



NOTICE OF A MEETING OF THE  
**PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
JANUARY 12, 2016 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

Notice is hereby given that the Planning and Zoning Commission of the Village of Volente will a meeting at 6:30 PM. Tuesday, the 12<sup>th</sup> day of January, 2016 in the Council Chambers at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Meeting.
2. Call Roll.
3. Approval of the Minutes from December 8 and December 16, 2015 and January 5, 2016.
4. Citizen Comments. *At this time, any person with business before the Planning and Zoning Commission NOT scheduled on the agenda may speak. There is a four (4) minute time limit on any communication and time cannot be yielded to other parties.*
5. Presentation and Public Hearing on a variance request from Ross McCuistion for the property at 8301 Lime Creek Rd for variances from the Site Development Ordinance Section 33.340(A) for Building on Slopes greater than 25% and Section 33.341(a-1) for Cut & Fill in excess of 5 feet.
6. Discussion and Possible Action on a variance request from Ross McCuistion for the property at 8301 Lime Creek Rd for variances from the Site Development Ordinance Section 33.340(A) for Building on Slopes greater than 25% and Section 33.341(a-1) for Cut & Fill in excess of 5 feet.
7. Presentation and Public Hearing on a variance request from Oliver Custom Homes for the property at 8325 Lime Creek Rd for a variance from the Site Development Ordinance Section 33.341(a-1) for Cut & Fill in excess of 5 ft.
8. Discussion and Possible Action on a variance request from Oliver Custom Homes for the property at 8325 Lime Creek Rd for a variance from the Site Development Ordinance Section 33.341(a-1) for Cut & Fill in excess of 5 ft.
9. Additional review of the proposed Zoning Ordinance and recommendations to Council.
10. Adjourn.

IT IS HEREBY CERTIFIED that the above Agenda was posted on the bulletin board at the Village Offices on this 8<sup>th</sup> day of January, 2016.

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**Julia Vicars, City Secretary**

*The Village of Volente is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the City Council or Board of Adjustments may be in attendance at this meeting however, no official action by the City Council or Board of Adjustments shall be taken.*



MINUTES OF THE  
PLANNING & ZONING COMMISSION  
OF THE VILLAGE OF VOLENTE, TEXAS  
DECEMBER 8, 2015 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

1  
2  
3  
4  
5  
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7  
8 1. Open Meeting.

9 Chair Richard Roucloux calls the meeting to order at 6:32 p.m.

10  
11 2. Call Roll.

12 Commissioners Judy Barrick, Nancy Carufel, Rett Scudder, Phil Mitchell and Chair Richard Roucloux are  
13 in attendance. A quorum is established. Also in attendance is City Engineer Marc Dickey.

14 *The Planning and Zoning Commission, City Engineer, and audience members wish to reflect in the record that everyone sang*  
15 *Happy Birthday to Julia Vicars, City Secretary in celebration of her birthday on this day.*

16  
17 3. Approval of the Minutes from October 13<sup>th</sup>, October 26<sup>th</sup>, November 5<sup>th</sup> and November 10<sup>th</sup>, 2015.

18 **Commissioner Nancy Carufel makes a motion to approve the minutes from October 13<sup>th</sup>, October 26<sup>th</sup>,**  
19 **November 5<sup>th</sup> and November 10<sup>th</sup> of 2015. Seconded by Commissioner Rett Scudder. The motion**  
20 **carries unanimously.**

21  
22 4. Citizen Comments.

23 None.

24  
25 5. Review of Chart 1 of the Zoning Ordinance.

26 The Commission discusses their direction from Council and how best to move forward with their review  
27 of the proposed ordinance. Planning and Zoning also discusses amending the current ordinance versus  
28 the new proposed ordinance from Council.

29 a. Impervious Cover

30 Impervious Cover is discussed by the Commission, as well as the Village requirement of counting  
31 the surface water of a pool.

32 **Commissioner Judy Barrick makes a motion to approve Impervious Cover amounts as**  
33 **proposed by Council. Seconded by Commissioner Nancy Carufel. The motion carries**  
34 **unanimously.**

35 b. C3 Setbacks

36 The Planning and Zoning Commission looks at diagrams of certain lots, to be zoned C3, to  
37 determine if a 100' setback is appropriate or too restrictive. They discuss the proposed and  
38 current setbacks for C3, and make edits to Chart 1.

39 **Commissioner Nancy Carufel makes a motion to approve all C3 setbacks as proposed by**  
40 **Council. Seconded by Commissioner Phil Mitchell. The motion carries unanimously.**

41  
42 6. Utility District for the Zoning Ordinance.

43 Julia Vicars, City Secretary, introduces the item. The Commission discusses the proposed utility district  
44 and makes recommendations to Staff for edits.

45 **Commissioner Judy Barrick makes a motion to send Chart 1 to Council with no amounts set on Utility**  
46 **District, pending further work by the Planning and Zoning Commission and recommending to Council**  
47 **that Chart 1 be used to draft an amendment to the current Zoning Ordinance implementing Chart 1.**  
48 **Seconded by Commissioner Rett Scudder. The motion carries unanimously.**  
49  
50

- 51 7. **Brief Presentations by Council Member Bill Connors and Carey Witt. (10 minute limit)**  
52 **Council Member Bill Connors speaks about Local Government Code Chapter 245 and 211.017 regarding**  
53 **vested rights for property owners. Carey Witt was not in attendance to present.**  
54
- 55 8. **Date set for Special Called meeting to address and finalize review of the Zoning Ordinance.**  
56 **Next meeting set for December 16, 2015.**  
57
- 58 9. **Adjourn.**  
59 **Meeting adjourns at 8:42 p.m.**  
60

61 **Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.**  
62

63 **Signed:**

64 \_\_\_\_\_  
65 **Richard Roucloux, Chair**

66  
67 **Attest:**

68 \_\_\_\_\_  
69 **Julia Vicars, City Secretary**  
70  
71



MINUTES OF THE  
PLANNING & ZONING COMMISSION  
OF THE VILLAGE OF VOLENTE, TEXAS  
DECEMBER 16, 2015 at 9:00 A.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

- 1  
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7  
8 1. Open Special Called Meeting.  
9 The meeting opens at 9:15 a.m.
- 10  
11 2. Call Roll.  
12 Commissioners Rett Scudder, Nancy Carufel, Judy Barrick, Phil Mitchell, and Chair Richard  
13 Roucloux are present.
- 14  
15 3. Citizen Comments.
- 16  
17 4. Further review of a newly created Utility District.
  - 18 a. Section Verbiage  
19 Julia Vicars, City Secretary, presents the Utility District with edits made by Marc Dickey,  
20 City Engineer. Majority of the permitted uses were pulled to Conditional Uses, and  
21 permitted uses adjacent to residential properties still require approval by the Planning  
22 and Zoning Commission and Council.
  - 23 b. Limitations & Requirements  
24 Discussion takes place about the noise screening and setbacks proposed.
  - 25 c. Chart 1  
26 Current C3 setbacks are applied to the Utility District.  
27 The Commission discusses an amendment versus entire ordinance rewrite and the  
28 Council feedback from their previous recommendation of using the updated Chart 1 to  
29 amend the current Zoning Ordinance.
- 30  
31 5. Review of the definitions section of the proposed Zoning Ordinance.
  - 32 a. "IR" possibly needing to be defined  
33 The proposed category replacing "IR" will be reviewed by the Commission.
  - 34 b. Height  
35 A new definition of height is agreed upon.
  - 36 c. Building  
37 A new definition of building is agreed upon.
  - 38 d. Foundation  
39 A new definition of foundation is agreed upon.
  - 40 e. Other definitions  
41 Moved to next agenda.
- 42  
43 6. Other edits and continuation of a page by page review of the proposed Zoning Ordinance.  
44 Moved to next agenda.

- 45  
46 7. Possible update of the Zoning Map.  
47 Commissioner Phil Mitchell makes a motion to recommend to Council that the Zoning Map be  
48 updated, in conjunction with the Zoning Amendment, for a reasonable price not to exceed  
49 \$1,000.00 and for the update to include recoloring, relabeling, correcting past errors, and edits  
50 to match the new Zoning categories. Seconded by Commissioner Rett Scudder. The motion  
51 carries unanimously.  
52  
53 8. Questions for the City Attorney and/or City Engineer and direction to Staff.  
54  
55 9. Adjourn.  
56 The meeting adjourned at 11:28 a.m.

57 Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

58

59 Signed:

60

61 \_\_\_\_\_  
62 Richard Roucloux, Chair

62

63 Attest:

64

65 \_\_\_\_\_  
66 Julia Vicars, City Secretary

66

67



VILLAGE OF  
**VOLENTE**

**VOV USE  
ONLY:**

Date of Submitted:

\_\_\_\_\_

BOA/P&Z:

\_\_\_\_\_

Pub. Notice Date:

\_\_\_\_\_

Date of Mtg:

\_\_\_\_\_

Approve / Deny:

\_\_\_\_\_

Findings of Facts:

\_\_\_\_\_

*Variance Application*

APPLICANT/OWNER INFORMATION:

Applicant: Rodger McCuiston

Address: 8301 Lime Creek Rd.

Phone: 806-535-2266 Email: Rossmc5@gmail.com

Applicant's Status:  Owner  Builder  Authorized Agent

*\*Authorized Agent form must be completed if applicant is not owner*

Owner: Rodger McCuiston

Address: 12201 W. Parmer Ln Cedar Park TX 78613

Tel #: 806-535-2266 Email: Rossmc5@gmail.com

PROPERTY INFORMATION

Acreage: 13.000 418 Is property within floodplain? \_\_\_\_\_

Legal Description: Lot 14 of Final Plat of Volente Peak Phase 1

VARIANCE INFORMATION

Variance Type:  Zoning  Site Development  Other: \_\_\_\_\_

Reference Section(s): \_\_\_\_\_

Project Description: Residential Driveway. Need Variance due to  
Steep Natural grade of lot. Will need to cut & fill.

Justifications: Only option available that allows driveway to  
not exceed 15% grade. Limited options due to  
drainage easement, buffer areas and steep natural grade.

Special Conditions: Limited options due to drainage esements,  
Buffer zones and the dramatic grade of the lot.

Attachments:  Photos  Site Plan  Conceptual Plan  Letter

I, Rodger McCuiston, am the Authorized Agent or Owner of the above mentioned property and acknowledge that the above statements are true and correct to the best of my knowledge.

X GR mat

STAFF INITIALS:  
\_\_\_\_\_

Rodger McCuiston

12201 W. Parmer Ln.  
Cedar Park, TX 78613  
806-535-2266  
Ross.Mc5@gmail.com

November 19, 2015

Village of Volente

To Whom it may concern,

I am writing to request a variance for a driveway application at 8301 Lime Creek Road. Due to the elevations of this lot, some cut & fill will be required in order to maintain a driveway grade of no more than 15%. We have looked at numerous placement options and concluded the proposed plan is the only viable option.

Attached are correspondences from the engineer explaining why this particular path was chosen and the reason for a variance.

Thank you for your consideration,



Rodger McCuiston

From: **Matthew Mitchell** [almeng@sbcglobal.net](mailto:almeng@sbcglobal.net)  
Subject: RE: 8301 Lime Creek Rd.  
Date: November 18, 2015 at 5:17 PM  
To: [rossmccustion](mailto:rossmccustion) [rossmc5@gmail.com](mailto:rossmc5@gmail.com)



Ross,

The reason for the route of the driveway was that in order to keep the slope at a maximum grade of 15% the driveway had to go around the south side of the hill. There is not enough distance along the north side of the hill to maintain the necessary slope. If I moved the drive out of the buffer on the back side it moved the driveway around the hill on the south much closer to the existing homes and would probably encroach in the buffer on that side. This route was the shortest possible route without exceeding the maximum of 15% slope. All drives will have to be grooved concrete for traction. Impervious cover was estimated using 10,000 sf per lot (based on LCRA Design Manual) plus the driveway impervious and it is only 8%. See the site plan page 2 for the table.

Let me know if you have any questions or need any additional information.

Sincerely,

**Matt Mitchell, P.E.**  
**ALM Engineering, Inc.**F-3565  
1705 S Capital of Tx Hwy  
Ste 150-Austin, Tx 78746  
(512) 431-9600

**From:** [rossmccustion](mailto:rossmccustion) [<mailto:rossmc5@gmail.com>]  
**Sent:** Wednesday, November 18, 2015 1:07 PM  
**To:** Matthew Mitchell <[almeng@sbcglobal.net](mailto:almeng@sbcglobal.net)>  
**Subject:** Re: 8301 Lime Creek Rd.

Armando Portillo  
Principal  
KBGE Surveying  
KIMBELL | BRUEHL | GARCIA | ESTES  
105 W. Riverside, Suite 110  
Austin, Texas 78704  
[armando@kbge-eng.com](mailto:armando@kbge-eng.com)  
o 512 | 439 | 0400 Ext. 109  
m 512 | 593 | 0508  
[www.kbge-eng.com](http://www.kbge-eng.com)

Sent from my iPhone

On Nov 18, 2015, at 11:13 AM, Matthew Mitchell <[almeng@sbcglobal.net](mailto:almeng@sbcglobal.net)> wrote:

Ross

VILLAGE OF VOLENTE  
DRIVEWAY PERMIT APPLICATION FORM

Owner Information:

Applicant Name: Rodger McQuiston Phone No. 806-535-2266

Firm Name: Matt Mitchell ALM Engineering Phone No. 512-431-9600

Address (if different then driveway address)

8301 Lime Creek Rd.

City/State/Zip Village of Volente

Contact: Ross McQuiston

Driveway information:

I Rodger McQuiston (applicant), do hereby certify the driveway permit application is complete and accurate to the best of my knowledge. I understand that proper Village Staff review of this application is dependent on the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm may delay approval of this application.

Signature:  Date 11-4-2015

Proposed Driveway Address: 8301 Lime Creek Rd

Please attach a proposed driveway plan for the above location, along with a description of the facilities to be served by the driveway (residence, business, etc.)

Village Use Only:

Application Complete & Fees Paid \_\_\_\_\_  
Village Staff Date

Approved for construction in accordance \_\_\_\_\_  
With the attached standard(s) Village Engineer Date

Required Culvert: \_\_\_\_\_  
Number Size Type

Final Inspection Passed: \_\_\_\_\_  
Village Inspector Date

Note to Applicant: 48 hours prior notice must be given Village for inspection of formwork before concrete pour. This permit is void if all work is not completed per the attached standards within 6 months of the above application date. Any deficient work noted during inspection must be corrected within 30 days. Additional inspection fees may be charged to the applicant for re-inspection.



VILLAGE OF  
**VOLENTE**

Authorized Agent Affidavit

I, Rodger McCustion  
(print name)

Owner of 8301 Lime Creek Rd

am authorizing Ross McCustion  
(print name)

To represent and act on the behalf of the above named property for the purpose of preparing and submitting applications or requests for inspections to the Village of Volente for review and approval of the following:

Driveway Permit, Variance & Building Permit  
(Type of Application or Permit or Inspection)

11-4-2015  
Date

[Signature]  
Signature

Rodger McCustion  
Print Name

The State of Texas  
County of Travis

BEFORE ME, the above signed authority, o this day personally appeared

\_\_\_\_\_, know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed in the above affidavit.

Given under my hand and seal of office on this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public:

My Commission Expires:

## *Permission to Inspect and Enter Property*



VILLAGE OF  
**VOLENTE**

I, Rodger McGistion, owner or authorized agent for the

property located at: 8301 Lime Creek Rd

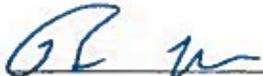
authorize the Village of Volente or its designee to perform inspections and

site compliance for the entire property during the construction or

remodeling time period to ensure compliance with the Village of Volente

ordinances, including but not limited to the following:

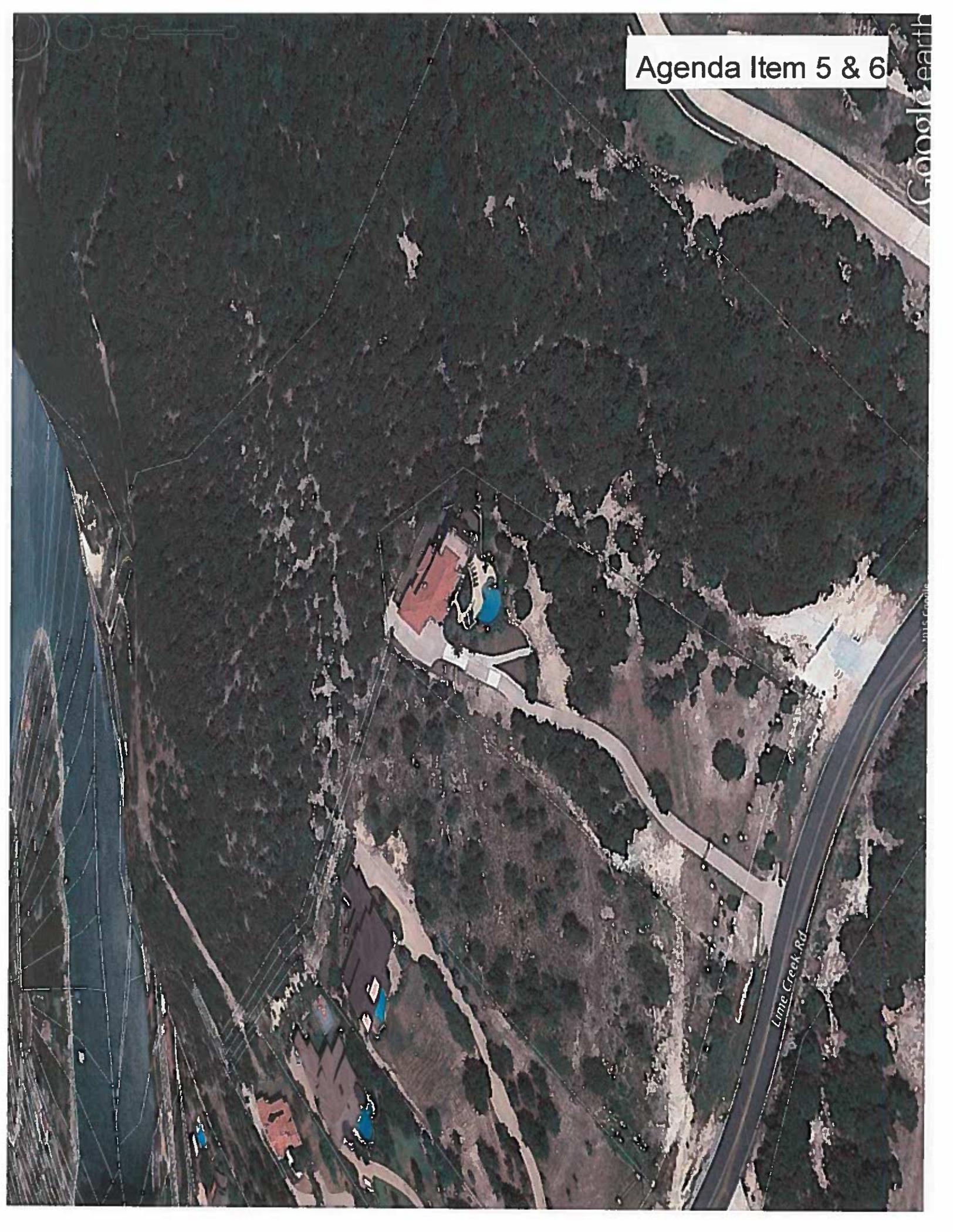
- Water Quality
- Storm Water Runoff
- Non-Point Source Pollution
- Septic Systems / OSSF
- Site Development
- Zoning Requirements
- Subdivision Requirements
- Building Code Requirements
- Floodplain / FEMA Compliance
- LCRA Compliance
- TCEQ Compliance

  
Signature

11-4-2015  
Date

Agenda Item 5 & 6

Google Earth





VILLAGE OF  
**VOLENTE**

**VOV USE  
ONLY:**

Date of Submitted:

\_\_\_\_\_

BOA/P&Z:

\_\_\_\_\_

Pub. Notice Date:

\_\_\_\_\_

Date of Mtg:

\_\_\_\_\_

Approve / Deny:

\_\_\_\_\_

Findings of Facts:

\_\_\_\_\_

*Variance Application*

APPLICANT/OWNER INFORMATION:

Applicant: Oliver Custom Homes LLC  
 Address: 11506 Pradera Dr. Austin, TX 78759  
 Phone: 512-250-5889 Email: info@olivercustomhomes.com  
 Applicant's Status:  Owner  Builder  Authorized Agent  
*\*Authorized Agent form must be completed if applicant is not owner*

Owner: Rick & Debbie Sudbrook  
 Address: 3912 Saturn Rd. Flower Mound, TX 75028  
 Tel #: \_\_\_\_\_ Email: \_\_\_\_\_

PROPERTY INFORMATION

Acreage: 2.6040 Is property within floodplain? \_\_\_\_\_  
 Legal Description: Lot 4 Volente Park Plts 1

VARIANCE INFORMATION

Variance Type:  Zoning  Site Development  Other: \_\_\_\_\_

Reference Section(s): \_\_\_\_\_

Project Description: Building a single family home  
4 bedrooms, 4 bathrooms, Two stories  
3319 sq ft

Justifications: \_\_\_\_\_

\_\_\_\_\_

Special Conditions: \_\_\_\_\_

\_\_\_\_\_

Attachments:  Photos  Site Plan  Conceptual Plan  Letter

I, Oliver Custom homes (Matt Oliver), am the Authorized Agent or Owner of the above mentioned property and acknowledge that the above statements are true and correct to the best of my knowledge.

X

STAFF INITIALS:  
 \_\_\_\_\_



Engineering Solutions

# Village Of Volente

## Site Development Review

16100 Wharf Cove  
(512) 250-2075 (P/fax)

Project Site Address: 8325 Lime Creek Rd Date: November 4, 2015  
Permit Applicant: SUDBROOK Residence Project: Residential Application  
Zoning District: R-1  
Reviewer: Marc Dickey

### **REVIEW – DISAPPROVED**

#### **First Review Comments:**

FYI: This review is only for the Site Development Plan. The building review will be issued separately following approval of the Site Plan.

1. Please identify screening as necessary per Village of Volente.
2. Clearly show the stabilized construction entrance.
3. Mailboxes along Lime Creek Road must be breakaway as specified by TxDOT.
4. Address how the drainage along the ROW will be handled. Add a culvert size and flow line details to convey the flows. Note: Culverts in Lime Creek Rd must be constructed to TxDOT standards.
5. The swale as shown appears to be directing water onto the adjacent property. Please show the water quality treatment area and show the level spreaders to dissipate flow to sheet flow conditions.
6. The retaining wall for the driveway is located in the 5-foot utility easement. Please relocate the drive so there is no encroachment into the utility easements.
7. Please add the impervious cover calculations and provide the locations of the filter strips.
8. It appears the drive as designed will need a variance for Cut and fill in excess of 5-feet, and a variance for the structure in the side setback.
9. Note: Structural details will be required for all walls over 4-feet in height.

VILLAGE OF VOLENTE

**TEMP BUILDING PERMIT # 2015-BP-12**

**Date Issued 12-08-15**

Name of General Contractor Oliver Custom Homes

Address: 11506 Pradera Dr., Austin TX 78759

Phone Number: 512-845-0208

Signature: \_\_\_\_\_

Address of Job: 8325 Lime Creek Rd, Volente TX 78641

Subdivision : Volente Peak

Section: \_\_\_\_\_ Phase: 1 Lot: 8 Blk: \_\_\_\_\_

Description of work SINGLE FAMILY HOME

\_\_\_\_\_ Commercial or X **TEMPORARY RESIDENTIAL BUILDING PERMIT**

**ATS CONSULTING ENGINEERS & INSPECTORS**

**INSPECTION REQUEST LINE: 512-250.2075**

**ALL INSPECTIONS ARE COORDINATED AND SCHEDULED BY THE VILLAGE**

**Activities as follows:**

**ATS CONSULTING ENGINEERS & INSPECTORS  
4611 BEE CAVE ROAD, SUITE 200  
AUSTIN, TX**

**REQUIRED INSPECTIONS:**

**1. TEMP LOOP**

**2. PLUMBING ROUGH**

**LAYOUT INSPECTION**

**3. FOUNDATION**

**COPPER**

**4. ELECTRICAL ROUGH**

**MECHANICAL ROUGH**

**PLUMBING TOPOUT**

**FRAMING**

**5. INSULATION**

**RE-FRAME**

**6. DRYWALL**

**7. BUILDING FINAL**

**PLUMBING FINAL**

**MECHANICAL FINAL**

**ELECTRICAL FINAL**

**8. DEEP BEAM**

**9. STRESS**

**10. OTHER: A FINAL INSPECTION IS REQUIRED**

Preconstruction Conducted by \_\_\_\_\_

Date \_\_\_\_\_



VILLAGE OF  
**VOLENTE**

***Public Notice of a Variance Request within  
200 feet of Your Property***

Notice of a Meeting of the Planning and Zoning Commission &  
City Council for a Public Hearing Regarding Variance Requests  
from the Site Development Ordinance

**Planning and Zoning: January 12, 2016 at 6:30 p.m.**  
**City Council: January 19, 2016 at 6:30 p.m.**  
**VARIANCES FOR 8325 LIME CREEK**

Ken Beck  
MAYOR

Steve Baker  
MAYOR PRO-TEM

Bill Connors  
COUNCILMAN

Kristi Belote  
COUNCILMAN

Kit Hopkins  
COUNCILMAN

Andy Fogarasi  
COUNCILMAN

The Planning and Zoning Commission of the Village of Volente will meet on January 12, 2016 at 6:30 P.M. at City Hall, 16100 Wharf Cove, Volente TX 78641 to hear variance requests from Oliver Custom Homes for the property at 8325 Lime Creek Rd for Section 33.341(a-1) for Cut & Fill in excess of 5 ft.

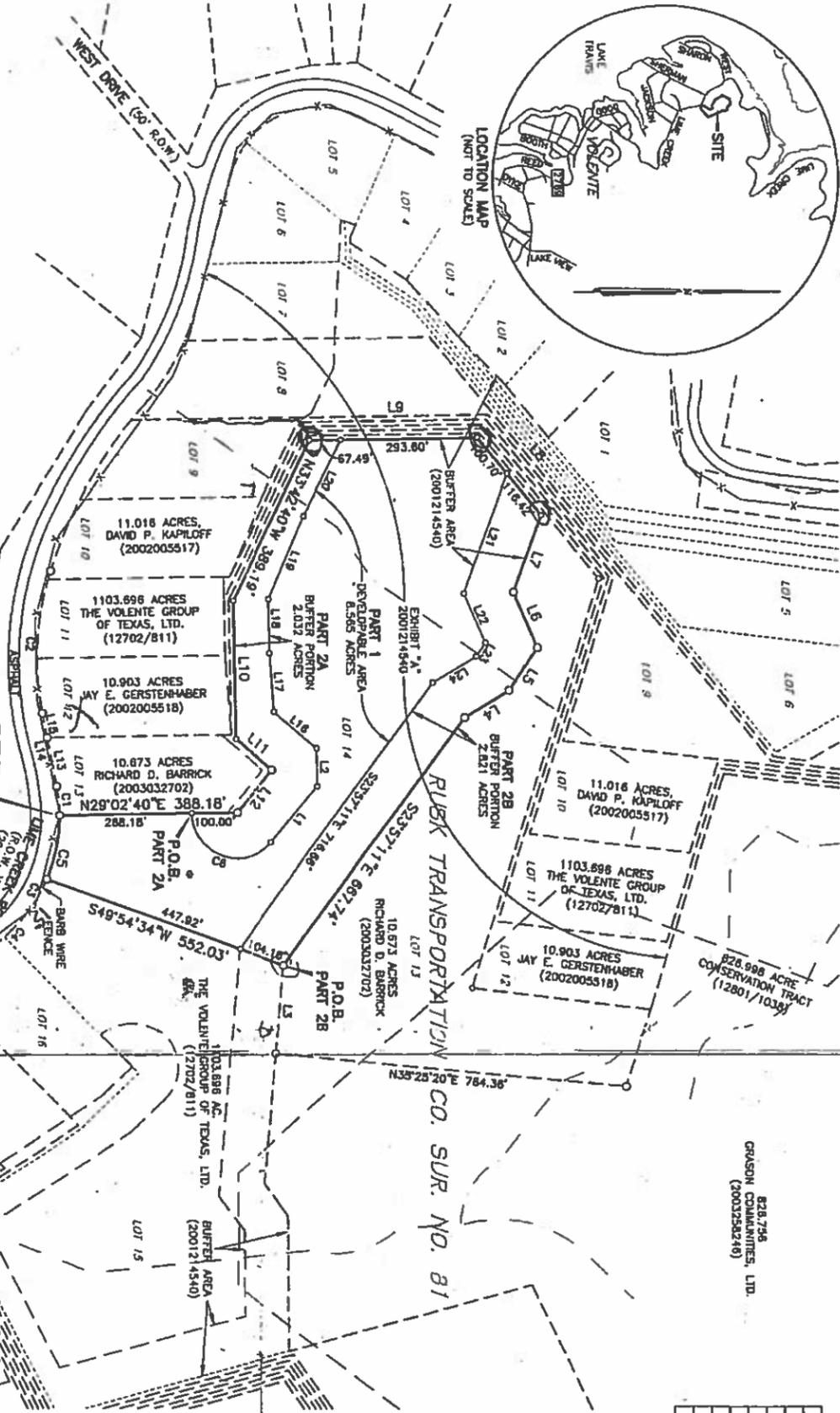
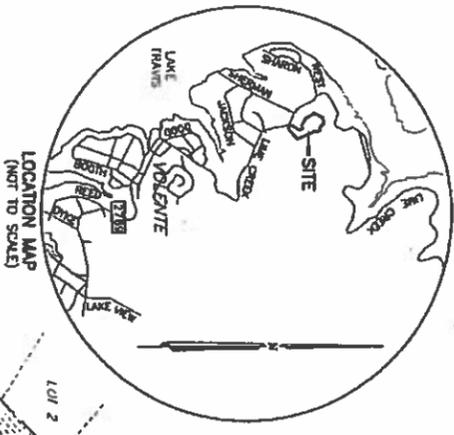
The City Council of the Village of Volente will meet on January 19, 2015 at 6:30 p.m. at City Hall, 16100 Wharf Cove, Volente Texas 78641 for a public hearing and final decision on the above mentioned variances. For more information contact the Village of Volente Offices at 512-250-2075.

**For further information contact the Village of Volente Office  
at 512-250-2075 or email [city.secretary@volentetexas.gov](mailto:city.secretary@volentetexas.gov)**

McDonald Wilson 454 8711

Agenda Item 5 & 6

LOT OR TRACT 14:  
 13.418 ACRES OUT OF THE RUSK TRANSPORTATION CO. SURVEY NO. 81, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 1103.696 ACRE TRACT OF LAND DESCRIBED AS TRACT V IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO THE VOLLENTE GROUP OF TEXAS, LTD., DATED MAY 29, 1996, RECORDED IN VOLUME 12702, PAGE 811 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PART OF 21 TRACTS OF LAND DESCRIBED IN EXHIBIT "A" IN A DEED OF RECORD UNDER DOCUMENT NO. 2001214540 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**CURVE TABLE**

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD	CHORD
G1	10°24'27"	350.00'	31.68'	63.58'	63.49'	N65°25'24"W	(N56°31'22"W 308.48')	
G2	28°12'31"	635.00'	159.55'	312.63'	309.48'	N56°31'22"W	(S51°33'48"E 441.13')	
G3	78°07'38"	350.00'	284.07'	477.25'	441.13'	S31°33'48"E	(S31°33'48"E 441.13')	
G4	44°35'50"	350.00'	143.54'	272.43'	265.60'	S14°47'54"E		
G5	23°07'22"	350.00'	71.60'	141.25'	140.29'	N48°39'30"W		
G6	139°05'01"	100.00'	268.06'	242.75'	187.39'	N49°30'10"E		

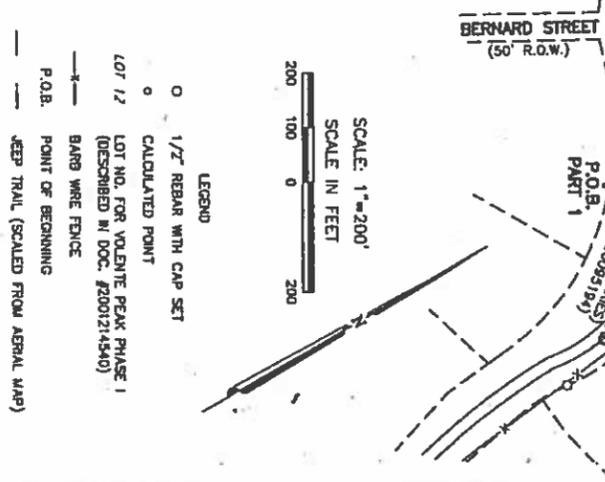
**SURVEYOR'S CERTIFICATE:**  
 CERTIFIED TO: The Volente Group of Texas, Ltd., a Texas Limited Partnership  
 Moon H. Kruger  
 Landmarker Austin Title  
 Company's Title Insurance Corporation  
 PROPERTY ADDRESS: Lime Creek Road  
 DATE OF SURVEY: August 20, 2004  
 BEARING BASIS: GND azimuth for Texas control zone, 1983/93 HARN values from LCRS control network.  
 ATTACHMENTS: Metes and bounds descriptions

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property has access to a dedicated road right-of-way or access easement, unless noted hereon.

The tract shown hereon lies within Zone "X" (areas determined to be outside 500-year flood-plain), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map no. 484330220 E, dated June 16, 1993, for Travis County, Texas and incorporated herein. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

This survey was made substantially in accordance with the standards and conditions set forth for a Category I-A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, revised 9th edition, dated 08-08-1998, prepared by the Texas Society of Professional Surveyors.

Robert C. Watts, Jr. Date  
 Registered Professional Land Surveyor  
 State of Texas No. 4993



**LINE TABLE**

No.	BEARING	LENGTH	RECORD LINE
L1	N20°02'20"W	159.17'	
L2	N60°57'20"W	82.90'	
L3	S54°34'40"E	196.73'	
L4	S01°21'08"E	112.32'	
L5	S26°15'20"E	112.28'	
L6	S83°20'28"E	131.00'	
L7	S40°06'37"E	178.19'	
L8	N80°41'35"E	217.12'	
L9	N29°02'40"E	361.09'	
L10	S70°00'00"W	299.29'	
L11	N60°57'20"W	105.87'	
L12	N20°02'20"W	121.85'	
L13	N70°37'38"W	108.26'	(N70°37'38"W 182.13')
L14	N70°37'38"W	182.13'	
L15	N70°37'38"W	53.87'	
L16	S70°00'00"W	122.39'	
L17	N64°17'22"W	126.89'	
L18	N60°57'20"W	117.52'	
L19	N36°44'14"W	197.89'	
L20	N33°42'40"W	184.45'	
L21	S40°06'37"E	277.43'	
L22	S83°20'28"E	116.23'	
L23	S26°15'20"E	35.81'	
L24	S01°21'08"E	110.23'	

**TITLE COMMENT NOTE:**  
 COMMENT FOR TITLE INSURANCE PREPARED BY:  
 Landmarker Austin Title Insurance Corporation  
 O.F. No. 2410001277 Effective Date: August 10, 2004 (Issued August 17, 2004)

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations. Schedule "B" items contained therein and re-filed below were considered:

- 1) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 2) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 3) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 4) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 5) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
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- 7) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 8) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 9) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 10) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 11) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 12) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 13) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 14) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 15) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 16) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 17) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 18) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
- 19) Easement granted by D.C. Reed and C.M. Dodd, to Lower Colorado River Authority, dated January 20, 1939, recorded in/under 678/633, Deed Records of Travis County, Texas. (Subject to easement for electric transmission line) --- May effect, no description given
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10a) Terms, conditions and stipulations of the Endangered Species Permit as evidenced by the Affidavit recorded in/under 12978/700 of the Real Property Records of Travis County, Texas. --- Subject to

10b) Terms, conditions and stipulations of that certain Proposed Development Letter, as set out in instrument recorded in/under Document No. 2000118037, Official Public Records of Travis County, Texas. --- Subject to

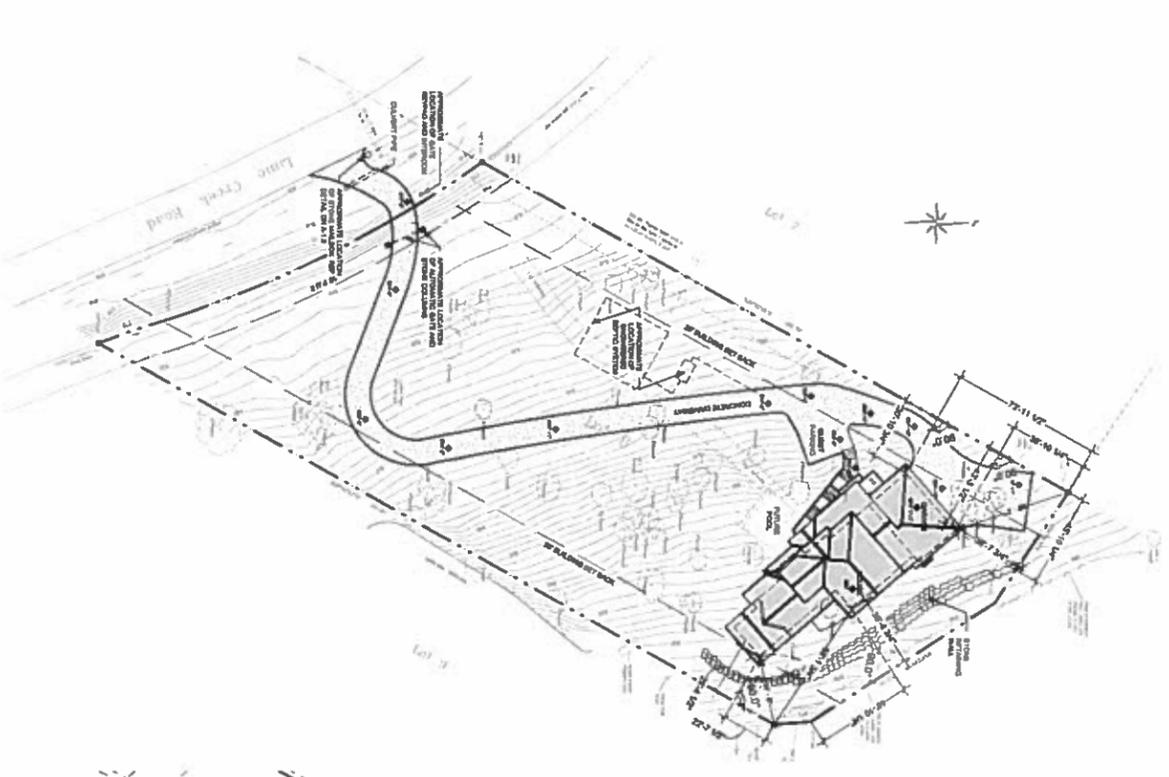
10c) Terms, conditions and stipulations of Declaration Of Conservation Restrictions as set forth in instrument recorded in/under 12801/1038 of the Real Property Records of Travis County, Texas. --- Subject to

10d) Easement rights as set forth in that certain Declaration recorded in/under Document No. 2001214540, Official Public Records of Travis County, Texas. --- Subject to

10e) Easement rights as set forth in instrument recorded in/under Document No. 2001214540, Official Public Records of Travis County, Texas. --- Subject to

Professional Land Surveying, Inc.  
 Surveying and Mapping  
 2807 Manchaca Rd., Building 1  
 Austin, Texas 78704  
 512-443-1724

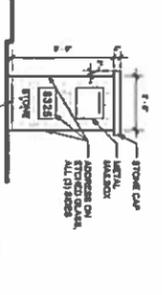
PROJECT NO.: 239-001  
 DRAWING NO.: 239-001-L14  
 PLOT DATE: 8/23/04  
 PLOT SCALE: 1"=200'  
 DRAWN BY: EJD  
 SHEET: 01 OF 01



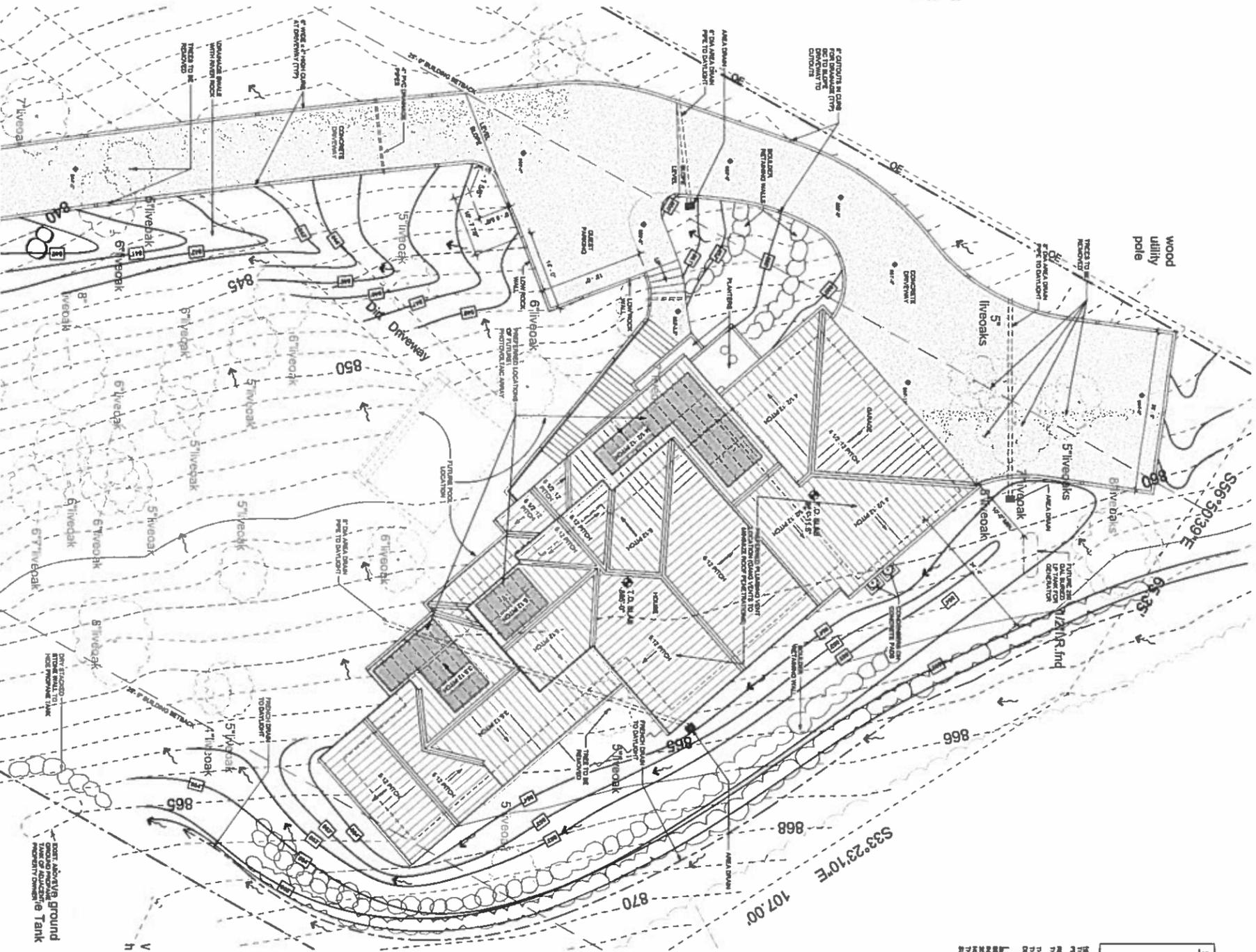
**2 SITE PLAN LAYOUT**  
SCALE: 1" = 40'-0"



**LOCATION MAP**  
NOT TO SCALE



**STONE MAILBOX**  
SCALE: 1/4" = 1'-0"



**1 ENLARGED SITE PLAN**  
SCALE: 1" = 10'-0"



**SITE GENERAL NOTES**

1. REPORT ANY AND ALL SPECIAL OBSERVATIONS OR CONCERNS TO THE ARCHITECT IMMEDIATELY UPON THE COMMENCEMENT OF ANY MATERIAL WORK OR THE COMMENCEMENT OF CONSTRUCTION.
2. VERIFY LAYOUT OF HOUSE AND DRIVEWAY WITH OWNER & ARCHITECT.
3. TOP OF CONCRETE SHALL BE AT LEAST 12" ABOVE FINISHED GRADE.
4. FINAL GRADING TO BE DETERMINED BY THE ARCHITECT AND ENGINEER. ALL FINISHED GRADES SHALL BE VERIFIED BY THE ARCHITECT AND ENGINEER.
5. THIS SITE PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY OWNER.

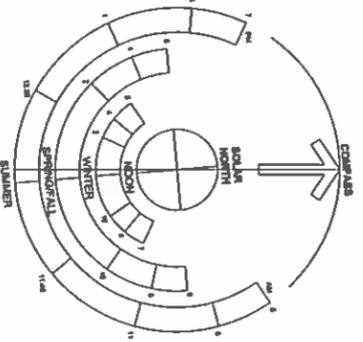
**LEGAL DESCRIPTION:** PLAT OF LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**AREA CALCULATIONS**

APPROXIMATE COVER	154,811.442	21.7%
HARDWARE CONDITIONED	2,997.87	
2nd FLOOR CONDITIONED	223.87	
TOTAL CONDITIONED	3,221.74	
COVERED PATIO	428.87	
COVERED PORCH	174.82	
QUAILRE	661.82	
TOTAL UNCONDITIONED	1,466.51	
TOTAL UNCOVERED	4,778.25	

**DRAWING SHEET INDEX**

SHEET	TITLE	DATE	REVISIONS
A-1.0	SITE PLAN	1/2015	1
A-1.1	FOUNDATION PLAN	1/2015	1
A-1.2	1ST FLOOR PLAN	1/2015	1
A-1.3	2ND FLOOR PLAN	1/2015	1
A-1.4	ATTACHED GARAGE PLAN	1/2015	1
A-1.5	SCREENED PATIO PLAN	1/2015	1
A-1.6	SCREENED PORCH PLAN	1/2015	1
A-1.7	SCREENED PATIO PLAN	1/2015	1
A-1.8	SCREENED PORCH PLAN	1/2015	1
A-1.9	SCREENED PATIO PLAN	1/2015	1
A-1.10	SCREENED PORCH PLAN	1/2015	1
A-1.11	SCREENED PATIO PLAN	1/2015	1
A-1.12	SCREENED PORCH PLAN	1/2015	1
A-1.13	SCREENED PATIO PLAN	1/2015	1
A-1.14	SCREENED PORCH PLAN	1/2015	1
A-1.15	SCREENED PATIO PLAN	1/2015	1
A-1.16	SCREENED PORCH PLAN	1/2015	1
A-1.17	SCREENED PATIO PLAN	1/2015	1
A-1.18	SCREENED PORCH PLAN	1/2015	1
A-1.19	SCREENED PATIO PLAN	1/2015	1
A-1.20	SCREENED PORCH PLAN	1/2015	1
A-1.21	SCREENED PATIO PLAN	1/2015	1
A-1.22	SCREENED PORCH PLAN	1/2015	1
A-1.23	SCREENED PATIO PLAN	1/2015	1
A-1.24	SCREENED PORCH PLAN	1/2015	1
A-1.25	SCREENED PATIO PLAN	1/2015	1
A-1.26	SCREENED PORCH PLAN	1/2015	1
A-1.27	SCREENED PATIO PLAN	1/2015	1
A-1.28	SCREENED PORCH PLAN	1/2015	1
A-1.29	SCREENED PATIO PLAN	1/2015	1
A-1.30	SCREENED PORCH PLAN	1/2015	1
A-1.31	SCREENED PATIO PLAN	1/2015	1
A-1.32	SCREENED PORCH PLAN	1/2015	1
A-1.33	SCREENED PATIO PLAN	1/2015	1
A-1.34	SCREENED PORCH PLAN	1/2015	1
A-1.35	SCREENED PATIO PLAN	1/2015	1
A-1.36	SCREENED PORCH PLAN	1/2015	1
A-1.37	SCREENED PATIO PLAN	1/2015	1
A-1.38	SCREENED PORCH PLAN	1/2015	1
A-1.39	SCREENED PATIO PLAN	1/2015	1
A-1.40	SCREENED PORCH PLAN	1/2015	1
A-1.41	SCREENED PATIO PLAN	1/2015	1
A-1.42	SCREENED PORCH PLAN	1/2015	1
A-1.43	SCREENED PATIO PLAN	1/2015	1
A-1.44	SCREENED PORCH PLAN	1/2015	1
A-1.45	SCREENED PATIO PLAN	1/2015	1
A-1.46	SCREENED PORCH PLAN	1/2015	1
A-1.47	SCREENED PATIO PLAN	1/2015	1
A-1.48	SCREENED PORCH PLAN	1/2015	1
A-1.49	SCREENED PATIO PLAN	1/2015	1
A-1.50	SCREENED PORCH PLAN	1/2015	1
A-1.51	SCREENED PATIO PLAN	1/2015	1
A-1.52	SCREENED PORCH PLAN	1/2015	1
A-1.53	SCREENED PATIO PLAN	1/2015	1
A-1.54	SCREENED PORCH PLAN	1/2015	1
A-1.55	SCREENED PATIO PLAN	1/2015	1
A-1.56	SCREENED PORCH PLAN	1/2015	1
A-1.57	SCREENED PATIO PLAN	1/2015	1
A-1.58	SCREENED PORCH PLAN	1/2015	1
A-1.59	SCREENED PATIO PLAN	1/2015	1
A-1.60	SCREENED PORCH PLAN	1/2015	1
A-1.61	SCREENED PATIO PLAN	1/2015	1
A-1.62	SCREENED PORCH PLAN	1/2015	1
A-1.63	SCREENED PATIO PLAN	1/2015	1
A-1.64	SCREENED PORCH PLAN	1/2015	1
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A-1.71	SCREENED PATIO PLAN	1/2015	1
A-1.72	SCREENED PORCH PLAN	1/2015	1
A-1.73	SCREENED PATIO PLAN	1/2015	1
A-1.74	SCREENED PORCH PLAN	1/2015	1
A-1.75	SCREENED PATIO PLAN	1/2015	1
A-1.76	SCREENED PORCH PLAN	1/2015	1
A-1.77	SCREENED PATIO PLAN	1/2015	1
A-1.78	SCREENED PORCH PLAN	1/2015	1
A-1.79	SCREENED PATIO PLAN	1/2015	1
A-1.80	SCREENED PORCH PLAN	1/2015	1
A-1.81	SCREENED PATIO PLAN	1/2015	1
A-1.82	SCREENED PORCH PLAN	1/2015	1
A-1.83	SCREENED PATIO PLAN	1/2015	1
A-1.84	SCREENED PORCH PLAN	1/2015	1
A-1.85	SCREENED PATIO PLAN	1/2015	1
A-1.86	SCREENED PORCH PLAN	1/2015	1
A-1.87	SCREENED PATIO PLAN	1/2015	1
A-1.88	SCREENED PORCH PLAN	1/2015	1
A-1.89	SCREENED PATIO PLAN	1/2015	1
A-1.90	SCREENED PORCH PLAN	1/2015	1
A-1.91	SCREENED PATIO PLAN	1/2015	1
A-1.92	SCREENED PORCH PLAN	1/2015	1
A-1.93	SCREENED PATIO PLAN	1/2015	1
A-1.94	SCREENED PORCH PLAN	1/2015	1
A-1.95	SCREENED PATIO PLAN	1/2015	1
A-1.96	SCREENED PORCH PLAN	1/2015	1
A-1.97	SCREENED PATIO PLAN	1/2015	1
A-1.98	SCREENED PORCH PLAN	1/2015	1
A-1.99	SCREENED PATIO PLAN	1/2015	1
A-1.100	SCREENED PORCH PLAN	1/2015	1



	<b>RICK &amp; DEBBIE SUDBROOK</b> 8325 LIME CREEK RD. VOLENTE, TX 78641	<b>Barley Pfeiffer Architecture</b> Comprehensive Sustainable Architecture, Interiors, and Consulting 1800 West Sixth Street, Austin, Texas 78703 (512) 476-8580 Fax 476-8667	<b>REVISIONS</b> DATE: FEB 2, 2015 DRAWN BY: SD CHECKED BY: MDH
	A CUSTOM RESIDENCE FOR <b>RICK &amp; DEBBIE SUDBROOK</b> 8325 LIME CREEK RD. VOLENTE, TX 78641	<b>Barley Pfeiffer Architecture</b> Comprehensive Sustainable Architecture, Interiors, and Consulting 1800 West Sixth Street, Austin, Texas 78703 (512) 476-8580 Fax 476-8667	<b>REVISIONS</b> DATE: FEB 2, 2015 DRAWN BY: SD CHECKED BY: MDH

JOB NO.: 1380  
SHEET: SITE PLAN  
PHASE: FINAL  
SHEET: 1 OF 27