



# RAILROAD ST

CLIENTS: GREG HENRY + LISA SALGANIK

PROJECT SCOPE DESCRIPTION:

MIXED USE PROJECT WITH HOTEL (R-1) ON FIRST LEVEL AND SECOND LEVEL.

BUILDING INFORMATION:

LEVELS 01-02: RESIDENTIAL GROUP R-1

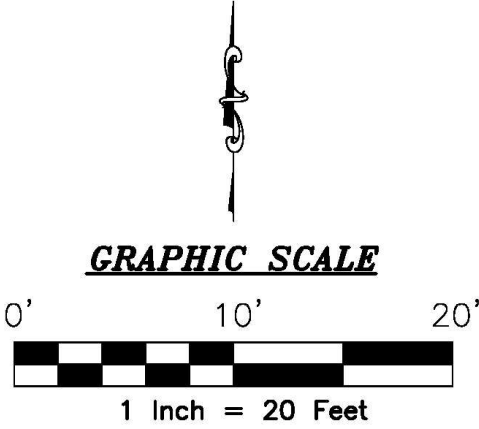
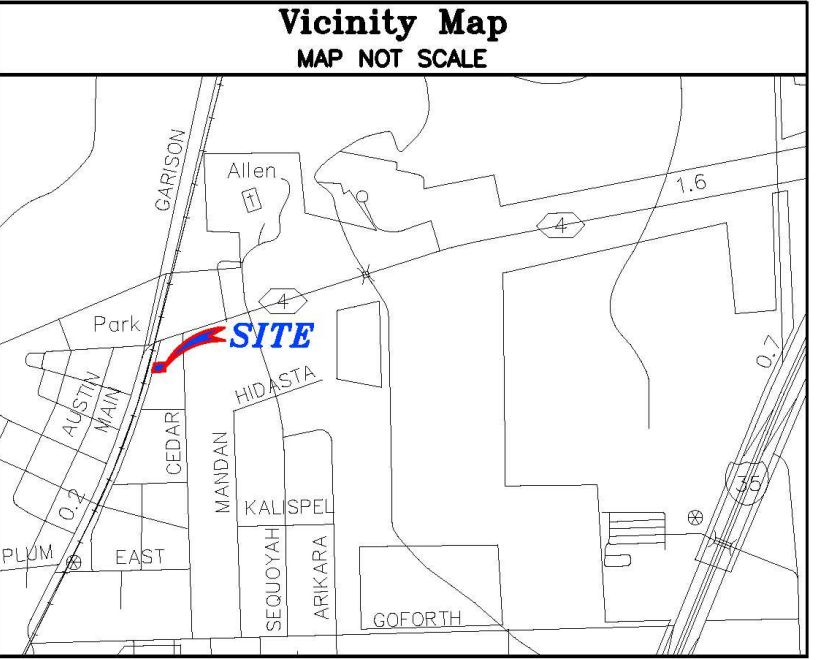
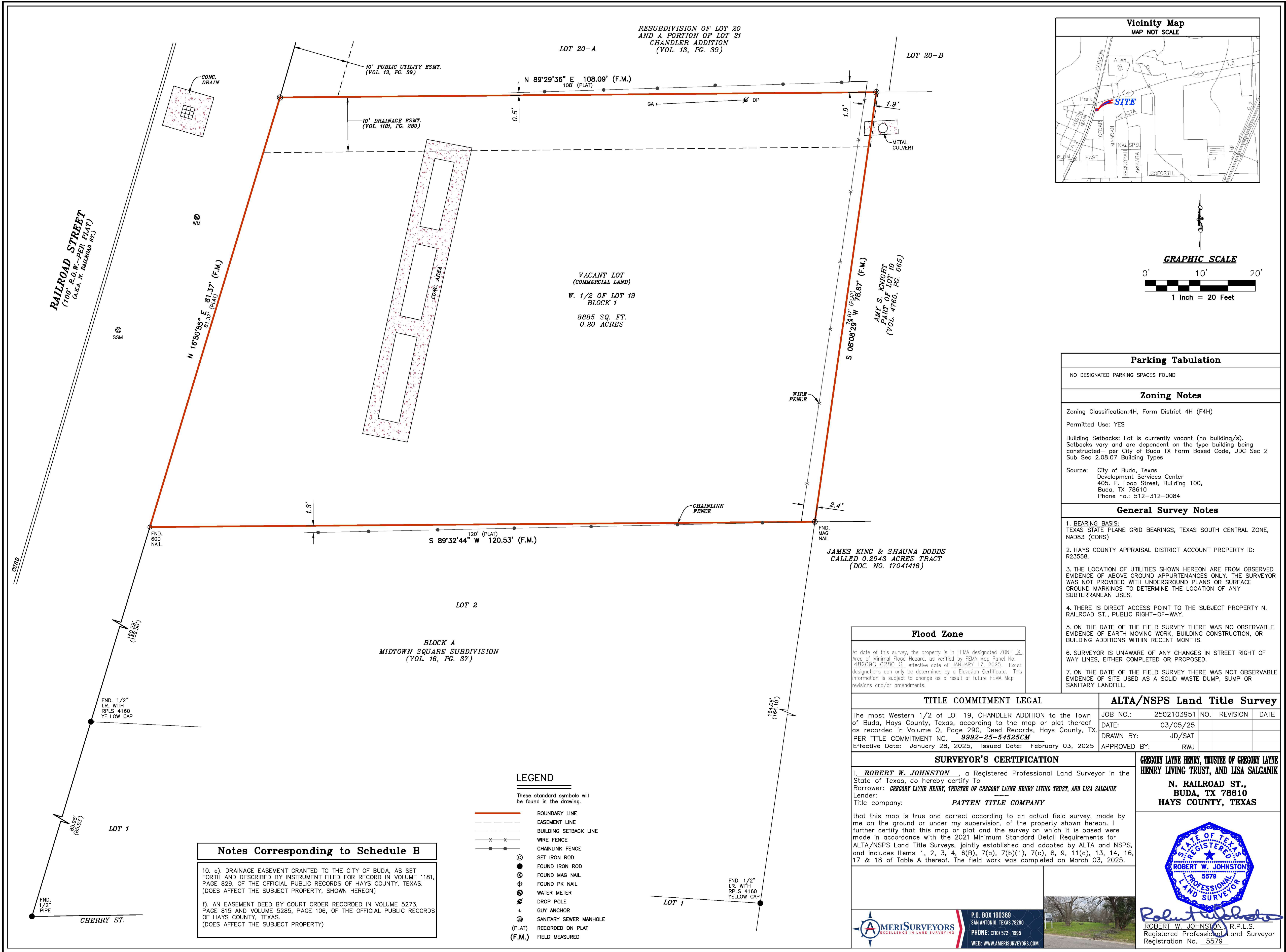
SITE INFORMATION

|                  |                                           |             |       |
|------------------|-------------------------------------------|-------------|-------|
| JURISDICTION     | CITY                                      | COUNTY      | STATE |
| CODE ENFORCEMENT | BUDA                                      | HAYS COUNTY | TEXAS |
| PROPERTY ID      | R23558                                    |             |       |
| ZONING           | F4H - FORM DISTRICT 4H (HISTORIC OVERLAY) |             |       |
| LOT AREA         | 20 ACRES (8,885 SF)                       |             |       |

| CODE              | TITLE                                   | EDITION | AMENDMENTS | REMARKS |
|-------------------|-----------------------------------------|---------|------------|---------|
| EXISTING          | INTERNATIONAL EXISTING BUILDING CODE    | 2021    | NO         |         |
| BUILDING          | INTERNATIONAL BUILDING CODE             | 2021    | YES        |         |
| RESIDENTIAL       | INTERNATIONAL RESIDENTIAL CODE (IRC)    | 2021    | YES        |         |
| FIRE              | INTERNATIONAL FIRE CODE                 | 2021    | YES        |         |
| MECHANICAL        | UNIFORM MECHANICAL CODE (UMC)           | 2021    | YES        |         |
| ELECTRICAL        | NATIONAL ELECTRICAL CODE (NEC)          | 2020    | YES        |         |
| PLUMBING          | UNIFORM PLUMBING CODE (UPC)             | 2021    | YES        |         |
| ENERGY            | INTERNATIONAL ENERGY CONSERVATION CODE  | 2021    | YES        |         |
| LIFE SAFETY       | NATIONAL FIRE PROTECTION ASSOCIATION    | 2021    | NO         |         |
| EXISTING PROPERTY | INTERNATIONAL PROPERTY MAINTENANCE CODE | -       | -          |         |
| ADA / TAS         | 2010 ADA / 2012 TAS                     | 2012    | NO         |         |
| LIGHTING          | UNIFIED DEVELOPMENT CODE, CH. 2         | -       | -          |         |
| LANDSCAPE         | UNIFIED DEVELOPMENT CODE, CH. 2         | -       | -          |         |
| ZONING ORDINANCE  | UNIFIED DEVELOPMENT CODE                | -       | -          |         |

| GENERAL BUILDING SUMMARY                                |       |                               |
|---------------------------------------------------------|-------|-------------------------------|
| GENERAL BUILDING                                        |       | UDC CODE SECTION (F4H ZONING) |
| BUILDING SETBACKS                                       |       |                               |
| RAILROAD ST                                             | 0'    | 2.08.07 I                     |
| SIDE ST (MIN)                                           | 5'    |                               |
| SIDE LOT LINE (MIN)                                     | 0'    |                               |
| REAR LOT LINE (MIN)                                     | 50'   |                               |
| BUILD TO ZONE                                           |       |                               |
| RAILROAD (MIN-MAX)                                      | 0-10' | 2.08.07 J - 15% EXCEPTION     |
| BUILDING LOT WIDTH                                      | 75%   |                               |
| HEIGHT                                                  |       |                               |
| ALLOWABLE HEIGHT LIMITATION                             | 35'   |                               |
| TRANSPARENCY                                            |       |                               |
| GROUND FLOOR TRANSPARENCY (MIN)                         | 30%   |                               |
| UPPER STORIES TRANSPARENCY (MIN)                        | 20%   |                               |
| GROUND FLOOR RETAIL                                     | 60%   |                               |
| *SUP REQUIRED FOR GENERAL AND MIXED USE BUILDING IN F4H |       |                               |





| Parking Tabulation                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NO DESIGNATED PARKING SPACES FOUND                                                                                                                                                                                                           |
| Zoning Notes                                                                                                                                                                                                                                 |
| Zoning Classification:4H, Form District 4H (F4H)                                                                                                                                                                                             |
| Permitted Use: YES                                                                                                                                                                                                                           |
| Building Setbacks: Lot is currently vacant (no building/s).<br>Setbacks vary and are dependent on the type building being constructed-- per City of Buda TX Form Based Code, UDC Sec 2 Sub Sec 2.08.07 Building Types                        |
| Source: City of Buda, Texas<br>Development Services Center<br>405 E. Loop Street, Building 100,<br>Buda, TX 78610<br>Phone no.: 512-312-0084                                                                                                 |
| General Survey Notes                                                                                                                                                                                                                         |
| 1. BEARING BASIS:<br>TEXAS STATE PLANE GRID BEARINGS, TEXAS SOUTH CENTRAL ZONE, NAD83 (CORS)                                                                                                                                                 |
| 2. HAYS COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: R23558.                                                                                                                                                                               |
| 3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. |
| 4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY N. RAILROAD ST., PUBLIC RIGHT-OF-WAY.                                                                                                                                                |
| 5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.                                                                                 |
| 6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.                                                                                                                                            |
| 7. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.                                                                                                           |

| Flood Zone                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| At date of this survey, the property is in FEMA designated ZONE X1, Area of Minimal Flood Hazard, as verified by FEMA Map Panel No. 48209C 0280 G, effective date of JANUARY 17, 2025. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments. |

| TITLE COMMITMENT LEGAL                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The most Western 1/2 of LOT 19, CHANDLER ADDITION to the Town of Buda, Hays County, Texas, according to the map or plat thereof as recorded in Volume Q, Page 290, Deed Records, Hays County, TX. |
| PER TITLE COMMITMENT NO. <u>9992-25-54525CM</u>                                                                                                                                                   |
| Effective Date: January 28, 2025, Issued Date: February 03, 2025                                                                                                                                  |

| ALTA/NSPS Land Title Survey           |
|---------------------------------------|
| JOB NO.: 2502103951 NO. REVISION DATE |
| DATE: 03/05/25                        |
| DRAWN BY: JD/SAT                      |
| APPROVED BY: RWJ                      |

| SURVEYOR'S CERTIFICATION                                                                                           |
|--------------------------------------------------------------------------------------------------------------------|
| I, <u>ROBERT W. JOHNSTON</u> , a Registered Professional Land Surveyor in the State of Texas, do hereby certify to |
| Borrower: <u>GREGORY LAYNE HENRY, TRUSTEE OF GREGORY LAYNE LIVING TRUST, AND LISA SALGANIK</u>                     |
| Lender:                                                                                                            |
| Title company: <u>PATTEN TITLE COMPANY</u>                                                                         |

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on March 03, 2025.

GREGORY LAYNE HENRY, TRUSTEE OF GREGORY LAYNE HENRY LIVING TRUST, AND LISA SALGANIK

N. RAILROAD ST.,  
BUDA, TX 78610  
HAYS COUNTY, TEXAS



Robert W. Johnston, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5579

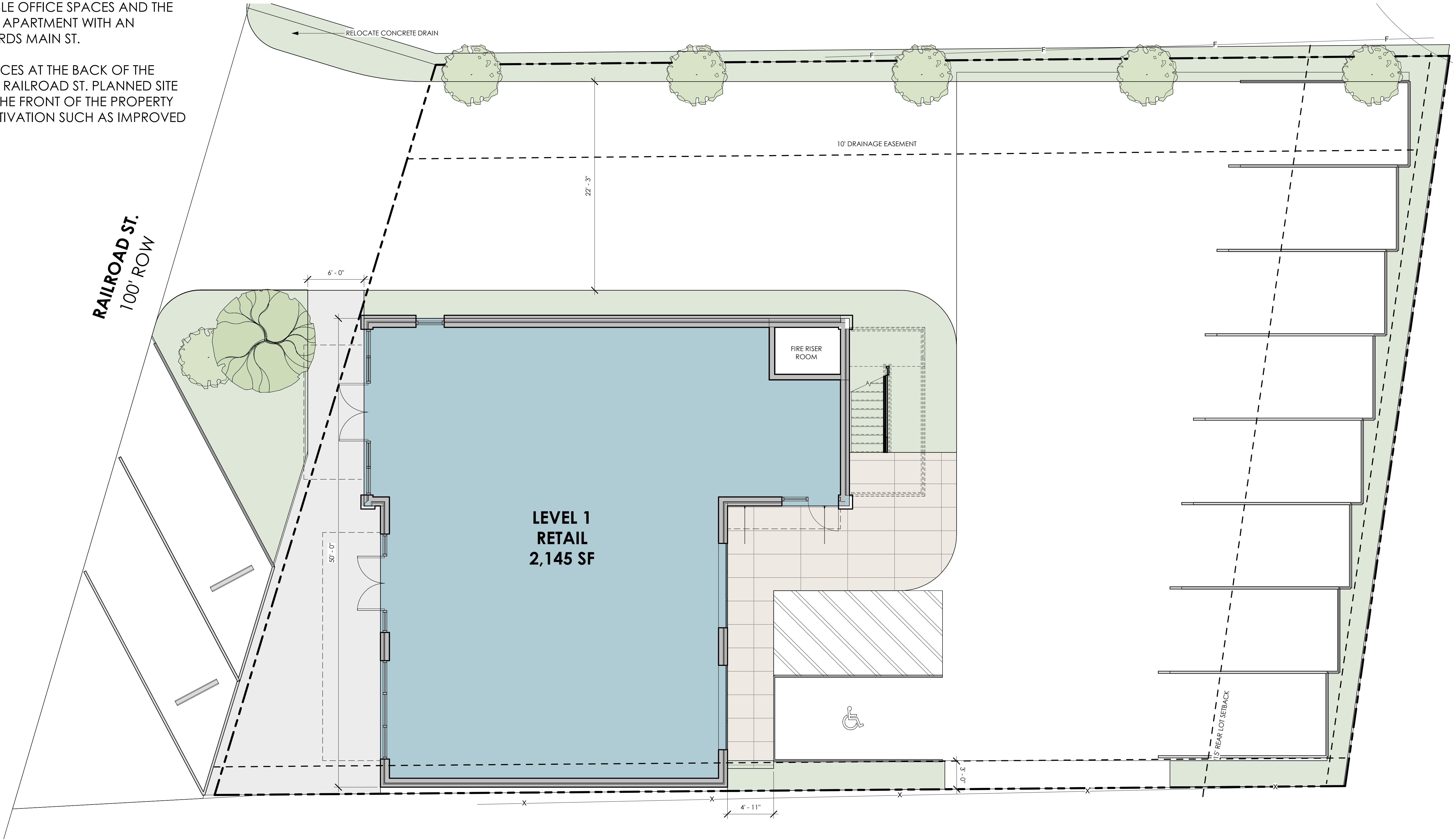


SITE PLAN

PROJECT DESCRIPTION

307 RAILROAD STREET IS A NEW 5,700 SF THREE-STORY MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING LOCATED JUST OFF MAIN AND RAILROAD STREET IN BUDA, TEXAS. THE GROUND FLOOR WILL FEATURE 2,145 SF OF RETAIL TENANTS, DESIGNED TO ACTIVATE THE FRONTAGE AND CONTRIBUTE TO THE PEDESTRIAN FRIENDLY FABRIC OF MAIN ST. BUDA. THE SECOND FLOOR WILL ACCOMMODATE FLEXIBLE OFFICE SPACES AND THE THIRD FLOOR WILL FEATURE A TWO-BEDROOM APARTMENT WITH AN OUTDOOR DECK AND ELEVATED VIEWS TOWARDS MAIN ST.

THE SITE INCLUDES 9 DEDICATED PARKING SPACES AT THE BACK OF THE PROPERTY AND 2 STREET PARKING SPACES ON RAILROAD ST. PLANNED SITE IMPROVEMENTS INCLUDE SEATING AREAS AT THE FRONT OF THE PROPERTY AND AMENITIES THAT SUPPORT FRONTAGE ACTIVATION SUCH AS IMPROVED LANDSCAPING AND LIGHTING.



① LEVEL 1 - ORTHOGONAL  
3/16" = 1'-0"

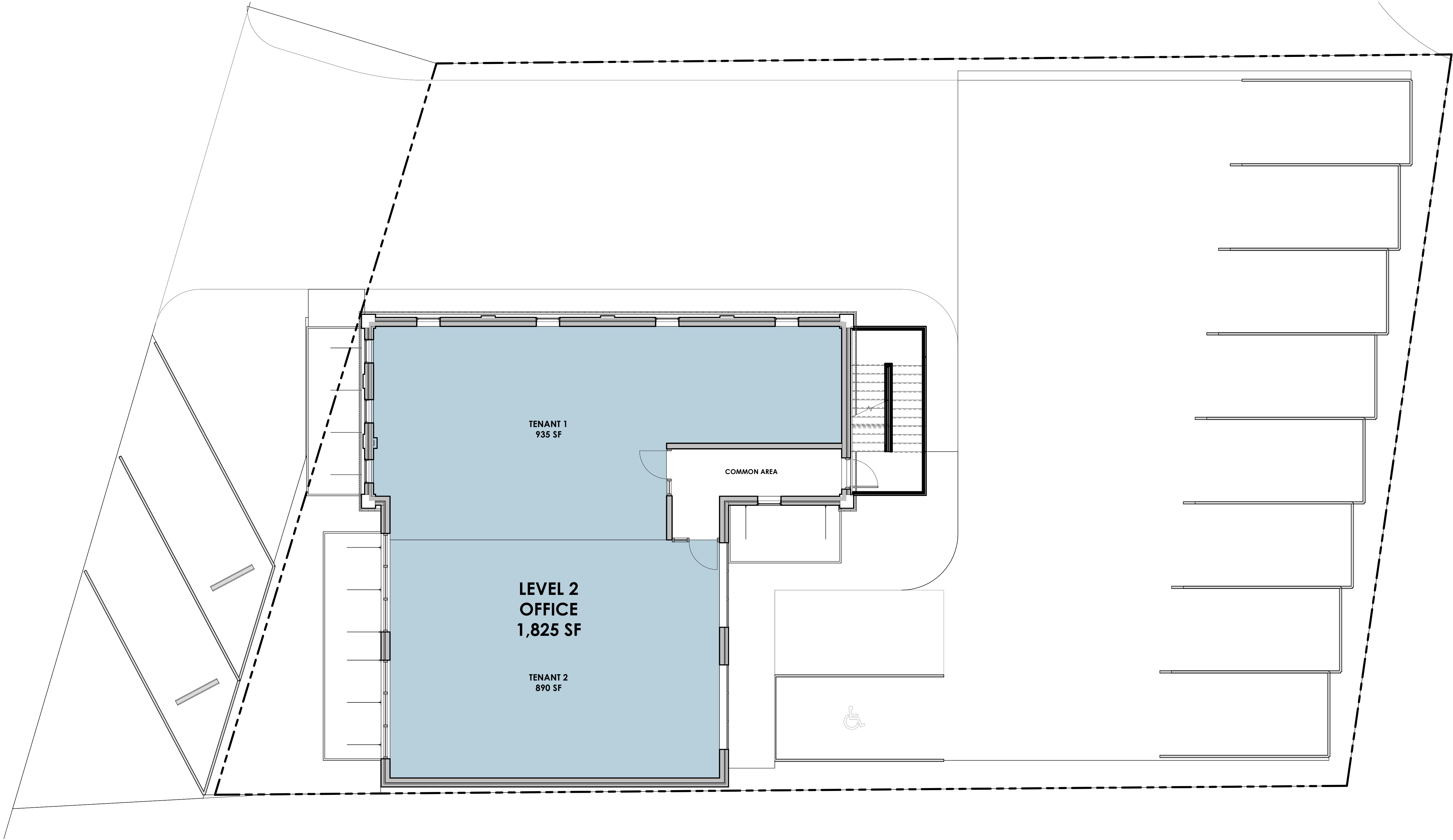


PROJECT NORTH



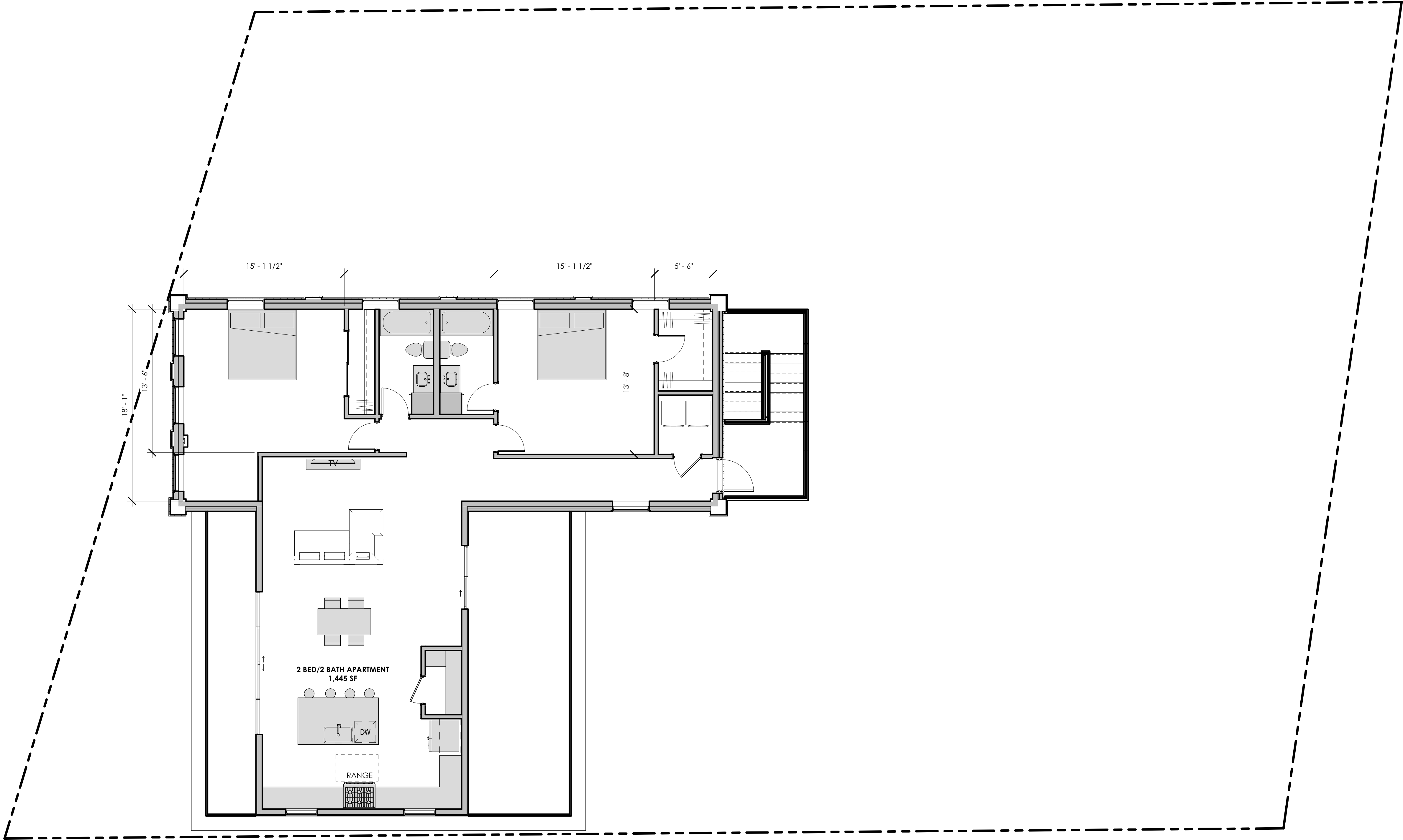
TRUE NORTH

LEVEL 2 / OFFICES



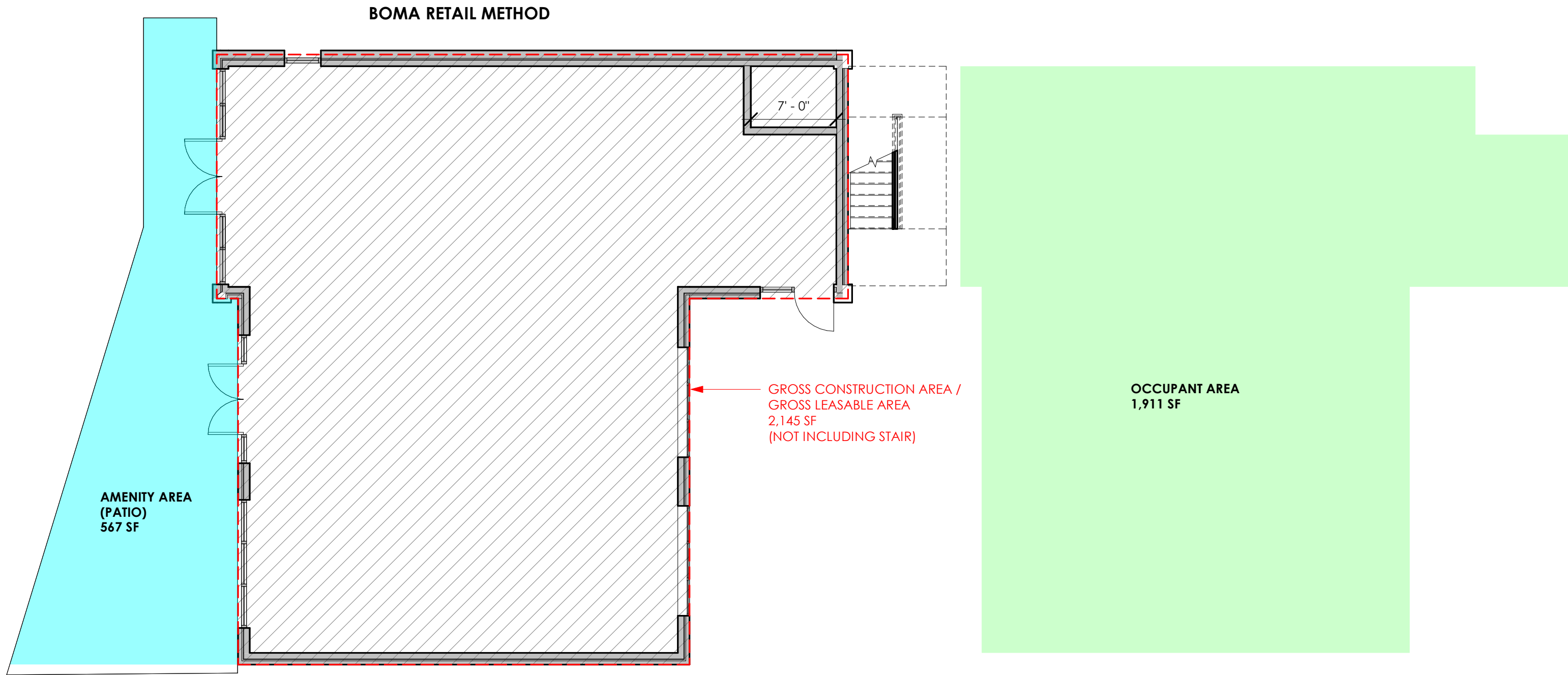
① LEVEL 2 - ORTHOGONAL  
3/16" = 1'-0"

LEVEL 3 / APARTMENT

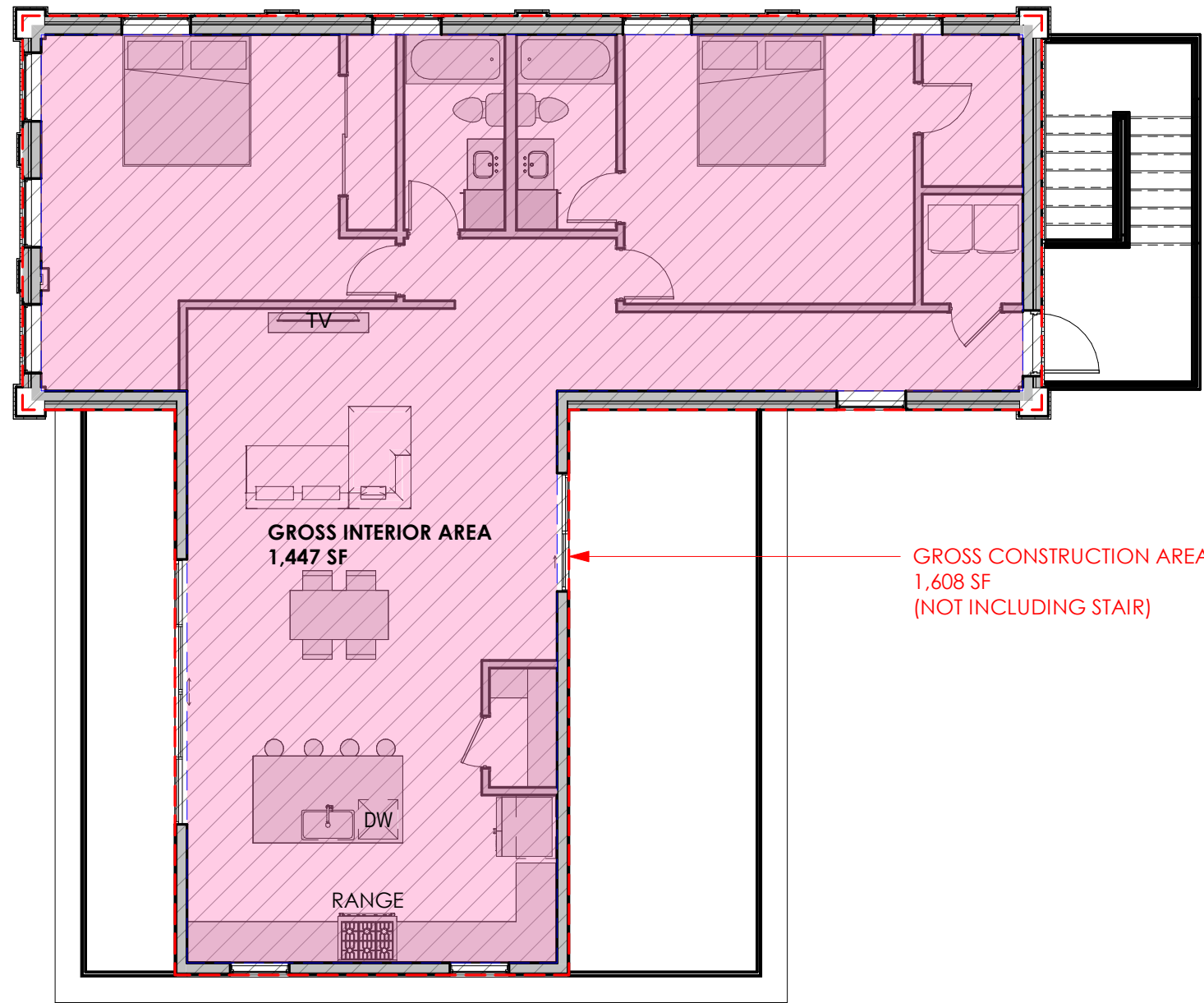


① LEVEL 3 - ORTHOGONAL  
3/16" = 1'-0"

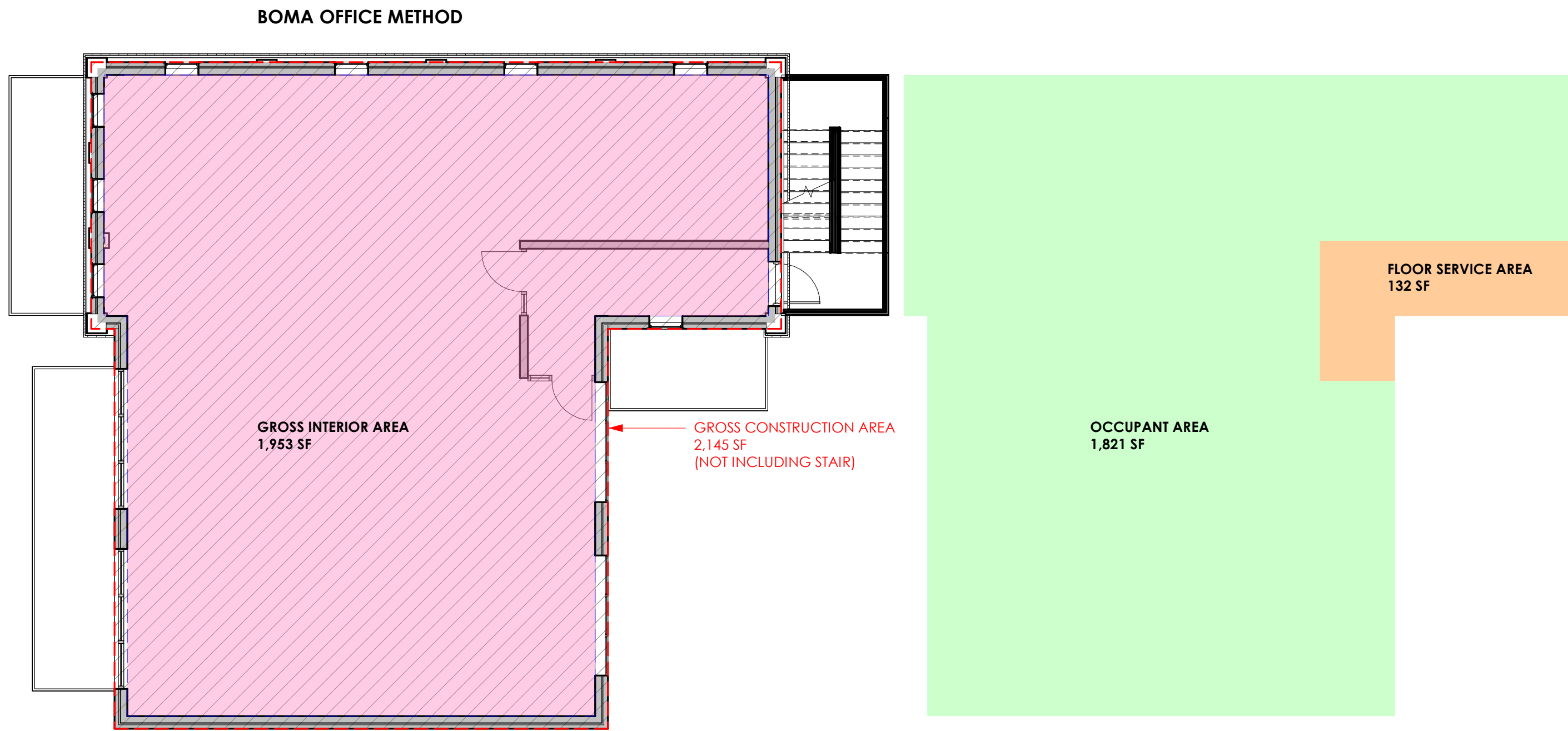
AREA PLANS



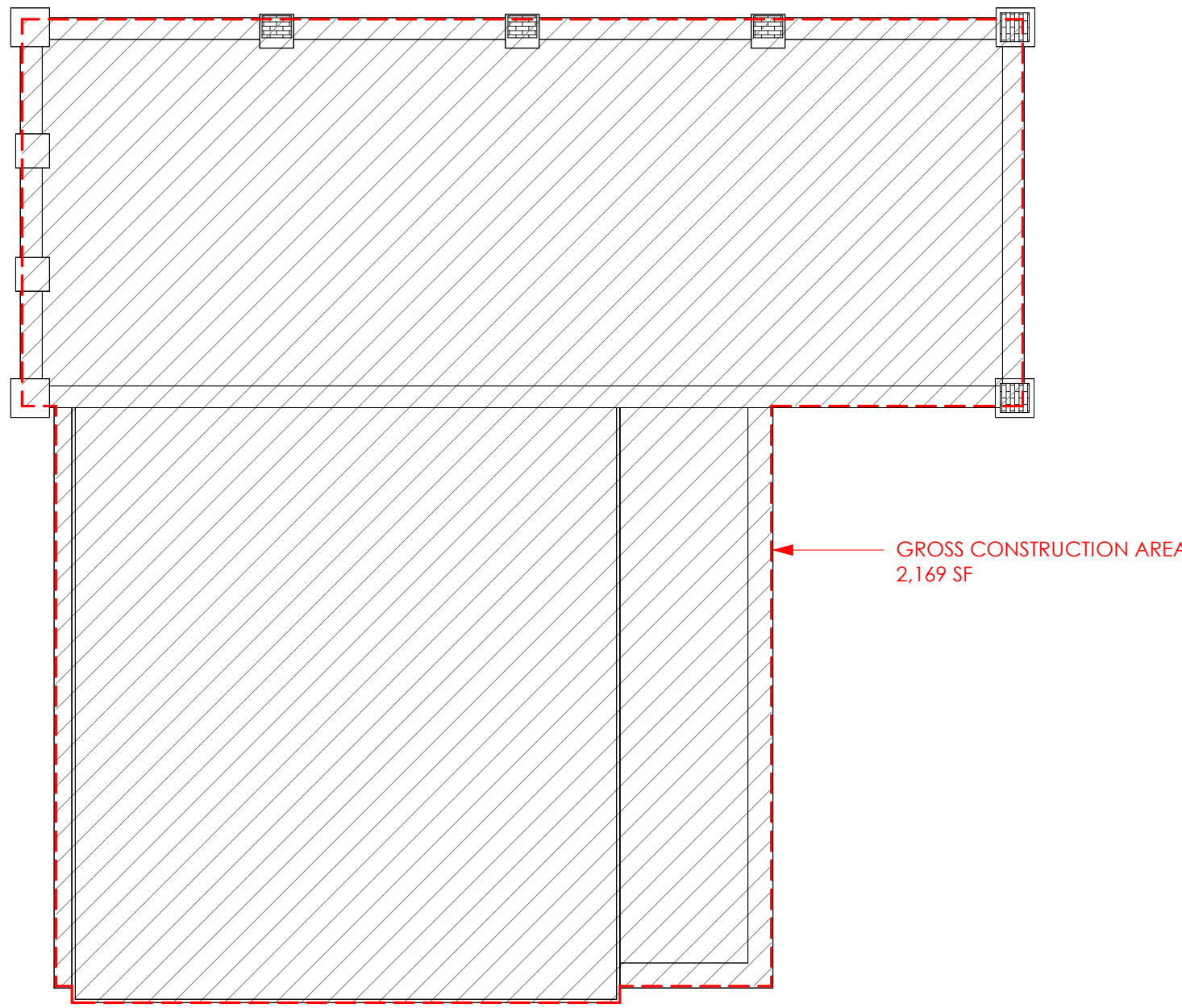
1 LEVEL 1 - AREA PLAN  
1/8" = 1'-0"



3 LEVEL 3 - AREA PLAN  
1/8" = 1'-0"



2 LEVEL 2 - AREA PLAN  
1/8" = 1'-0"



4 ROOF - AREA PLAN  
1/8" = 1'-0"

RENDERINGS  
OPTION 1 - RED BRICK



RENDERINGS  
 OPTION 2 - TAN BRICK



RAILROAD ST  
 HPC WORKSHOP\_01

307 RAILROAD ST.  
 BUDA, TX, 78610

SD-301  
 03.25.2026

LOGAN  
 Architecture

RENDERINGS  
 OPTION 3 - DARK BRICK



RAILROAD ST  
 HPC WORKSHOP\_01

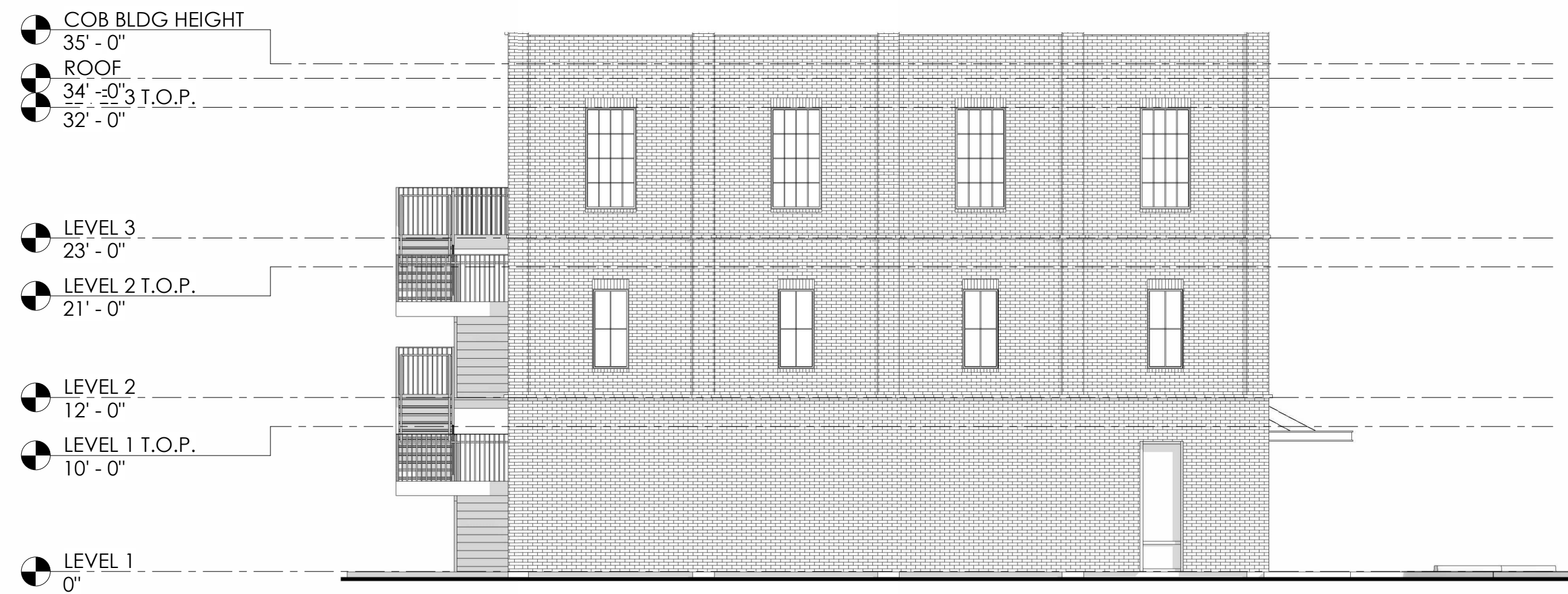
307 RAILROAD ST.  
 BUDA, TX, 78610

SD-302  
 03.25.2026

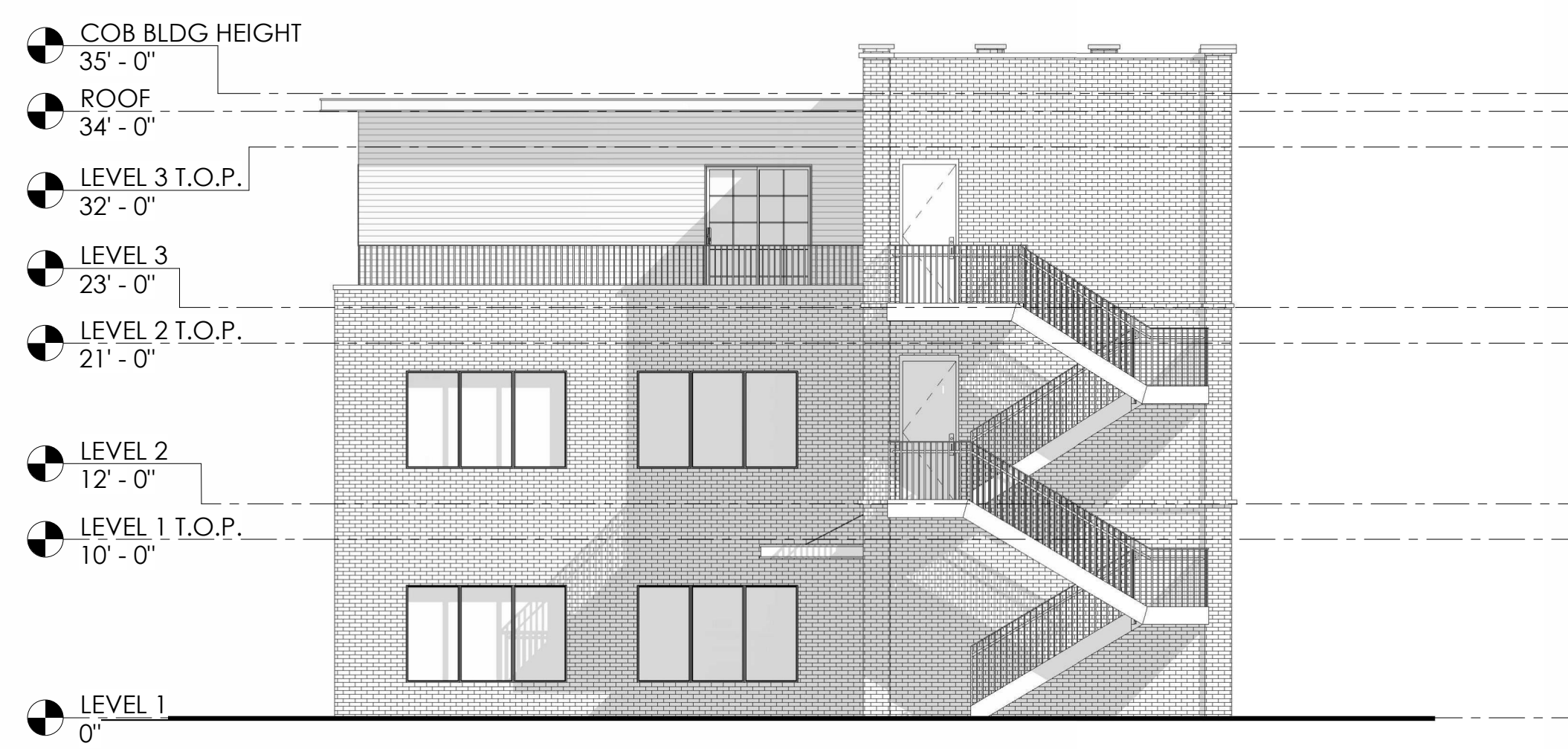
LOGAN  
 Architecture



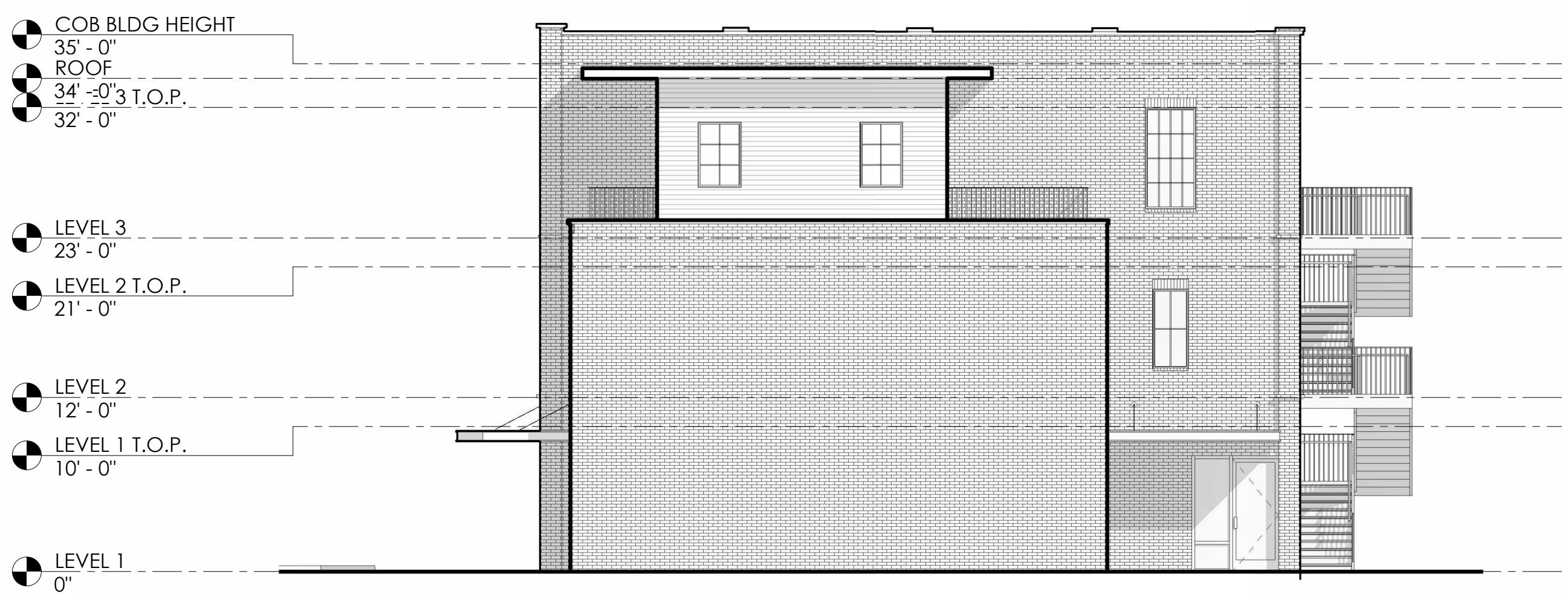
④ ELEVATION - WEST  
1/8" = 1'-0"



② ELEVATION - NORTH  
1/8" = 1'-0"



③ ELEVATION - EAST  
1/8" = 1'-0"



① ELEVATION - SOUTH  
1/8" = 1'-0"

PRECEDENTS



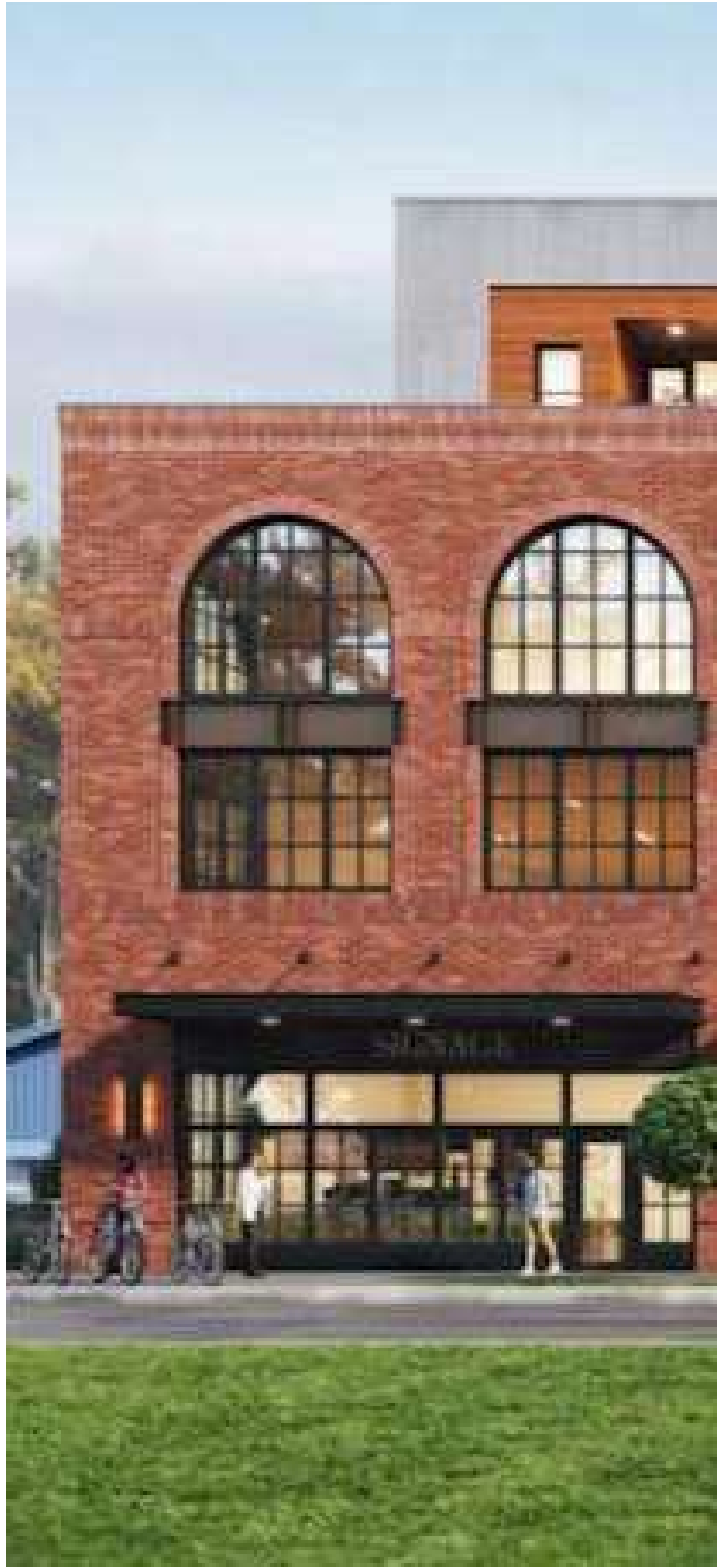
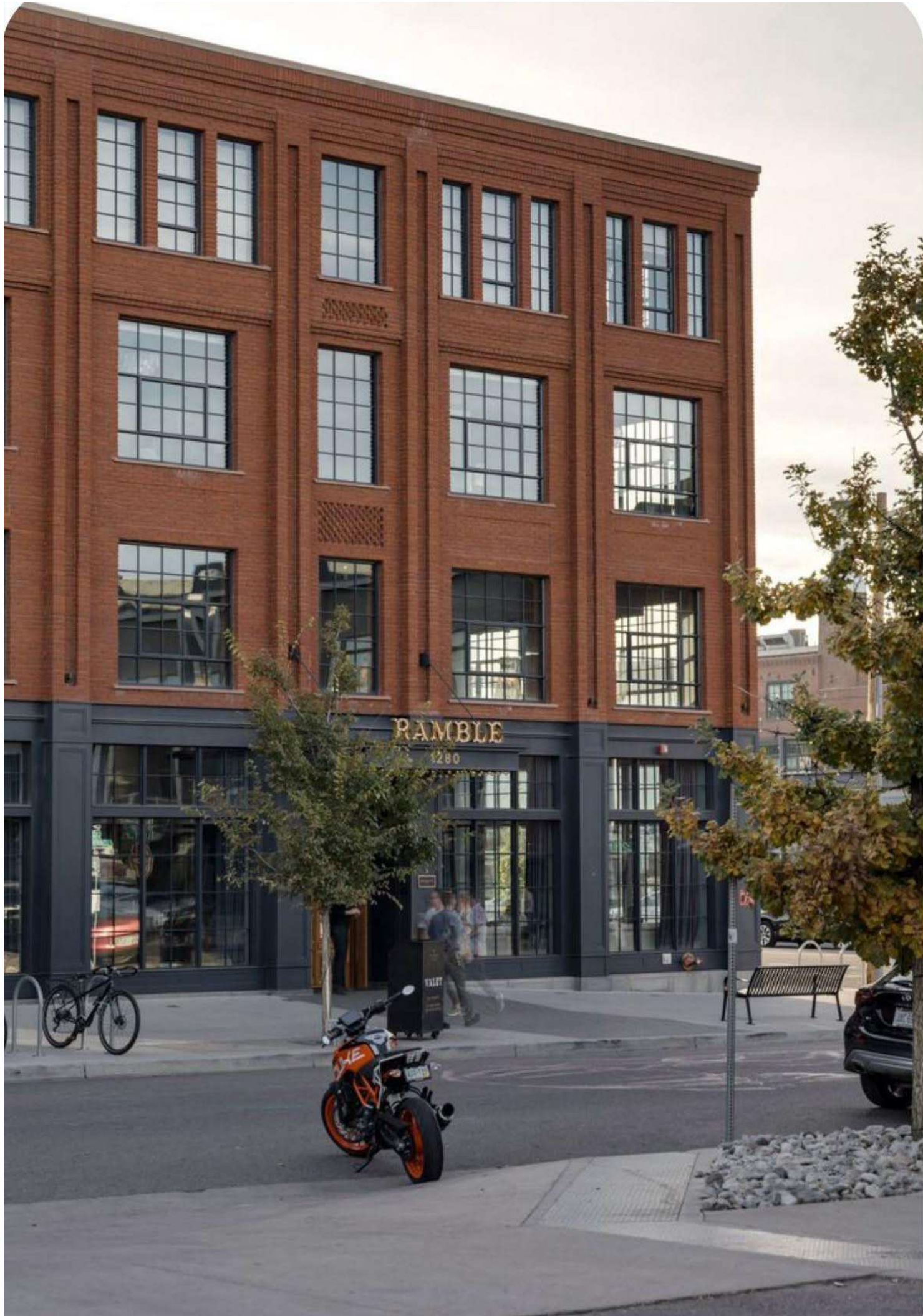
RAILROAD ST  
HPC WORKSHOP\_01

307 RAILROAD ST.  
BUDA, TX, 78610

SD-500  
03.25.2026

LOGAN  
Architecture

PRECEDENTS



RAILROAD ST  
HPC WORKSHOP\_01

307 RAILROAD ST.  
BUDA, TX, 78610

SD-501  
03.25.2026

LOGAN  
Architecture