

Case # C15-2024-0037

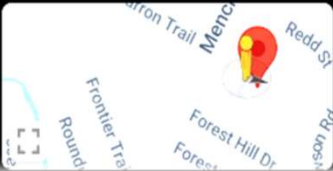
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4521 Merle Drive  
Presenter: Charles Harrell  
December 9, 2024

← 4520 Merle Dr  
 Austin, Texas

Google Street View

Oct 2007 See latest date



Oct 2018



Jun 2017



Aug 2015



Mar 2014



Jun 2013



Apr 2011



May 2009



Oct 2007



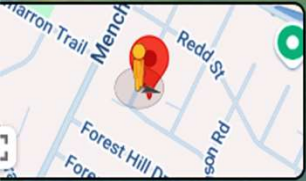
ITEM09/3-PRESENTATION

4520 Merle Dr  
Austin, Texas



Google Street View

May 2024 See more dates



Google



**EXHIBIT MAP OF  
LOT 1, BLOCK E, FORD PLACE NUMBER ONE,  
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 4 PAGE 265 OF THE  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

This lot is subject to restrictions recorded in  
Volume 4 Page 265 of the Plat Records  
of Travis County, Texas, and in Volume  
793 Page 375 of the Deed Records of  
Travis County, Texas

- L&L&NO —
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Calculated Point
- Overhead Utility Line  
(Record Bearing and Distance)
- ▭ Portion of Addition  
Beyond Existing  
Improvements



**PROPOSED AREA TABLE**

land area 12,830 sq ft

footprint of existing buildings 1,900 sq ft  
 footprint of proposed addition (includes area of existing covered deck) 500 sq ft  
 asphalt drive 860 sq ft  
 uncovered gravel drive 1,200  
 wood deck over gravel parking 260 sq ft  
 covered gravel 390 sq ft  
 covered wood deck 170 sq ft  
 uncovered wood deck 180 sq ft  
 (90 sq ft calculated at 50%)  
 shed 20 sq ft  
 rock 280 sq ft  
 covered area (exclusive of eaves) 60 sq ft

The above improvements comprise 5,730 sq ft or 44.7%  
 of the land area (uncovered wood deck included at 50%)

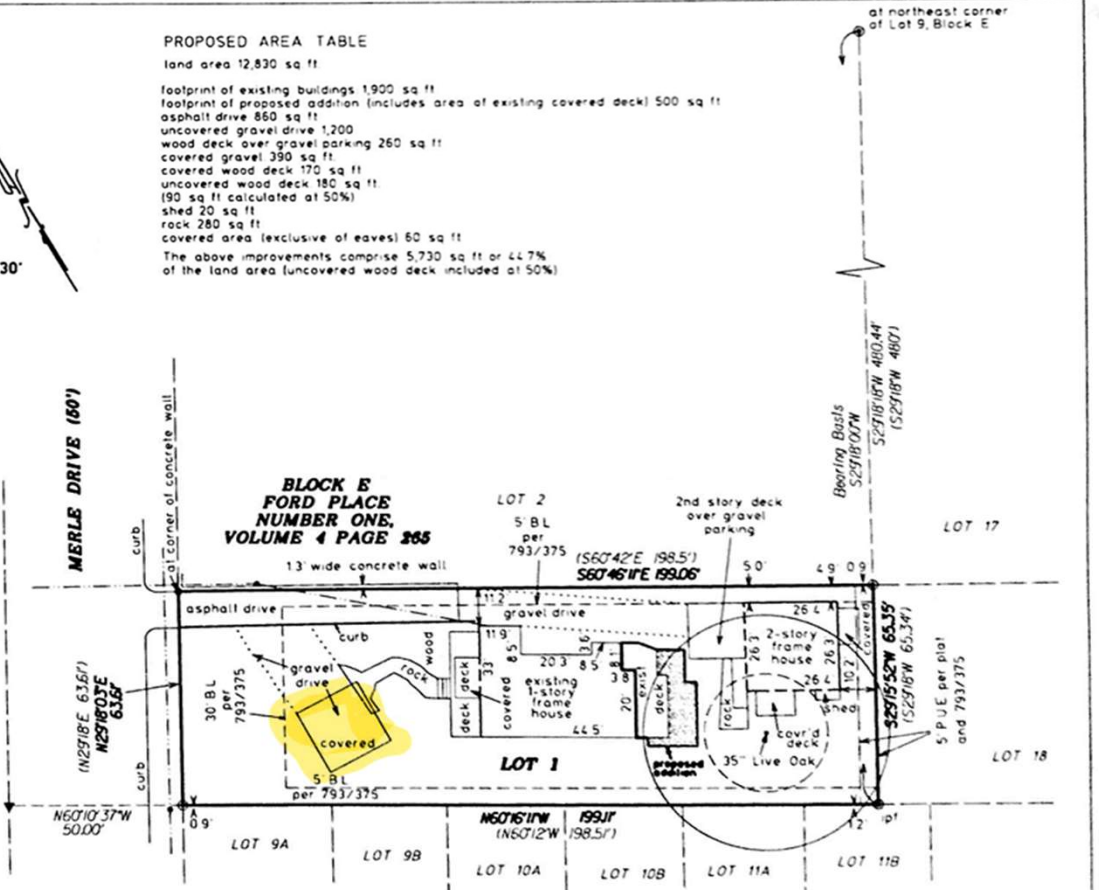


PREPARED May 2, 2024  
 from survey of April 2021  
 and location of 35" Live Oak in April 2024.  
 not all trees on the subject lot are shown hereon  
 BY

*Anne Thayer*

Anne Thayer  
 Registered Professional Land Surveyor No 5850

**HOLT CARSON, INC**  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990



1089064

Texas Licensed Surveying Firm No 10050700

ITEM09/5-PRESENTATION



4521 Merle Dr.  
Lot Details

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Zoned SF-3-NP (South Manchaca Neighborhood Plan)

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Narrow Lot

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Mature Trees

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Duplex in back of lot

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Driveway single lane – 9’11” wide

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Existing carport set back 43’11” from front of property line

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Carport is 27’6” in front of building facade



**FORD PLACE  
NUMBER ONE,  
VOLUME 4 PAGE 265**

