

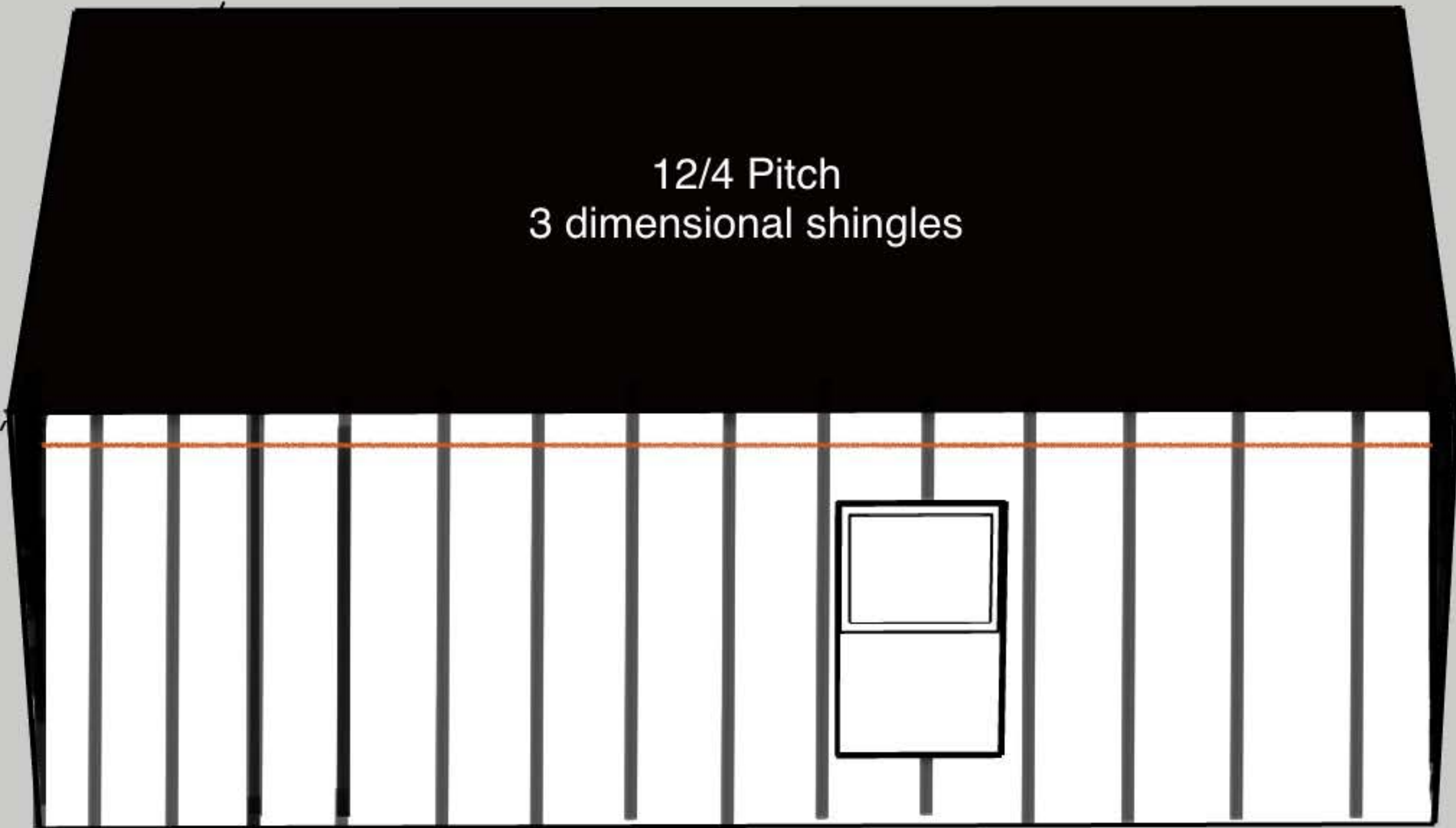
12/4 Pitch
3 dimensional shingles

8' Ceiling
16" perforated
soffit
overhang

Batt & Board
Siding

Left Elevation

16" O.C Studs
16" O.C Ceiling Joists
24" O.C Rafters



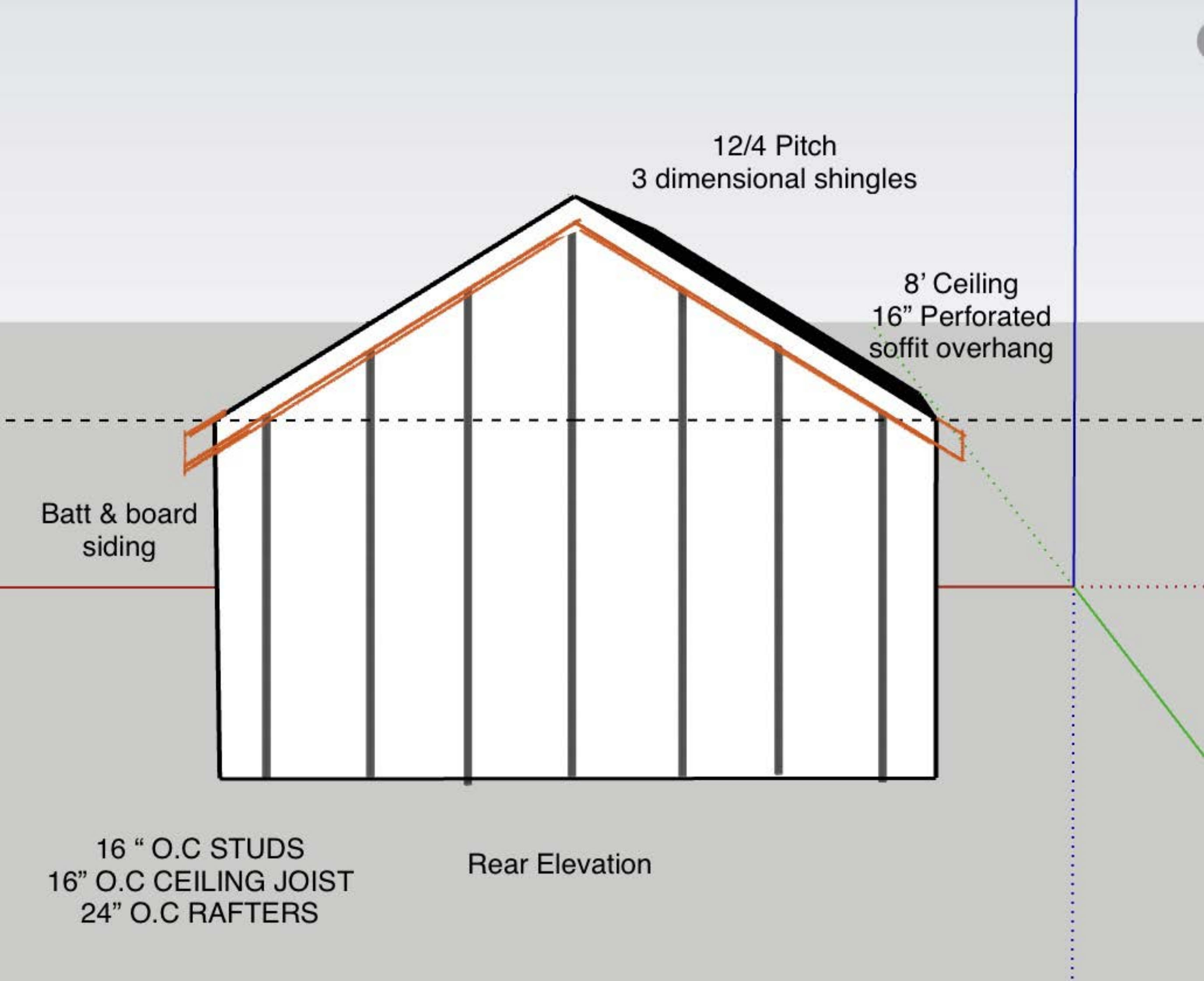
12/4 Pitch
3 dimensional shingles

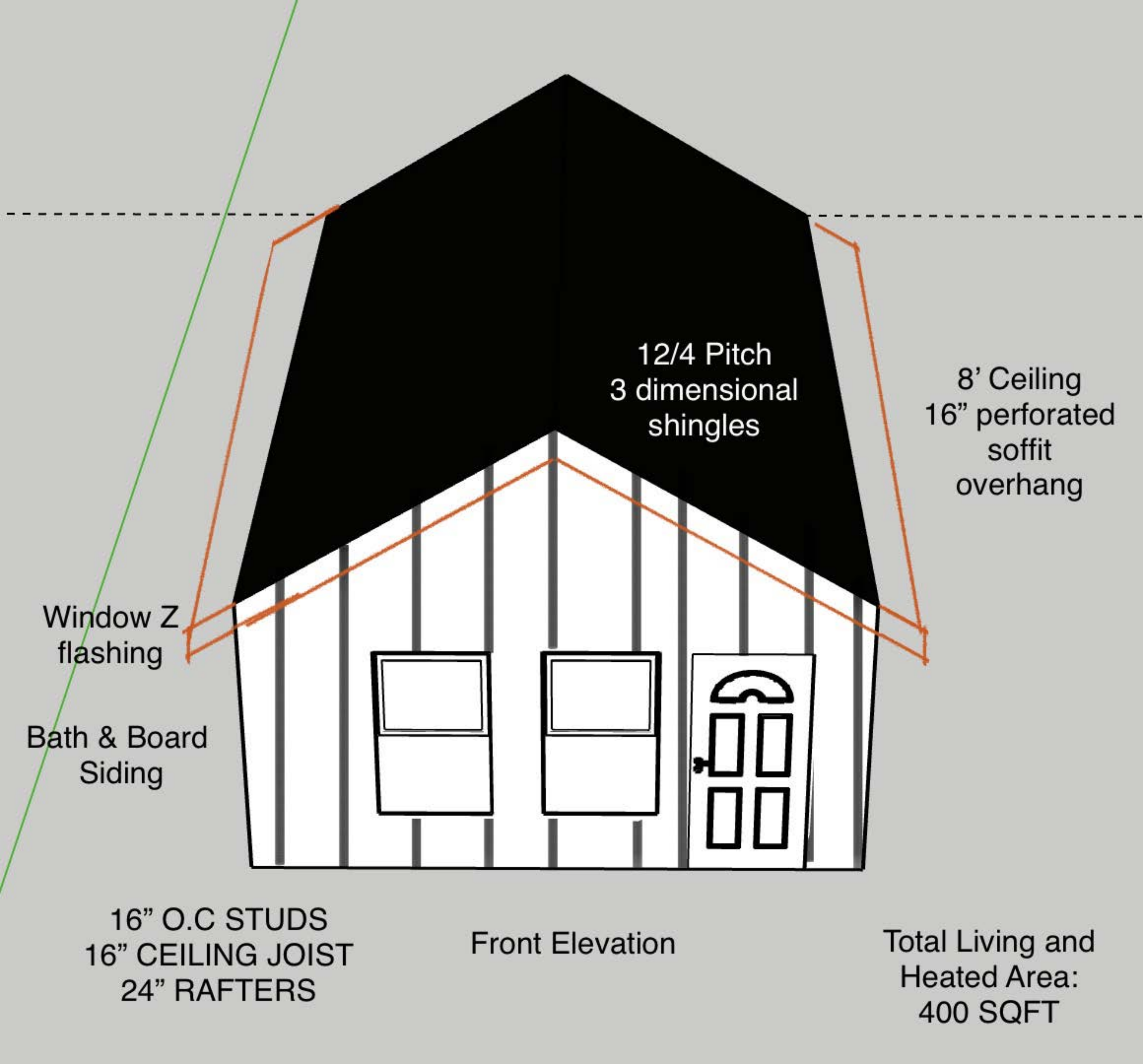
8' Ceiling
16" Perforated
soffit overhang

Batt & board
siding

16" O.C STUDS
16" O.C CEILING JOIST
24" O.C RAFTERS

Rear Elevation





12/4 Pitch
3 dimensional
shingles

8' Ceiling
16" perforated
soffit
overhang

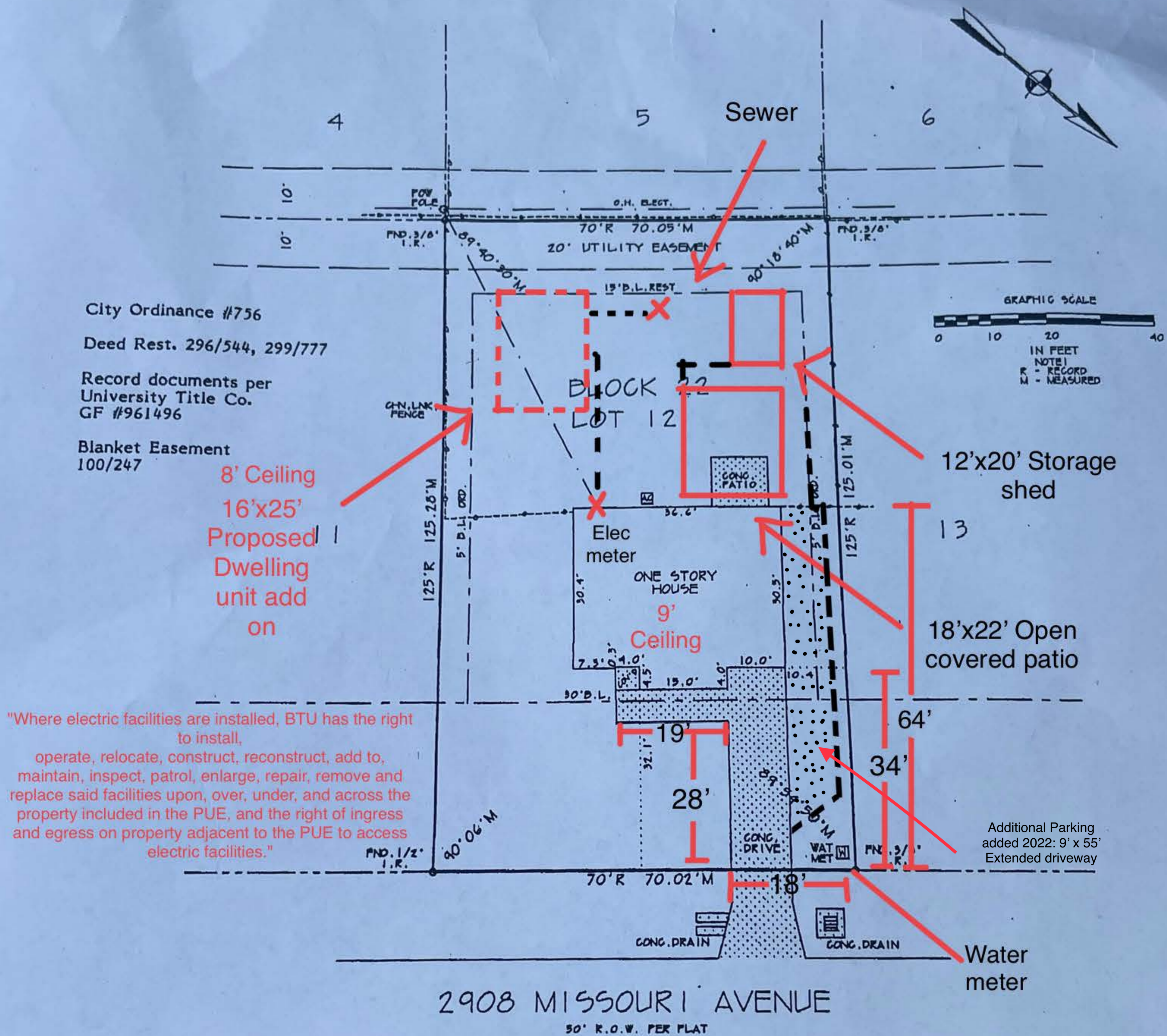
Window Z
flashing

Bath & Board
Siding

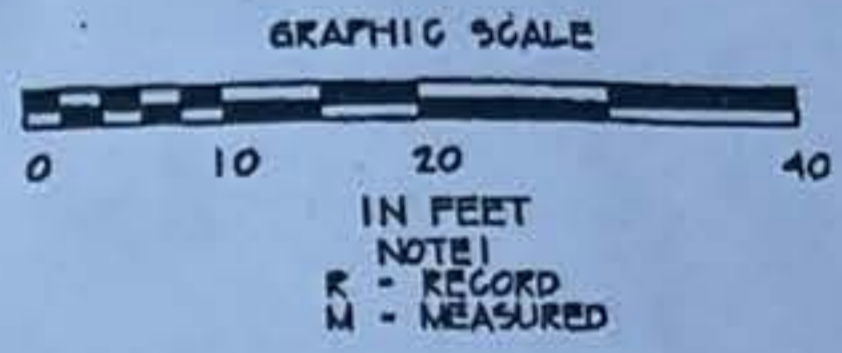
16" O.C STUDS
16" CEILING JOIST
24" RAFTERS

Front Elevation

Total Living and
Heated Area:
400 SQFT



City Ordinance #756
Deed Rest. 296/544, 299/777
Record documents per
University Title Co.
GF #961496
Blanket Easement
100/247



8' Ceiling
16'x25'
Proposed Dwelling
unit add
on

12'x20' Storage
shed
13
18'x22' Open
covered patio

"Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities."

Additional Parking
added 2022: 9' x 55'
Extended driveway

2908 MISSOURI AVENUE
50' R.O.W. PER PLAT

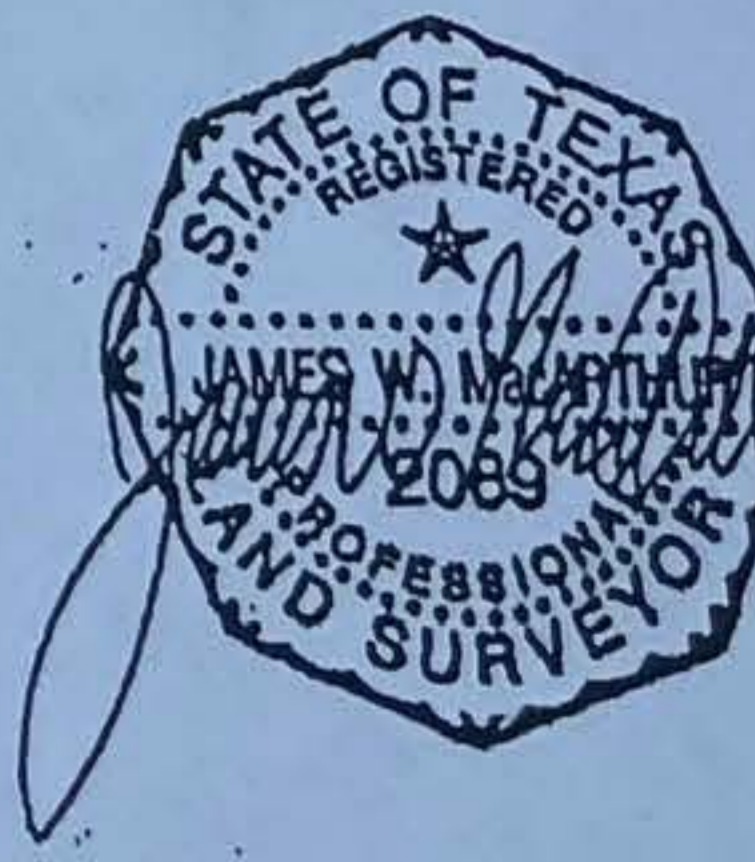
All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Twelve (12), Block Twenty-two (22), SECOND SUBDIVISION of LYNNDALe ACRES, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 168, page 639, Deed Records of Brazos County, Texas.

I, James W. MacArthur, Registered Professional Land Surveyor, No. 2089, do hereby certify that this plat correctly represents a Survey, on the ground, made by me or under my direction August 9, 1996.

This plat was prepared for the purpose of Title Survey for Lutz & Rodriguez.
#96-902

There are no visible encroachments other than those shown hereon.

Based on the information scaled from the FEMA map dated July 2, 1992, Panel No. 48041C0131 C, this property does not lie within a designated 100-year flood area.



Leticia M. Rodriguez
Orlando M. Rodriguez
Yolanda M. Rodriguez

12/4 Pitch
3 dimensional shingles

The diagram shows a cross-section of a roof and ceiling. The roof is a gable with a 12/4 pitch, covered in 3-dimensional shingles. Below the roof is a ceiling assembly consisting of 16" O.C. ceiling joists, 24" O.C. rafters, and 16" O.C. studs. The exterior wall is finished with batt and board. A green horizontal line indicates the ceiling level, which has an 8-foot overhang. A dashed line shows the roof's slope, and a dotted line shows the roof's pitch.

8' Ceiling
16" Perforated
Soffit
overhang

Batt & Board
Exterior

Right Elevation

16" O.C : STUDS
16" O.C : CEILING JOIST
24" O.C : RAFTERS

16'x25' Concrete
Slab

2x4x8' Wall
Studs @ 16" O.C

OSB Exterior
Sheathing

2x8x20' Rafters
@ 24" O.C

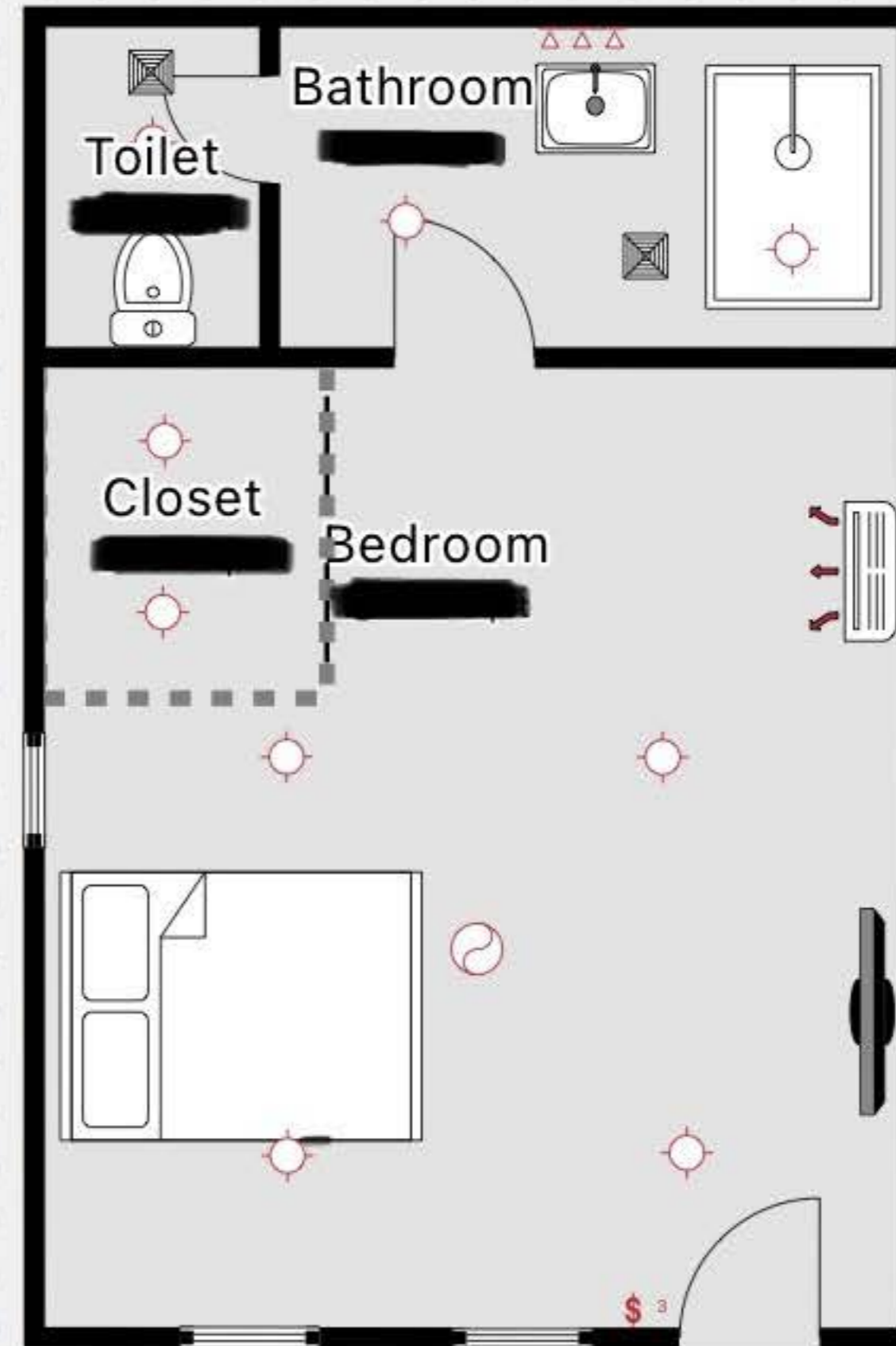
16' Perforated
Soffit

3 Dimensional
Shingles

Board and
Batten siding

8' Ceilings
R-13 batts on walls
R-19 Blown in

Studio
400 SQFT



16'

25'