A8475-DS

Waterloo Surveyors
SURVEY PLAT
STANDARD LAND SURVEY

OWNER(S):
LOT A AND LOT C:
ALEXANDER HYDROGEN MARTIN AND
HANNAH HANXIA MA

GENERAL DESCRIPTIONS:
LOT A, WILDA'S ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 75, PAGE 223, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT C, DON COX ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 78, PAGE 3, OF THE PLAT OF TRAVIS COUNTY, TEXAS.

SITE ADDRESS:
LOT A:
706 EAST MONROE STREET,
AUSTIN, TX 78704

LOT C:
700 EAST MONROE STREET,
AUSTIN, TX 78704

TCAD#
LOT A: 282933

LOT C: 282934

LOT A COVERAGE:
COVERED WOOD DECK = 123 SQ.FT
CONC. WALK & STEPS = (76/2) = 38 SQ.FT
HOUSE = 941
WOOD DECK & STEP (HOUSE) = 26 SQ.FT
AC PAD = 10 SQ.FT

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ARBOR = 628 SQ.FT
WOOD DECK & STEP (OUTSIDE OF ARBOR) = (94/2) = 47 SQ.FT

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WOOD SHED = 126 SQ.FT
STONE PLANTER = 32 SQ.FT

TOTAL IMPERVIOUS OF LOT A
= 1,971 SQ. FT.
(20.1% OF LOT A)

LOTS A AND C COVERAGE:
LOT A IMPERVIOUS = 1,971 SQ. FT.
LOT C IMPERVIOUS = 3,678 SQ. FT.

TOTAL IMPERVIOUS OF LOT A AND LOT C
= 5,649 SQ. FT.
(5,649/18,718) = 30.2% OF LOTS A AND C

LOT C COVERAGE:
HOUSE = 2,018 SQ.FT
ARBOR (FRONT) = 74 SQ.FT
STONE (FRONT) = 69 SQ.FT
CONC. WALK = 77 SQ.FT
CONC. WALLS = 16 SQ.FT
AC PADS = 18 SQ.FT
CONC. PAD = 19 SQ.FT

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WOOD DECK & STEP (NEAR POOL AND BETWEEN BUILDINGS) = (560/2) = 280 SQ.FT
PERGOLA / W.D. = 74 SQ.FT
STONE POOL COPING = 110 SQ.FT
STONE PAVERS (ALL) = 102 SQ.FT

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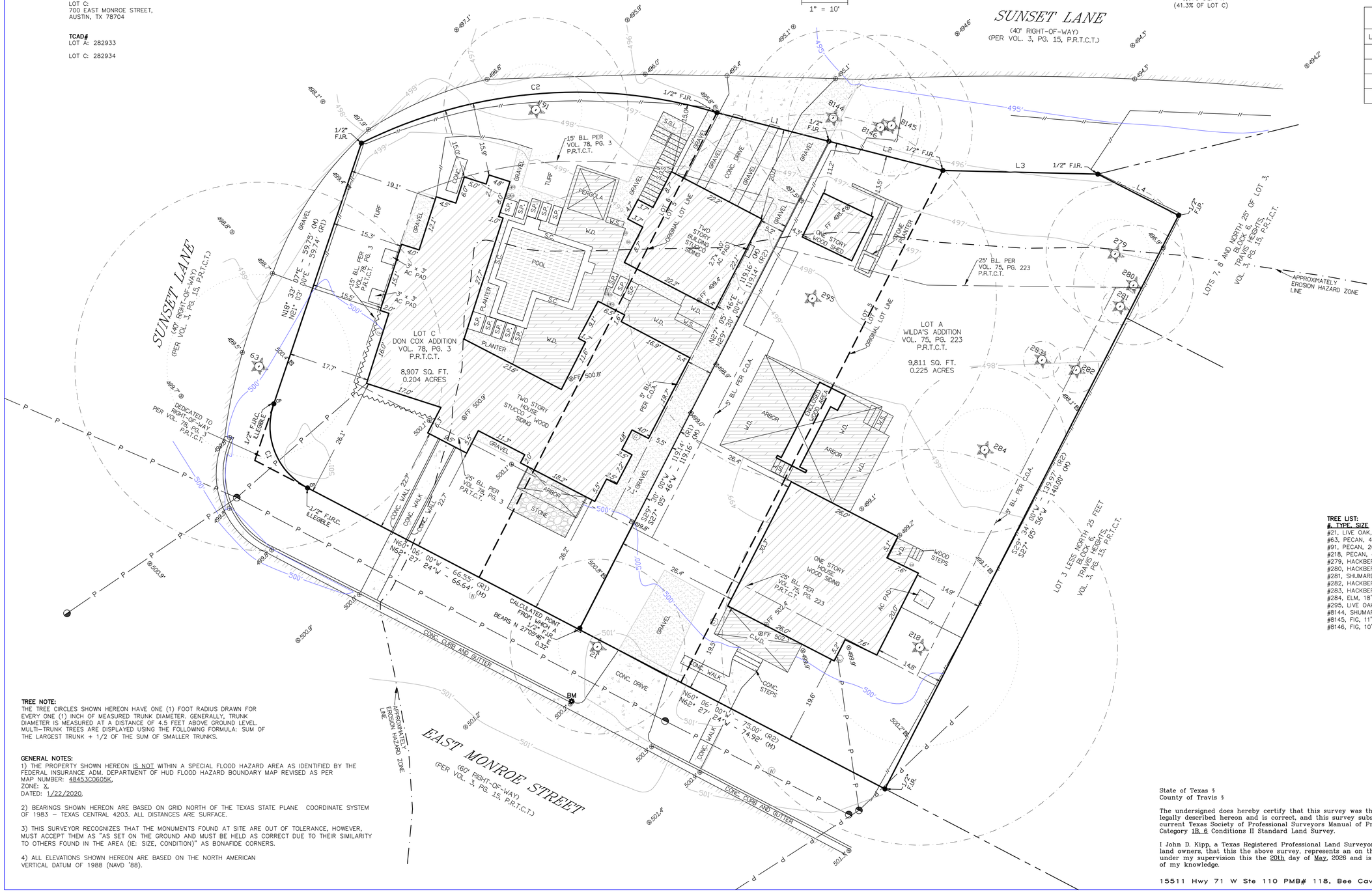
STEEL GRATE LANDING & STEPS = 95 SQ.FT
BUILDING (BACK) = 510 SQ.FT
AC PAD (BACK BUILDING) = 3 SQ.FT
CONC. DRIVE = 213 SQ.FT

TOTAL IMPERVIOUS OF LOT C
= 3,678 SQ. FT.
(41.3% OF LOT C)

SCALE
1" = 10'



CURVE TABLE (R1)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	21.24'	15.00'	081°08'01"	N 19°32'00" W	19.51'
C2	79.25'	105.14'	043°11'19"	N 87°20'00" E	77.39'

CURVE TABLE (M)					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	21.39'	15.00'	081°41'17"	N 21°40'24" W	19.62'
C2	79.41'	105.14'	043°16'36"	N 85°05'47" E	77.54'

LINE TABLE (M)		
LINE #	BEARING	LENGTH
L1	S 75°37'47" E	25.13'
L2	S 75°37'47" E	25.52'
L3	S 88°39'10" E	33.68'
L4	S 62°53'37" E	19.69'

LINE TABLE (R1)		
LINE #	BEARING	LENGTH
L1	S 73°20'00" E	25.18'

LINE TABLE (R2)		
LINE #	BEARING	LENGTH
L2	S 73°17'00" E	25.67'
L3	S 86°07'00" E	33.47'
L4	S 60°06'00" E	19.80'

LEGEND

CALCULATED CORNER △
FOUND IRON ROD ● F.I.R.

BUILDING SETBACK LINE B.L.
CITY OF AUSTIN ZONING C.O.A.
CLEAN OUT (4") ⊖
COVERED CONC. C.C.
COVERED WOOD DECK C.W.D.
ELECTRIC METER Ⓔ
GAS METER Ⓖ
MEASURED CALL (M)
PLAT RECORDS, TRAVIS COUNTY, TEXAS P.R.T.C.T.
RECORD CALL PER VOL. 75, PG. 223, P.R.T.C.T. (R2)
RECORD CALL PER VOL. 78, PG. 3, P.R.T.C.T. (R1)
SQUARE FOOTAGE SQ. FT.
STEEL GRATE LANDING S.G.L.
STEEL GRATE STEPS S.G.S.
STEEL EDGING
STONE POOL COPING S.C.
STONE PAVERS S.P.
TREE, DRIPLINE & NUMBER
UTILITY LINE —— P ——
UTILITY POLE/GUY ANCHOR
WATER METER Ⓦ
WOOD DECK W.D.
WOOD FENCE ——//——
WOOD STEP W.S.

ELEVATIONS:
FINISHED FLOOR FF⊗
FINISHED FLOOR GARAGE FFG⊗
MCMANSION SPOT ELEVATION ⊠xx.x'
SPOT ELEVATION ⊗xx.x'

ASPHALT
BUILDING OR HOUSE
CONCRETE (CONC.)
GRAVEL
POOL
STONE
WOOD/WOOD DECK

TREE LIST:
#, TYPE, SIZE
#21, LIVE OAK, 18.7" TAG
#63, PECAN, 40"
#91, PECAN, 20"
#218, PECAN, 43" TAG
#279, HACKBERRY, 15"
#280, HACKBERRY, 13"
#281, SHUMARD OAK, 4"
#282, HACKBERRY, 5"
#283, HACKBERRY, 4"
#284, ELM, 18"
#295, LIVE OAK, 25" 15" TAG
#8144, SHUMARD OAK, 19" TAG
#8145, FIG, 11"
#8146, FIG, 10" 10"

BENCHMARK: ✿BM
SET TRIANGLE ON CURB
NAVD '88 ELEVATION: 500.72'

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

GENERAL NOTES:
1) THE PROPERTY SHOWN HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C0605K,
ZONE: X,
DATED: 1/22/2020.

2) BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 – TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.

3) THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE: SIZE, CONDITION)" AS BONAFIDE CORNERS.

4) ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

STATE OF TEXAS
REGISTERED
JOHN DAVID KIPP
5844
PROFESSIONAL
LAND SURVEYOR

State of Texas §
County of Travis §

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B_6 Conditions II Standard Land Survey.

I John D. Kipp, a Texas Registered Professional Land Surveyor do hereby certify to the land owners, that this the above survey, represents an on the ground survey conducted under my supervision this the 20th day of May, 2026 and is true and correct to the best of my knowledge.

John D Kipp

JOHN D. KIPP, RPLS NO. 5844
06/09/2026
Date of Signature

15511 Hwy 71 W Ste 110 PMB# 118, Bee Caves, Texas 78738 Phone: 481-9602 FIRM #10124400

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June 18, 2026

City of Austin Development Services Department
Historic Preservation Office / Austin Planning
Re: Residential Total Demolition Permit Application — 706 E Monroe Street, Austin, Texas

To Development Services and Historic Preservation Staff:

We recently acquired the property at 706 E Monroe Street and are submitting this Residential Total Demolition Permit application to begin the City's required review process for the existing bungalow and related accessory structure. We understand that the property is located within the Travis Heights-Fairview Park National Register Historic District context and that review by Historic Preservation staff and/or the Historic Landmark Commission may be required before any permit may be released.

At this stage, we are evaluating multiple paths for the existing bungalow. Demolition is not our first or only path. In parallel with this permit application, we are actively exploring preservation alternatives, including retention of the structure as part of the overall site plan and potential relocation/donation to a house preservation nonprofit. We are submitting the application now so that the required City review can proceed while those preservation and relocation conversations continue.

Based on the information currently available to us, we understand that the bungalow may be a contributing-age structure within the National Register district context, but we do not believe it independently meets the City's criteria for local historic landmark designation. Specifically, while the structure may meet the age threshold, we are not currently aware of facts indicating that it has individual architectural significance, significant historical associations, unique community value apart from the broader district context, archaeological significance, or landscape significance sufficient to support individual landmark designation. We welcome staff's review and will provide additional information requested by Historic Preservation staff.

We are submitting an updated combined survey for 700 and 706 E Monroe, including current tree information. No tree removal is proposed as part of this demolition permit application. We are not proposing to impact the critical root zone of any protected or heritage tree or to prune more than 25% of any protected-size tree canopy as part of this application, except as may be separately reviewed and approved by the City. We understand that any required tree protection and erosion/sedimentation controls must be installed and inspected before demolition or removal work occurs.

The application materials identify the existing bungalow and the existing accessory shed, approximately 125 square feet. No demolition, relocation, or removal work will occur unless and until all required City approvals, historic review, utility disconnections, notices, tree protections, inspections, and related permit requirements have been completed.

We also understand that because the property is located within a National Register Historic District context, review of future replacement construction may be required before any demolition permit is released. We are continuing to evaluate the overall site plan for 700 and 706 E Monroe, including tree-sensitive design, potential replat issues, and the possibility of retaining or relocating the bungalow. We will submit any required replacement-plan materials for review before seeking permit release.

Please let us know if any additional information would be helpful for Development Services, Historic Preservation, tree review, or the Historic Landmark Commission.

Sincerely,

Hannah Ma
Owner / Applicant

Alexander “Hy” Martin
Owner / Applicant