning Ordinance.

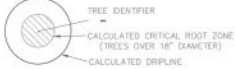
I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738
 Client: Melissa and Kenny Baldwin
 Date of Field Work: 4/21/21, 4/22/21, 4/26/21, 4/28/21, 4/29/21
 Field: ECarlsen
 Tech: DCalnikier
 Date Drawn: 5/05/21
 Path: Projects\BULK\MNOPQR\RiverRd803\Production\Drawings\design-RiverRd803-210504.dwg



LEGEND

5" (16") IRON ROD FOUND
▲ CALCULATED POINT
B.S.L. BUILDING SETBACK LINE
R.O.W. RIGHT-OF-WAY
RECORD INFORMATION
POWER POLE
POWER POLE AND GUY WIRE
IRRIGATION CONTROL VALVE
WASTEWATER CLEAOUT
SEPTIC
AIR CONDITIONER
WOOD FENCE
WIRE FENCE
OVERHEAD ELECTRIC LINE
METAL FENCE
GRAVEL
STONE
CONCRETE
WOOD DECK



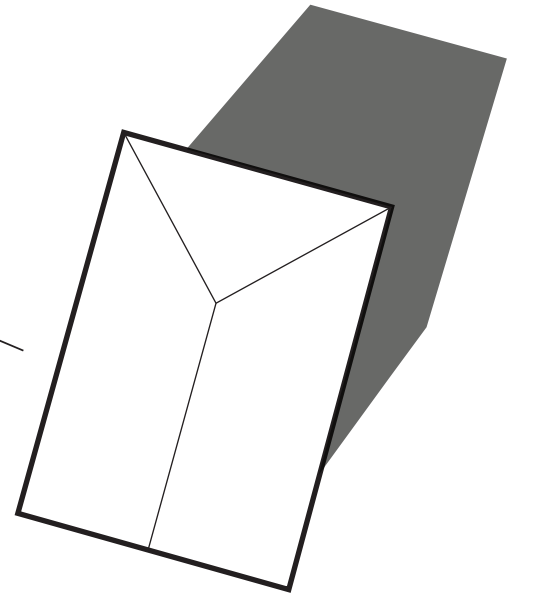
TREE LEGEND

TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6237	PECAN 12.5
6238	MESQUITE 6-5.5
6239	PECAN 4.5-4
6240	MESQUITE 4.5-4.5
6241	PECAN 12
6242	PECAN 20
6243	PECAN 12.5
6244	PECAN 24-21.5-21-16
6245	PECAN 44.5
6549	BALD CYPRESS 26
6550	BALD CYPRESS 17.5
6551	PECAN 40
6552	PECAN 33-23
6553	PECAN 17
6554	PECAN 15
6572	PECAN 15.5
6678	PECAN 20
6818	PECAN 24
6819	BALD CYPRESS 17.5
6820	PECAN 23

LINE DATA TABLE

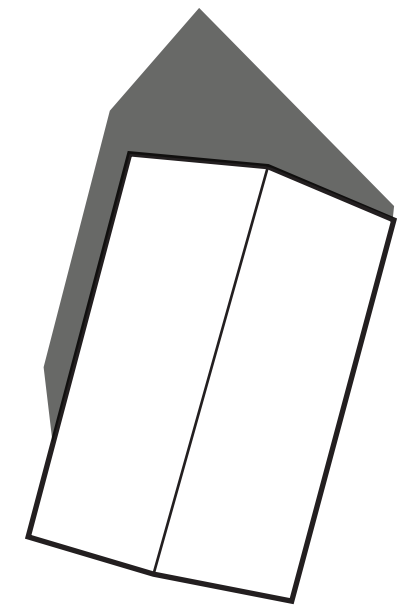
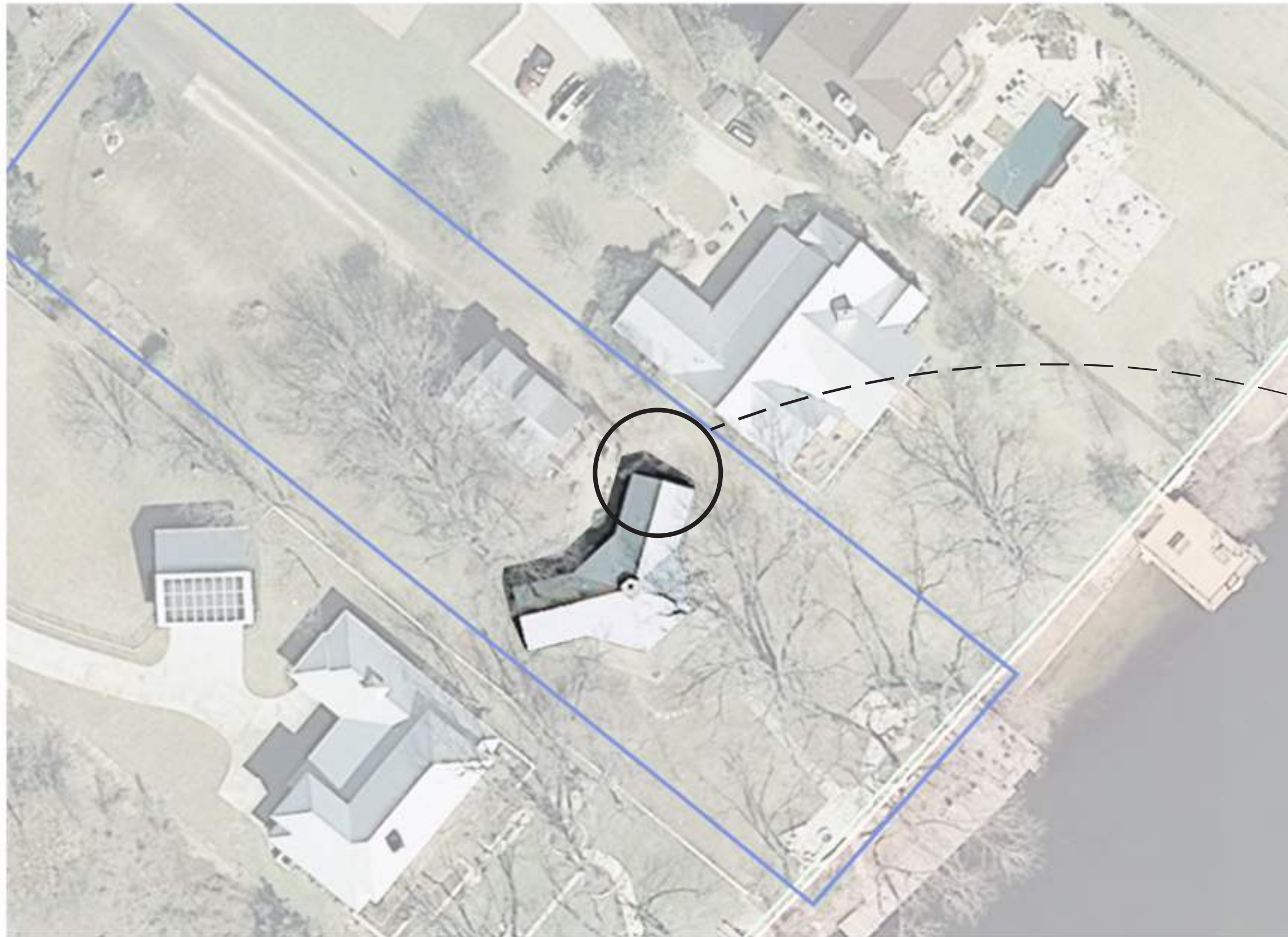
LINE	BEARING	DISTANCE
L1	N 38°21'01" E	16.53'
(L1)	S 39°38'00" W	16.83'
L2	N 39°40'14" E	83.12'
(L2)	S 39°42'00" W	83.17'
L3	S 43°48'08" W	99.93'





FLAT ROOF (HIP ROOF)
SHADOW PATTERN

1984 HISTORIC AERIAL (PHOTO TAKEN AT APPROX. 1PM CST)



GABLE ROOF
SHADOW PATTERN

2009 HISTORIC AERIAL (PHOTO TAKEN AT APPROX. 12PM CST)

HISTORIC PRESERVATION COMMISSION
05.01.2024

FRONT ENTRY / ELEVATION (MAIN STRUCTURE)



- 1 Non-structural applied 'wood headers'.
- 2 Non-original front door with applied window grid is not consistent with mid-century fenestration design.

REAR ELEVATION (MAIN STRUCTURE)



- 1 Acrylic windows are not believed to be original, typ. across facade.
- 2 Applied window grids are not consistent with mid-century fenestration design.

SIDE (NORTH) ELEVATION (MAIN STRUCTURE)



- 1** Box-End Fascias are not consistent with mid-century design detailing.
- 2** Rustic wood siding and applied ornamentation at gable ends is not believed to be original and was likely added at the same time as the gable roof.
- 3** 5/12 roof pitch is not consistent with mid-century design detailing.

CONTINUOUS FIBER CEMENT SOFFITS



- 1** Fiber Cement Soffits are not original. This building material was not used until the mid-1980s.
- 2** Continuous perforated soffit vents are not original and were not used prior to the 1970s.