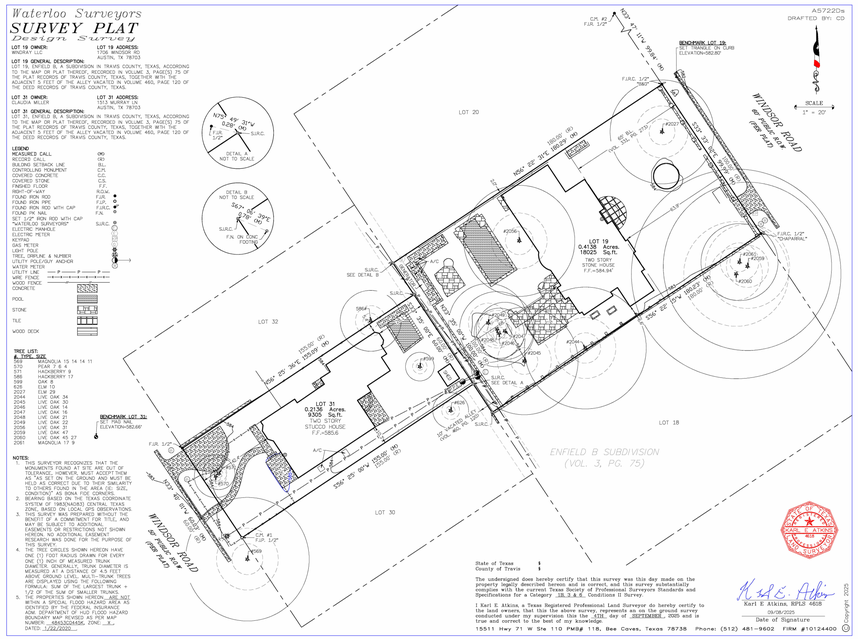

Waterloo Surveyors
SURVEY PLAT
Design Survey
A57220s
DRAFTED BY: CO
LOT 19 OWNER:
WINDRAY LLC
LOT 19 ADDRESS:
1706 WINDSOR RD
AUSTIN, TX 78703
LOT 19 GENERAL DESCRIPTION:
LOT 19, ENFIELD B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE(S) 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH THE ADJACENT 5 FEET OF THE ALLEY VACATED IN VOLUME 460, PAGE 120 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOT 31 OWNER:
CLAUDIA MILLER
LOT 31 ADDRESS:
1513 MURRAY LN
AUSTIN, TX 78703
LOT 31 GENERAL DESCRIPTION:
LOT 31, ENFIELD B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE(S) 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH THE ADJACENT 5 FEET OF THE ALLEY VACATED IN VOLUME 460, PAGE 120 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LEGEND:
MEASURED (M)
RECORD CALL (R)
PROPERTY/BLOCK LINE
CONTROLLING MONUMENT
COVERED CONCRETE
COVERED STONE
FINISHED FLOOR
FOUND IRON ROD
FOUND IRON PIPE
FOUND IRON ROD WITH CAP
FOUND PK NAIL
SET 1/2" IRON ROD WITH CAP "WATERLOO SURVEYORS"
ELECTRIC MANHOLE
ELECTRIC METER
KEYPAD
GAS METER
LIGHT POLE
TREE, DRIPLINE & %/MEB
GUY WIRE ANCHOR
WATER METER
UTILITY LINE
WIRE FENCE
WOOD FENCE
CONCRETE
POOL
STONE
TILE
WOOD DECK
TREE LIST:
TYPE SIZE
570 PEAR 7 6 4
571 HACKBERRY 9
586 HACKBERRY 17
599 OAK 8
626 ELM 10
2027 ELM 29
2044 LIVE OAK 34
2045 LIVE OAK 14
2046 LIVE OAK 14
2047 LIVE OAK 16
2048 LIVE OAK 22
2049 LIVE OAK 22
2056 LIVE OAK 31
2059 LIVE OAK 47
2060 LIVE OAK 45 27
2061 MAGNOLIA 17 9
BENCHMARK LOT 31:
SET-TBD NAIL
ELEVATION=0.00
BENCHMARK LOT 19:
SET TRIANGLE ON CURB
ELEVATION=100.00
NOTES:
1. THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF POSITION WITH RECORD CALLS, BUT ACCEPTS AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (SI. SIZE, CONDITION) AS BONA FIDE CORNERS.
2. BEARINGS ARE BASED ON THE GRID COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.
3. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.
4. THE TREE CIRCLES SHOWN HEREON HAVE A RADIUS OF ONE (1) FOOT FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT 4.5 FEET (DBH) 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.
5. THE PROPERTY SHOWN HEREON DOES NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION (FIA) ON THE FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C0445K, ZONE: X, DATED: 1/22/2020
LOT 20
LOT 32
LOT 31
0.2138 Acres.
9305 Sq.Ft.
TWO STORY
STUCCO HOUSE
F.F.=585.6
LOT 19
0.4138 Acres.
18025 Sq.Ft.
TWO STORY
STONE HOUSE
F.F.=584.94'
LOT 18
LOT 30
ENFIELD B SUBDIVISION
(VOL. 3, PG. 75)
WINDSOR ROAD
(50' R.O.W.)
MURRAY LANE
(50' R.O.W.)
N73° 49' 31"W
15.00' (M)
15.00' (R)
S.U.E.
DETAIL A
NOT TO SCALE
S33° 37' 20"E
S.U.E.
F.N. ON CONC. FOOTING
DETAIL B
NOT TO SCALE
SEE DETAIL A
SEE DETAIL B
F.U.E.
F.U.E. "CHAPARRAL"
F.U.E. 1/2" IRON ROD
F.U.E. 1/2" IRON PIPE
F.U.E. 1/2" IRON ROD
F.U.E. 1/2" IRON ROD
F.U.E. 1/2" IRON ROD

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AREA CALCULATION LEGEND

- CONDITIONED AREA
- UNCONDITIONED AREA
- COVERED AREA
- UNCOVERED PATIO
- FLATWORK/PAVING
- DRIVEWAY
- POOL/WATER
- RETAINING WALL

SITE AREA PLAN LABEL LEGEND

N-P-1
- ITEM NUMBER
- SITE AREA CATEGORY (SEE CoA CALCULATION AID
- N=NEW CONSTRUCTION E=EXISTING

Y : YARD / PERVIOUS COVER

IMPERVIOUS COVER SCHEDULE

TOTAL PERVIOUS		
E-R-1	152.56 SF	0.56%
E-R-2	485.18 SF	1.78%
E-Y-1	11,038.08 SF	40.47%
E-Y-2	20.55 SF	0.08%
E-Y-3	43.72 SF	0.16%
E-Y-4	8.01 SF	0.03%
E-Y-5	8.08 SF	0.03%
E-Y-6	6,300.25 SF	23.10%
	18,056.42 SF	66.20%

TOTAL IMPERVIOUS		
E-A-1	3,492.44 SF	12.80%
E-A-2	199.82 SF	0.73%
E-H-1	24.90 SF	0.09%
E-I-1	633.54 SF	2.32%
E-I-2	961.68 SF	3.53%
E-L-1	795.47 SF	2.92%
E-L-2	1,926.27 SF	7.06%
E-L-3	57.48 SF	0.21%
E-N-1	165.96 SF	0.61%
E-N-2	136.29 SF	0.50%
E-N-3	171.77 SF	0.63%
E-P-1	3.80 SF	0.01%
E-P-2	3.75 SF	0.01%
E-P-3	3.75 SF	0.01%
E-P-4	3.75 SF	0.01%
E-P-5	3.75 SF	0.01%
E-P-6	19.39 SF	0.07%
E-P-7	39.76 SF	0.15%
E-Q-1	54.59 SF	0.20%
E-Q-2	37.96 SF	0.14%
E-Q-3	15.74 SF	0.06%
E-Q-4	7.04 SF	0.03%
E-Q-5	7.00 SF	0.03%
E-Q-6	186.78 SF	0.68%
E-Q-7	142.35 SF	0.52%
E-Q-8	36.67 SF	0.13%
E-Q-9	12.81 SF	0.05%
E-Q-9	1.97 SF	0.01%
E-Q-10	1.87 SF	0.01%
E-Q-11	32.75 SF	0.12%
E-Q-12	12.75 SF	0.05%
E-Q-13	25.06 SF	0.09%
	9,218.92 SF	33.80%
	27,275.34 SF	100.00%

LOT 19 AREA:	18,025 SF
LOT 31 AREA:	9,305 SF
COMBINED AREA:	27,330 SF
45% IMPERVIOUS:	12,298.5 SF
TOTAL IMPERVIOUS :	9,218.92 SF (33.80%)



TRUE NORTH

PROJECT NORTH

1 IMPERVIOUS COVER

1/16" = 1'-0"

OUTWARD ARCHITECTURE

REGISTERED ARCHITECT JONATHAN BOYD 25555 STATE OF TEXAS

ISSUED DATE 07.10.2026
PROJECT NUMBER 2506

PERMIT SET

MURRAY CARPORT & LANDSCAPE

1513 MURRAY LANE
AUSTIN, TX 78703

G001

SITE AREA PLANS

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TREE LEGEND

MARK	SIZE & SPECIES	PROTECTION
570	PEAR 7"/6"/4"	N
571	HACKBERRY 9"	N
586	HACKBERRY 17"	N
599	OAK 8"	N
626	ELM 10"	N

GENERAL NOTES:

1. MINIMZE DISTURBANCE OF EXISTING GRADE AND LANDSCAPE WHEREVER POSSIBLE, WHILE PROVIDING POSITIVE DRAINAGE AWAY FROM HOUSE.
2. PROVIDE AND MAINTAIN AN EROSION CONTROL SYSTEM WITH APPROPRIATE DEVICES PER STATUTORY REQUIREMENTS.
3. NOTIFY APPROPRIATE AUTHORITY TO LOCATE EXISTING UTILITY LINES AND PROTECT ALL UTILITIES FROM EXCAVATION OR SIMILAR HAZARDS.
4. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
5. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.

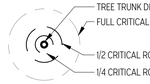
TREE PROTECTION NOTES:

- PROVIDE 5' TALL CHAIN LINK MESH TREE PROTECTION FENCING PER CITY OF AUSTIN REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.
- PROVIDE BREATHABLE RUBBER MAT OVER 8" MULCH AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.
- WRAP 2X4 BOARDS AROUND ALL TREE TRUNKS ON SITE OR IN ADJACENT RIGHT OF WAY DURING CONSTRUCTION.
- ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER PROVIDED ARBORIST.
- GC TO ENSURE THAT ANY CONCRETE WASHOUT DOES NOT OCCUR WITHIN THE CRZ OF ANY TREES.
- GC TO AVOID TRENCHING WITHIN 1/2 CRZ OF ANY TREES.
- IN AREAS WHERE SILT FENCE IS LOCATED WITHIN THE 1/2 CRZ OF ANY PROTECTED TREE, A MULCH SOCK IS TO BE USED IN-PLACE OF SILT FENCE.
- TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS) AND MUST ENCOMPASS THE ¼ CRZ AT MINIMUM.

SITE PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

EXISTING TREE:



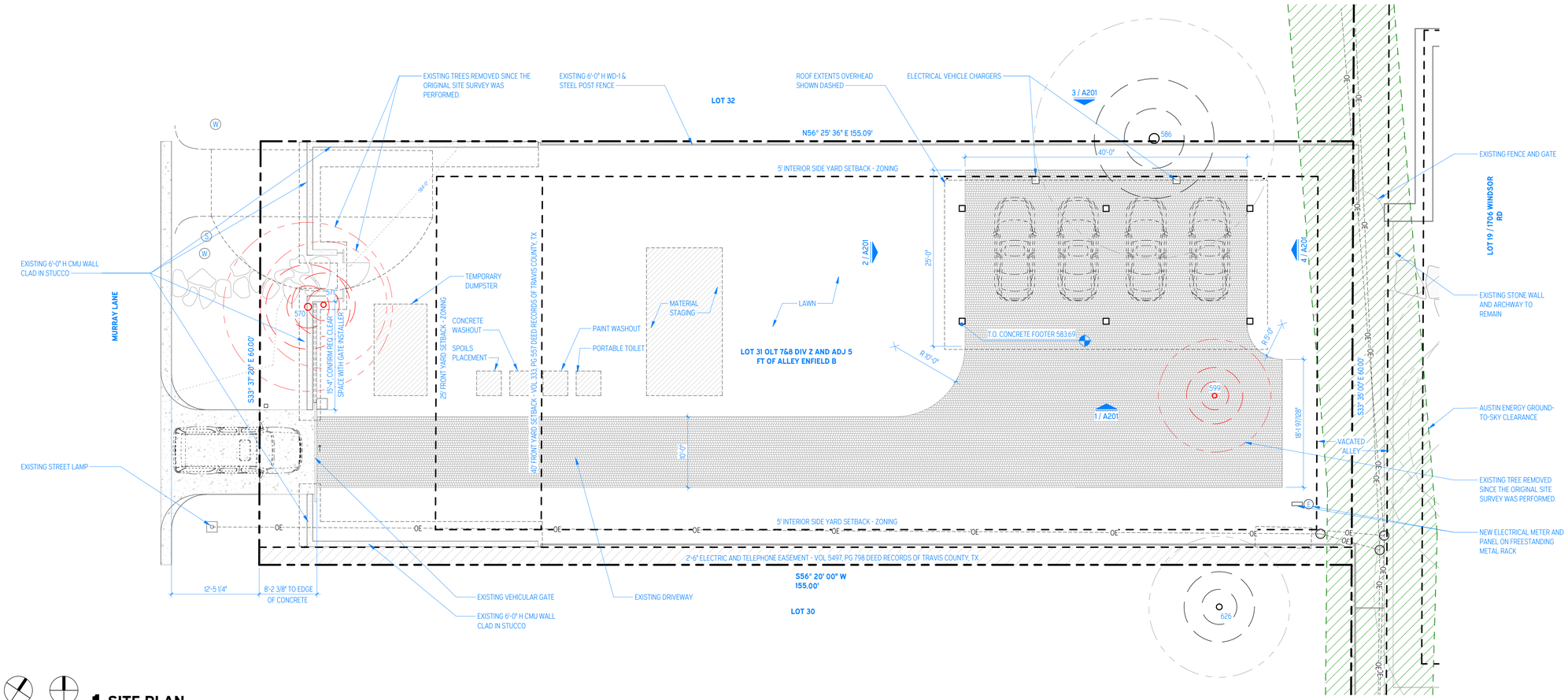
DEMOLISHED TREE:



- --OE---OE-- OVERHEAD ELECTRIC LINE
- --UE---UE-- UNDERGROUND ELECTRIC LINE
- IRON FENCE
- W W WOOD AND STEEL FENCE
- AUSTIN ENERGY CLEARANCE

TREE LEGEND:

569 34.5" MAGNOLIA (REMOVED SINCE SURVEY)
570 17" PEAR (REMOVED SINCE SURVEY)
571 9" HACKBERRY (REMOVED SINCE SURVEY)
586 17" HACKBERRY
599 8" LIVE OAK (REMOVED SINCE SURVEY)
626 10" ELM



TRUE NORTH

PROJECT NORTH

1 SITE PLAN

1/8" = 1'-0"

OUTWARD ARCHITECTURE

REGISTERED ARCHITECT JONATHAN BOYD 25555 STATE OF TEXAS

ISSUED DATE 07.10.2026
PROJECT NUMBER 2506

PERMIT SET

MURRAY CARPORT & LANDSCAPE

1513 MURRAY LANE
AUSTIN, TX 78703

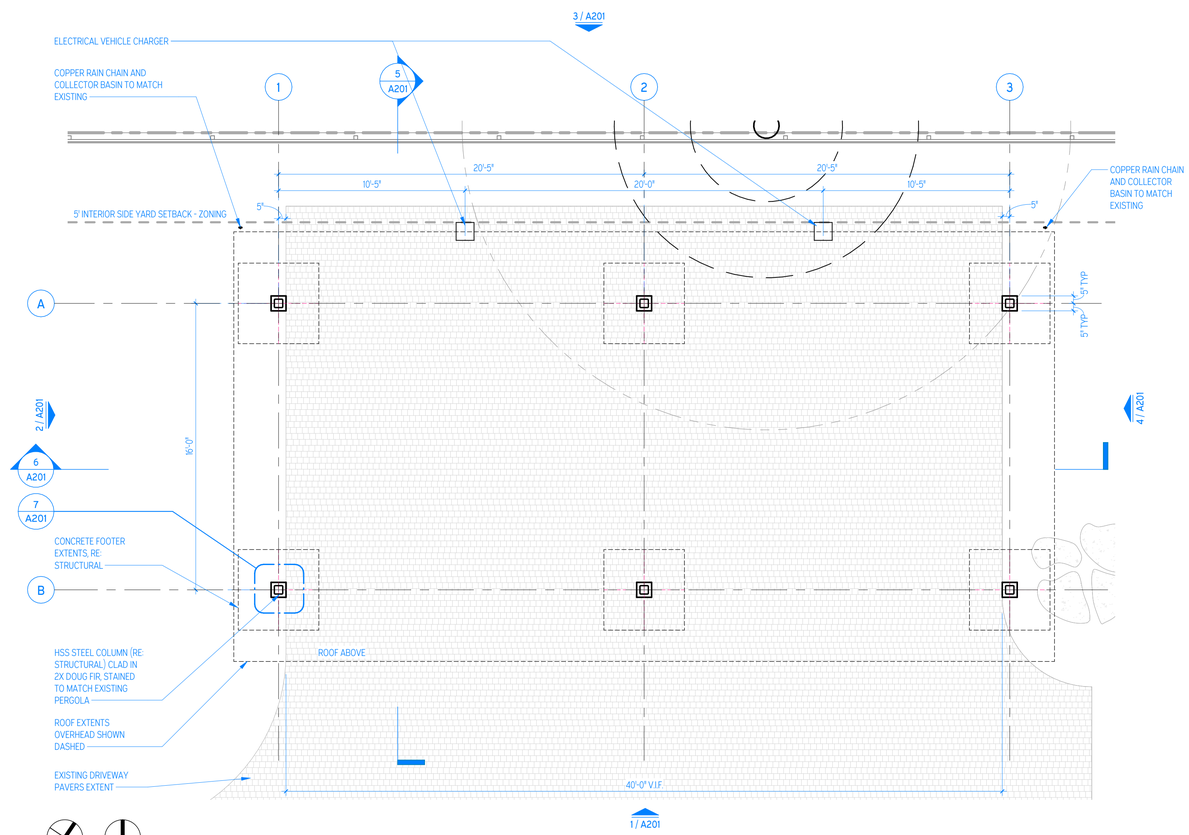
A002

ENLARGED SITE PLAN

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GENERAL NOTES

2. REFERENCE BUILDING SECTIONS AND ELEVATIONS FOR ALL VERTICAL DIMENSIONS.



TRUE NORTH

PROJECT NORTH

1 FIRST FLOOR PLAN

1/4" = 1'-0"

OUTWARD ARCHITECTURE

REGISTERED ARCHITECT
JONATHAN BOYD
25555
STATE OF TEXAS

ISSUED DATE 07.10.2026
PROJECT NUMBER 2506

PERMIT SET

MURRAY CARPORT & LANDSCAPE

1513 MURRAY LANE
AUSTIN, TX 78703

A111

FIRST FLOOR PLAN

LIGHTING FIXTURE SCHEDULE

Type Mark	Manufacturer	ITEM	DESCRIPTION	FINISH	LAMP	VOLTAGE	DIM TYPE	COMMENTS
A1	VISUAL COMFORT		WET RATED 8' LED STRIP LIGHT					Surface 0606 Wet IP65

ELECTRICAL LEGEND

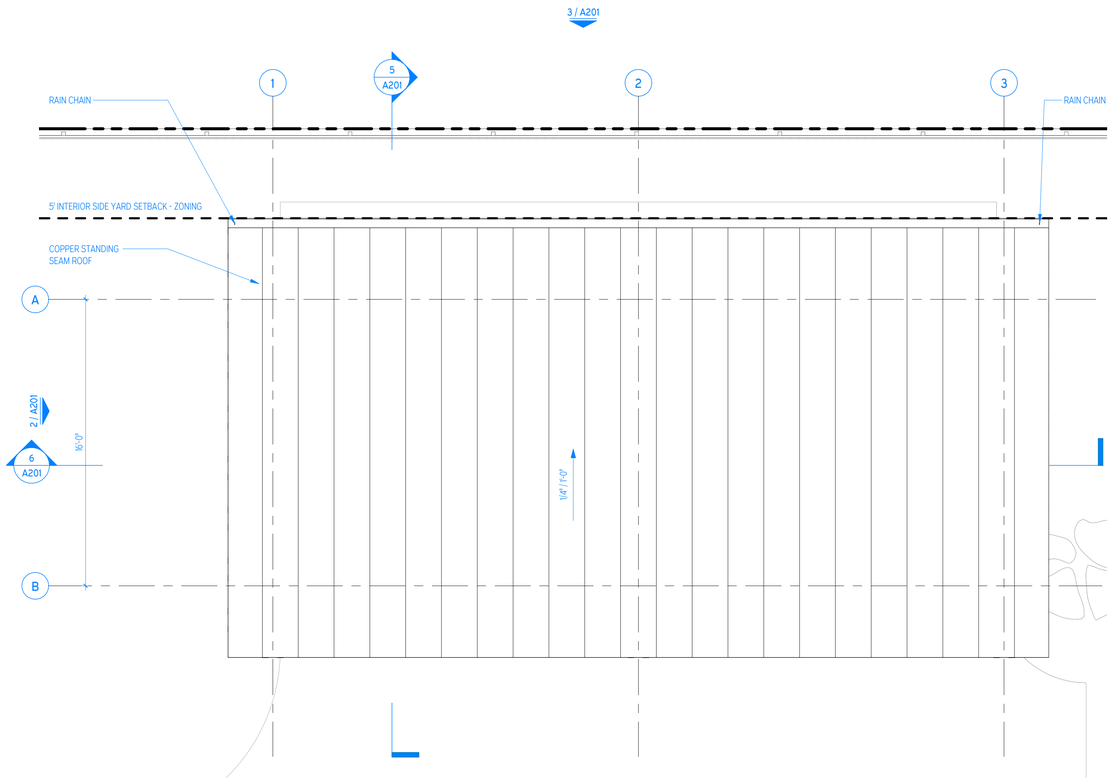
- RECESSED CAN FIXTURE
- RECESSED CAN DIRECTIONAL FIXTURE
- SURFACE MOUNTED FIXTURE
- CEILING MOUNTED BOX LIGHT
- PENDANT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- STEP LIGHT
- EMERGENCY LIGHT
- FLOOD LIGHT / WALL PACK
- UC — UNDER CABINET LIGHTING
- EXHAUST FAN · "H" INDICATES HEATING ELEMENT
- CEILING FAN
- EXIT SIGN
- SWITCH - SINGLE POLE
- SWITCH - DIMMER
- SWITCH - 3 WAY
- SWITCH - 4 WAY
- SMOKE / CARBON MONOXIDE DETECTOR
- TOP HALF SWITCHED
- 120V DUPLEX OUTLET · NUMBER INDICATES HEIGHT
- GFI — 120V DUPLEX OUTLET - GROUND FAULT INTERRUPTER
- WP — 120V DUPLEX OUTLET - WEATHER PROOF
- 120V QUAD OUTLET
- 120V OUTLET RECESSED IN FLOOR W/ METAL COVER PLATE (FINISH TBD)
- 220V OUTLET, VERIFY PLUG TYPE
- TELEPHONE/DATA JACK
- TV — CABLE TV JACK
- T — THERMOSTAT
- A — ALARM
- C — DOOR BELL CHIME
- DB — DOOR BELL
- G — GAS VALVE
- HB — HOSE BIB

ELECTRICAL NOTES

1. ELECTRICAL WORK TO BE INSTALLED PER CURRENT APPLICABLE CODE, WITH LOCAL AMENDMENTS.
2. PROVIDE ALLOWANCE TO WIRE AND INSTALL FOUR PERIMETER SECURITY LIGHTS (MINIMUM) ON MOTION CONTROL SWITCH WITH ADDITIONAL SWITCH IN PRIMARY BEDROOM.
3. PROVIDE ARC FAULT CIRCUITS FOR OUTLETS IN BEDROOMS.
4. ALL OUTLETS AT 12" A.F.F. (BOTTOM OF BOX) & ALL SWITCHES AT 36" (EXCEPT AT COUNTERTOPS) OR NOTED OTHERWISE.
5. PROVIDE WP (WATERPROOF) & GFI (GROUND FAULT INTERRUPTOR) OUTLETS AS SHOWN AND PER CODE.
6. PROVIDE SMOKE DETECTORS AS SHOWN AND PER CODE. SMOKE DETECTORS TO BE HARDWIRED TO POWER AND INTERLOCKED.
7. PROVIDE (2) 2" EMPTY UNDERGROUND PVC CONDUITS FROM THE UTILITY POLE TO THE ELECTRIC SERVICE ENTRANCE LOCATION, FOR COMMUNICATION SERVICE LINES.
8. ALL CEILING HEIGHTS ARE 9'-0" U.N.O.
9. CAN LIGHTS TO BE 2" APERTURE. TRIMS TO BE SELECTED.
10. CONTRACTOR TO SCHEDULE A "BLUE BOX REVIEW" WITH OWNER, ARCHITECT AND INTERIOR DESIGNER. FOR THIS REVIEW, ALL JUNCTION BOXES (FOR OUTLETS SWITCHES AND LIGHTING) AND CAN LIGHT HOUSINGS TO BE SET, WITH NO WIRE PULLED. DECORATIVE FIXTURE LOCATIONS TO BE VERIFIED DURING THIS REVIEW.
11. ALL LIGHITING TO BE ON DIMMERS, EXCEPT IN UTILITY SPACES (CRAWL SPACE, ATTIC, GARAGE)
12. SWITCHES AND DIMMERS TO BE LUTRON "DIVA" OR APPROVED EQUAL. COLORS TO BE SELECTED. DIMMERS TO BE MATCHED TO FIXTURE AND LOAD.
13. VISIBLE OUTLETS TO BE LUTRON "CLARO", COLORS TO BE SELECTED.
14. SET DIRECTIONAL CAN LIGHTS 2'-6" OFF OF "TARGET" WALL, U.N.O.
15. PROVIDE POWER AND DISCONNECTS FOR HVAC UNITS IN ATTIC OR HVAC CLOSET(S) AND FOR CONDENSING UNITS.
16. EXHAUST FANS TO BE ON A TIMER, U.N.O.
17. ELECTRICAL CONTRACTOR TO SET COMMUNICATION JUNCTION BOXES WITH CONDUIT, PER PLANS. COMMUNICATION WIRING AND AUDIO VISUAL WIRING AND DEVICES TO BE BY OWNER, CONTRACTOR TO COORDINATE POWER REQUIREMENTS AND SCHEDULLING OF LOW VOLTAGE WIRING.
18. PROVIDE GAS SUPPLY LINE(S) WITH SHUT OFF VALVES PER CODE FOR WATER HEATER(S), FURNACES, AND GAS APPLIANCES.
19. PROVIDE A MINIMUM OF THREE HOSE BIBS. VERIFY LOCATIONS WITH OWNER AND ARCHITECT.

RCP LEGEND

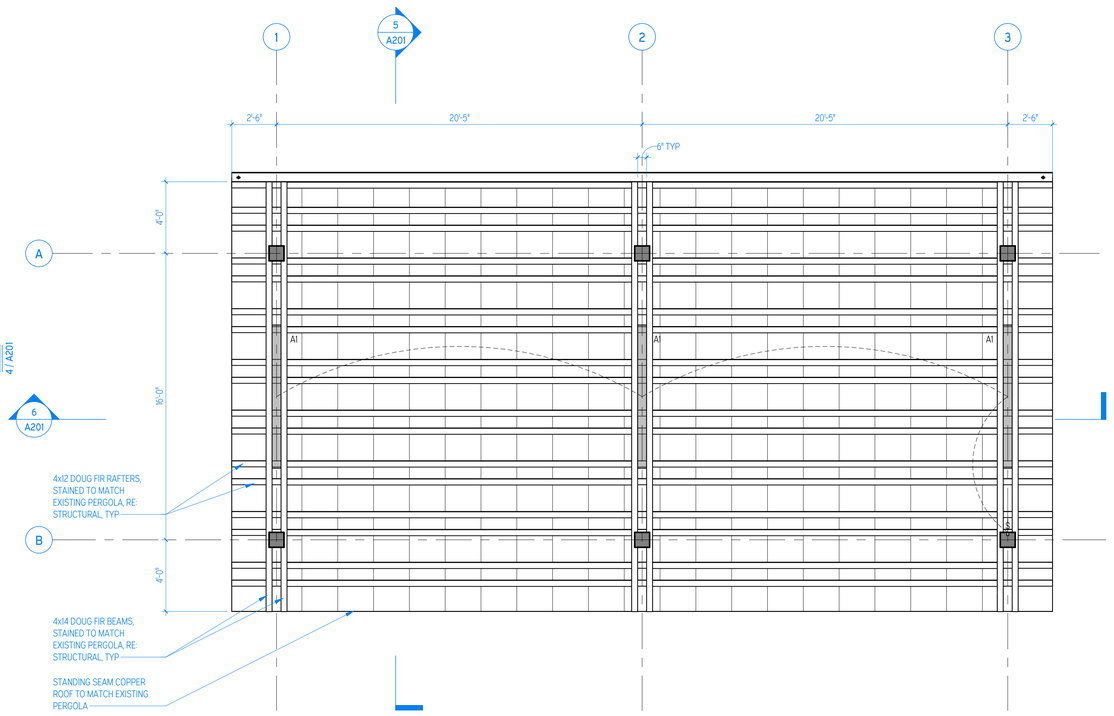
- COPPER STANDING SEAM ROOF



TRUE NORTH PROJECT NORTH

2 ROOF PLAN

1/4" = 1'-0"



TRUE NORTH PROJECT NORTH

1 FIRST FLOOR CEILING PLAN

1/4" = 1'-0"

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REGISTERED ARCHITECT JONATHAN BOYD 25555 STATE OF TEXAS

ISSUED DATE 07.10.2026
PROJECT NUMBER 2506

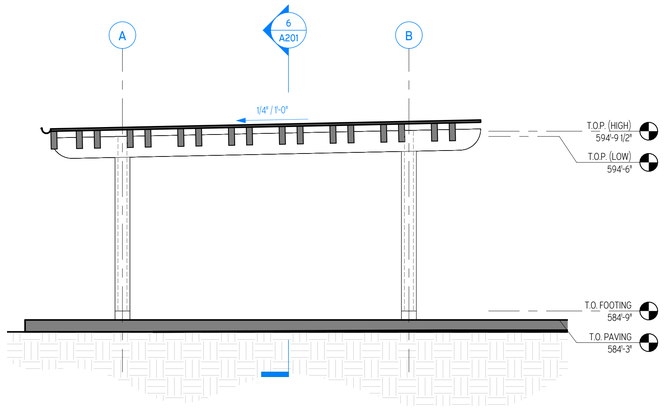
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MURRAY CARPORT & LANDSCAPE

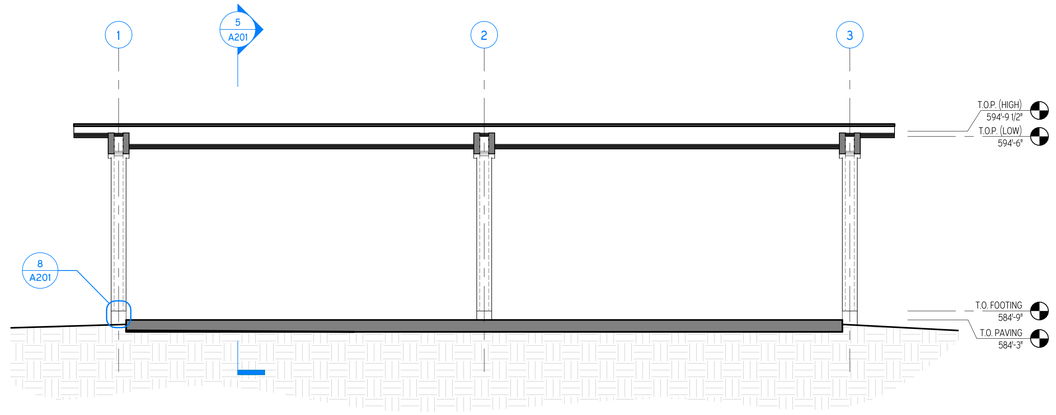
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AUSTIN, TX 78703

A121

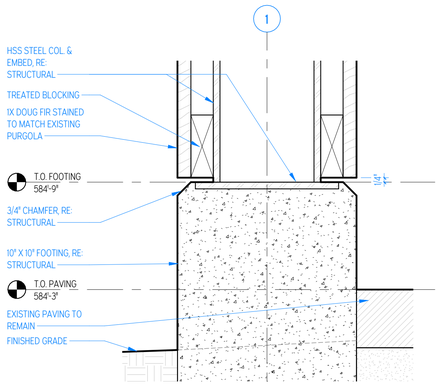
FIRST FLOOR CEILING PLAN AND ROOF PLAN



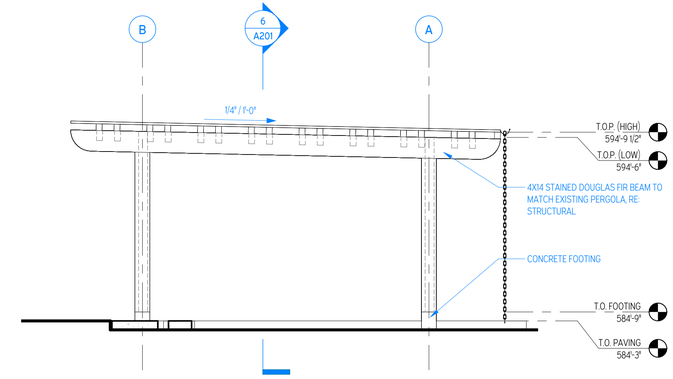
5 CARPORT SECTION B
1/4" = 1'-0"



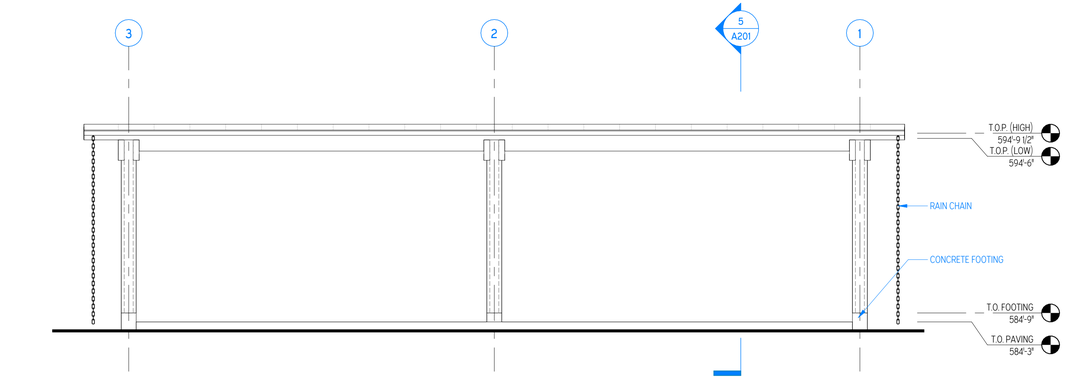
6 CARPORT SECTION A
1/4" = 1'-0"



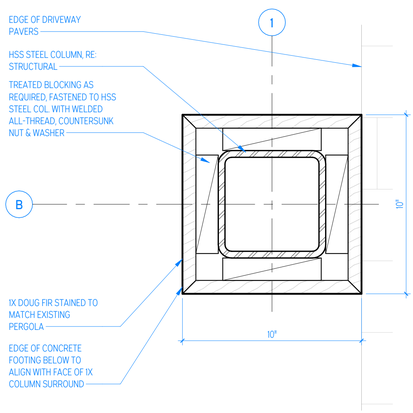
8 SECTION DTL - COLUMN BASE
3" = 1'-0"



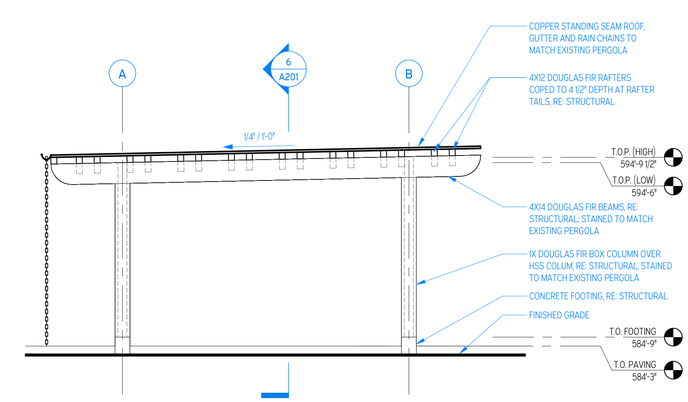
4 CARPORT EAST ELEVATION
1/4" = 1'-0"



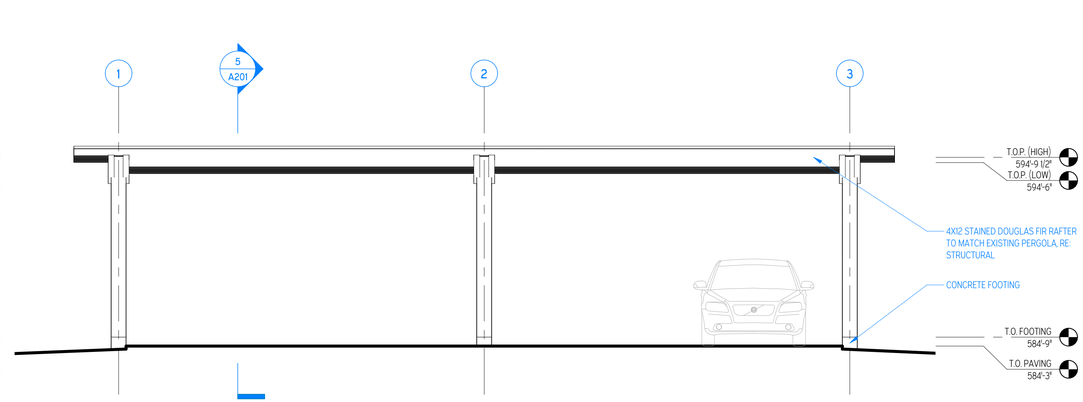
3 CARPORT NORTH ELEVATION
1/4" = 1'-0"



7 PLAN DTL - COLUMN
3" = 1'-0"



2 CARPORT WEST ELEVATION
1/4" = 1'-0"



1 CARPORT SOUTH ELEVATION
1/4" = 1'-0"

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OUTWARD ARCHITECTURE

REGISTERED ARCHITECT JONATHAN BOYD 25555 STATE OF TEXAS

ISSUED DATE 07.10.2026
PROJECT NUMBER 2506

PERMIT SET

MURRAY CARPORT & LANDSCAPE

1513 MURRAY LANE
AUSTIN, TX 78703

A201

EXTERIOR ELEVATIONS AND SECTIONS