D1
1

CITY OF AUSTIN
ROW # 10605615

CASE # 2011-052061R

TCAD # 02121206 22

**APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)**

**GENERAL MODIFICATION WAIVER**

STREET ADDRESS: 2800 East 22 Street

LEGAL DESCRIPTION: Subdivision – Austin Heights Resub of Lots 7 & 8 Blk 3

Lot(s) 1 Block 3 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/~~We~~ Jim Bennett ~~on behalf of myself/ourselves~~ as authorized agent for Ron Horne affirm that on 6/14, 2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

____ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation

(*Please describe request. Please be brief but thorough*).

to Erect A SF & 2 FAM Residential Use providing A F.A.R. of 0.5 (2989 ft) From allowable 40% (2391 ft) For an increase of 598 ft

in a SF-3 NP zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.**

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**CITY OF AUSTIN**
**APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The Residential units are being designed for larger families with children which requires a greater floor space to accomodate the family.

**REQUEST:**

2. The request for the modification is unique to the property in that:

The location of the units are sensitive to the locations of the trees. The units are designed to protect and Retain as many trees as possiable.

**AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The compatibility standards are designed to protect Neighborhoods & Properties in the Area. The Rosewood Neighborhood Contact team as well as Adjoining Neighbors support this request.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 11505 Ridge Dr

City, State Austin TX Zip 78748

Phone 282-3009 Printed Name Jim Bennett

Signature Jim Bennett Date 6/14/11

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2800 E. 22nd St

City, State AUSTIN TX Zip 78722

Phone (512) 474-2065 Printed Name DANIEL HOZUE

Signature [signature] Date 6/14/11

D1/4

BP Number 2011-052061R
Building Permit No. _____
Plat No. _____ Date 6-11-11
Reviewer EDWARD Vigil

# CITY OF AUSTIN

# RESIDENTIAL PERMIT APPLICATION "A"

## PRIMARY PROJECT DATA

Service Address 2800 E-22nd Str., Austin TX, Unit B Tax Parcel No. 0212120622 0000
Legal Description
Lot 1 Block 3 Subdivision Resubdivision of lots 7 and 8, Austin Heights Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
*(attach final approved copies of subdivision and site plan)*

***If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.***

Description of Work
X New Residence
___ Duplex
___ Garage ___ attached ___ detached
___ Carport ___ attached ___ detached
___ Pool
___ Remodel *(specify)* _____
___ Addition *(specify)* _____
___ Other *(specify)* _____

Zoning (e.g. SF-1, SF-2...) SF-3
- Height of Principal building 27.7 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? X Yes ___ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**
- Does this site have a septic system? ___ Yes X No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

Does this site have a Board of Adjustment ruling? ___ Yes X No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ___ Yes X No

Does this site front a paved street? X Yes ___ No A paved alley? ___ Yes X No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? X Yes ___ No

**VALUATIONS FOR REMODELS ONLY**

Building $ _____
Electrical $ _____
Mechanical $ _____
Plumbing $ _____
Driveway/ Sidewalk $ _____
TOTAL $ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size 5978 sq.ft.
Job Valuation – Principal Building $ 90.000
(Labor and materials)
Job Valuation – Other Structure(s) $ 10.000
(Labor and materials)

**TOTAL JOB VALUATION**
(sum of remodels and additions)
$ 100.000
(Labor and materials)

**PERMIT FEES**
*(For office use only)*

| | NEW/ADDITIONS | REMODELS |
|---|---|---|
| Building | $ | $ |
| Electrical | $ | $ |
| Mechanical | $ | $ |
| Plumbing | $ | $ |
| Driveway & Sidewalk | $ | $ |
| TOTAL | $ | $ |

## OWNER / BUILDER INFORMATION

OWNER — Name [redacted] R.L. HORNE TRUST — Telephone (h) _____ (w) _____

BUILDER — Company Name PENCCO TRUCKING INC. — Telephone 979 877 8809
Contact/Applicant's Name Daniel Horne. — Pager _____ FAX _____

DRIVEWAY/ SIDEWALK — Contractor _____ — Telephone _____

CERTIFICATE OF OCCUPANCY — Name Daniel Horne — Telephone _____
Address 2800 E-22nd Str. City AUSTIN ST TX ZIP 78722

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: daniel.horne@utexas.edu

**You may check the status of this application at** www.ci.austin.tx.us/development/pierivr.htm

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**CITY OF AUSTIN**
**RESIDENTIAL PERMIT APPLICATION "B"**

## CITY OF AUSTIN

# RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater that 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____ DATE 6-11-11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

**Rejection Notes/Additional Comments** ***(for office use only)*****:**

SF3 NP -
Rosewood - Small Lot Amnesty - Secondary Apt. limited to 550 sf
Min Lot Size: 5750 sf
RDCC
ESPA
ANC
Tree
Sidewalk
TCAD - SF Res built 1924 under Current Address AKA - 2201 Curtis Ave.
Subdivision - C8-2010-0040.0A -

Service Address _____

Applicant's Signature _____ Date 6-11-11

Y OF AUSTIN
SIDENTIAL PERMIT APPLICATION "C"

2800 E 22nd Street

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**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | | Existing | Unit A New / Addition | Unit B Addition |
|---|---|---|---|---|
| a. | 1st floor conditioned area | ____ sq.ft. | 1113.1 | 529 sq.ft. |
| b. | 2nd floor conditioned area | ____ sq.ft. | 722 | 321 sq.ft. |
| c. | 3rd floor conditioned area | ____ sq.ft. | 458 | ____ sq.ft. |
| d. | Basement | ____ sq.ft. | ____ | ____ sq.ft. |
| e. | Garage / Carport | ____ sq.ft. | ____ | ____ sq.ft. |
| | ___attached | ____ sq.ft. | ____ | ____ sq.ft. |
| | ___detached | ____ sq.ft. | ____ | ____ sq.ft. |
| f. | Wood decks *[must be counted at 100%]* | ____ sq.ft. | ____ | ____ sq.ft. |
| g. | Breezeways | ____ sq.ft. | ____ | ____ sq.ft. |
| h. | Covered patios | ____ sq.ft. | ____ | ____ sq.ft. |
| i. | Covered porches | ____ sq.ft. | ____ | ____ sq.ft. |
| j. | Balconies | ____ sq.ft. | 202 | 123.5 sq.ft. |
| k. | Swimming pool(s) *[pool surface area(s)]* | ____ sq.ft. | ____ | ____ sq.ft. |
| l. | Other building or covered area(s) | ____ sq.ft. | ____ | ____ sq.ft. |
| | *Specify*_____ | ____ sq.ft. | ____ | ____ sq.ft. |
| | **TOTAL BUILDING AREA** *(add a. through l.)* | ____ sq.ft. | 2495.1 | 973.5 sq.ft. |
| | | | 1315.1 | 652.5 |

**TOTAL BUILDING COVERAGE ON LOT** *(subtract, if applicable, b., c., d., k. and f. if uncovered)*

Map 2391.2 A

1967.6 sq.ft.

33 % of lot

**MPERVIOUS COVERAGE**

nclude building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in alculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in uilding coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | | UNIT A | UNIT B |
|---|---|---|---|
| a. | Total building coverage on lot *(see above)* | 1967.6 | sq.ft. |
| b. | Driveway area on private property | 433.5 | sq.ft. |
| c. | Sidewalk / walkways on private property | 20 | sq.ft. |
| d. | Uncovered patios | 0 | sq.ft. |
| e. | Uncovered wood decks *[may be counted at 50%]* | 51 | sq.ft. |
| f. | Air conditioner pads | 0 | sq.ft. |
| g. | Concrete decks | 0 | sq.ft. |
| h. | Other (specify) Walls, Landscape | 40 | sq.ft. |

**TOTAL IMPERVIOUS COVERAGE** *(add a. through h.)*

Map 2690.1 A

2512 sq.ft.

42 % of lot

.Y OF AUSTIN
ESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

D/1

**TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.**

Service Address 1800 E. 22nd St.

Applicant's Signature [signature] (Agent) Date 6-24-11

## GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

| | Existing | New / Addition Unit A | New / Addition Unit B |
|---|---|---|---|
| **I. 1st Floor Gross Area** | | | |
| a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*) | ____ sq.ft. | 1113.1 | 529 sq.ft. |
| b. 1st floor area with ceiling height over 15 feet. | ____ sq.ft. | | ____ sq.ft. |
| **c. TOTAL *(add a and b above)*** | **____ sq.ft.** | | **____ sq.ft.** |
| **II. 2nd Floor Gross Area** See note [1] below | | | |
| d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)* | ____ sq.ft. | 722 | 321 sq.ft. |
| e. 2nd floor area with ceiling height > 15 feet. | ____ sq.ft. | | ____ sq.ft. |
| **f. TOTAL *(add d and e above)*** | **____ sq.ft.** | | **____ sq.ft.** |
| **III. 3rd Floor Gross Area** See note [1] below | | | |
| g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*. | ____ sq.ft. | | ____ sq.ft. |
| h. 3rd floor area with ceiling height > 15 feet | ____ sq.ft. | | ____ sq.ft. |
| ***i. TOTAL (add g and h above)*** | **____ sq.ft.** | | **____ sq.ft.** |
| **IV. Basement Gross Area** | | | |
| j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines. | ____ sq.ft. | | ____ sq.ft. |
| **V. Garage** ATTIC EXEMPTED 722 @ 50% = 361 ≤ (361) = 0 | | | |
| k. ___attached *(subtract 200 square feet if used to meet the minimum parking requirement)* 7' or less per Code | ____ sq.ft. | | ____ sq.ft. |
| l. ___detached *(subtract 450 square feet if more than 10 feet from principal structure)* | ____ sq.ft. | | ____ sq.ft. |
| **VI. Carport** (*open on two or more sides without habitable space above it subtract 450 square feet*) | ____ sq.ft. | | ____ sq.ft. |
| **VII. TOTAL** | **____ sq.ft.** 1835 | | **____ sq.ft.** 850 |

Max - 2391.2 #

**TOTAL GROSS FLOOR AREA** (*add existing and new from VII above*) 2685 **sq. ft.**

**GROSS AREA OF LOT** 5978 **sq. ft.**

**FLOOR AREA RATIO** (gross floor area /gross area of lot) .45 **sq. ft.**

Max 25% Waiver Request = 597.8 # = 2989

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If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floors below
d. It is the highest habitable portion of the building; and
e. Fifty percent or more of the area has a ceiling height of seven feet or less.

304 2685

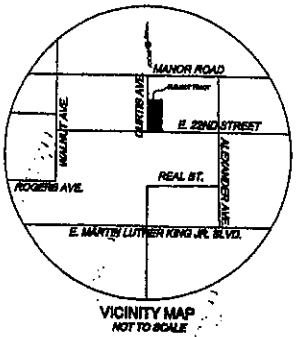
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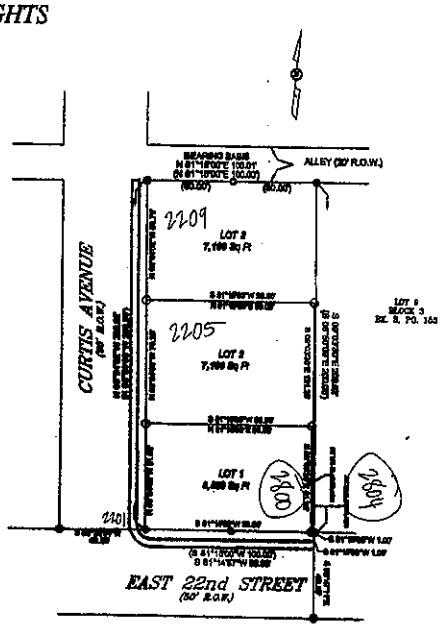
D1/8

# RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS

SCALE: 1"=50'




VICINITY MAP
NOT TO SCALE




LEGEND

| | |
|---|---|
| (.....) | RECORD INFORMATION |
| ● | 1/2" IRON ROD FND. |
| ○ | 1/2" IRON ROD SET |
| ○ | PIPE FND. |
| B.L. | BUILDING SETBACK LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |

TOTAL # LOTS = 3
LAND USE - SINGLE FAMILY
TOTAL ACREAGE - 0.49 ACRE

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT RON HORNE, OWNER OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS, A SUBDIVISION OR RECORD IN PLAT BOOK 3, PAGE 153, OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2009163332, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBMIDE SAID LOTS TO BE KNOWN AS RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21st DAY OF March, 2011, A.D.

R L Horne
RON HORNE
P.O.BOX 600
SAN FELIPE, TX 78737

REIDA SHIPLEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 05-11-2013

STATE OF TEXAS:
COUNTY OF TRAVIS: Austin

BEFORE ME, THE UDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R L Horne, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF March, 20 11

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 21st DAY OF MARCH, 2011, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 22nd DAY OF March, 2011, AD.

Greg Guernsey
GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 22nd DAY OF March OF 2011

Dave Sullivan
DAVE SULLIVAN, CHAIRPERSON

V Sandra Kirk
SECRETARY
Sandra Kirk

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19 DAY OF April 2011 A.D. AT 10:52 O'CLOCK A.M. AND DULY RECORDED ON THE 19 DAY OF April 2011 A.D. AT 10:52 O'CLOCK A.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # 20110070. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19 DAY OF April 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY CASEY HOLM

I, DAVID BELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:

DAVID BELL
ALL POINTS SURVEYING
611 SOUTH CONGRESS AVE.
AUSTIN, TEXAS 78704
(512)440-0071

Dan Bell 01-14-11
DAVID BELL, RPLS # 3994 DATE

STATE OF TEXAS REGISTERED DAVID BELL 3994 PROFESSIONAL LAND SURVEYOR

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0465H , TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERED BY:
GENESIS 1 ENGINEERING COMPANY
2803 JONES ROAD, STE. E
AUSTIN, TEXAS 78745

G.A. Gonzalez 03-16-2011
GEORGE A. GONZALEZ JR. P.E.

STATE OF TEXAS GEORGE K. GONZALEZ, JR. 78329 LICENSED PROFESSIONAL ENGINEER

NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, AUSTIN HEIGHTS RECORDED IN BOOK 3, PAGE 153, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT.

2) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

3) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

4) THE OWNERS/DEVELOPERS OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

6) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 25, AND THE ENVIRONMENTAL CRITERIA MANUAL.

7) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

8) THE OWNERS OF THIS SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNERS UNDERSTAND AND ACKNOWLEDGE THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9) THIS SUBDIVISION IS LOCATED IN THE BOGGY CREEK WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 25-8-394, LAND DEVELOPMENT CODE.

10) ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.

11) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.

12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER A DEVELOPMENT PERMIT.

13) FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

14) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND MAINTAIN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

15) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

16) "PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: 22ND STREET AND CURTIS AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." (LDC, 25-6-351)

17) DEVELOPMENT ACTIVITY FOR A SINGLE FAMILY OR DUPLEX USE FOR LOTS 1, 2 AND 3 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2.2.D. OR E IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.D. AND ENGINEERS CERTIFICATION DATED JUNE 6, 2010.

18) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ON OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

19) A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS ADJACENT TO ALL STREET R.O.W.. F-1, SF-2 AND SF-3 DEVELOPMENT ONLY.

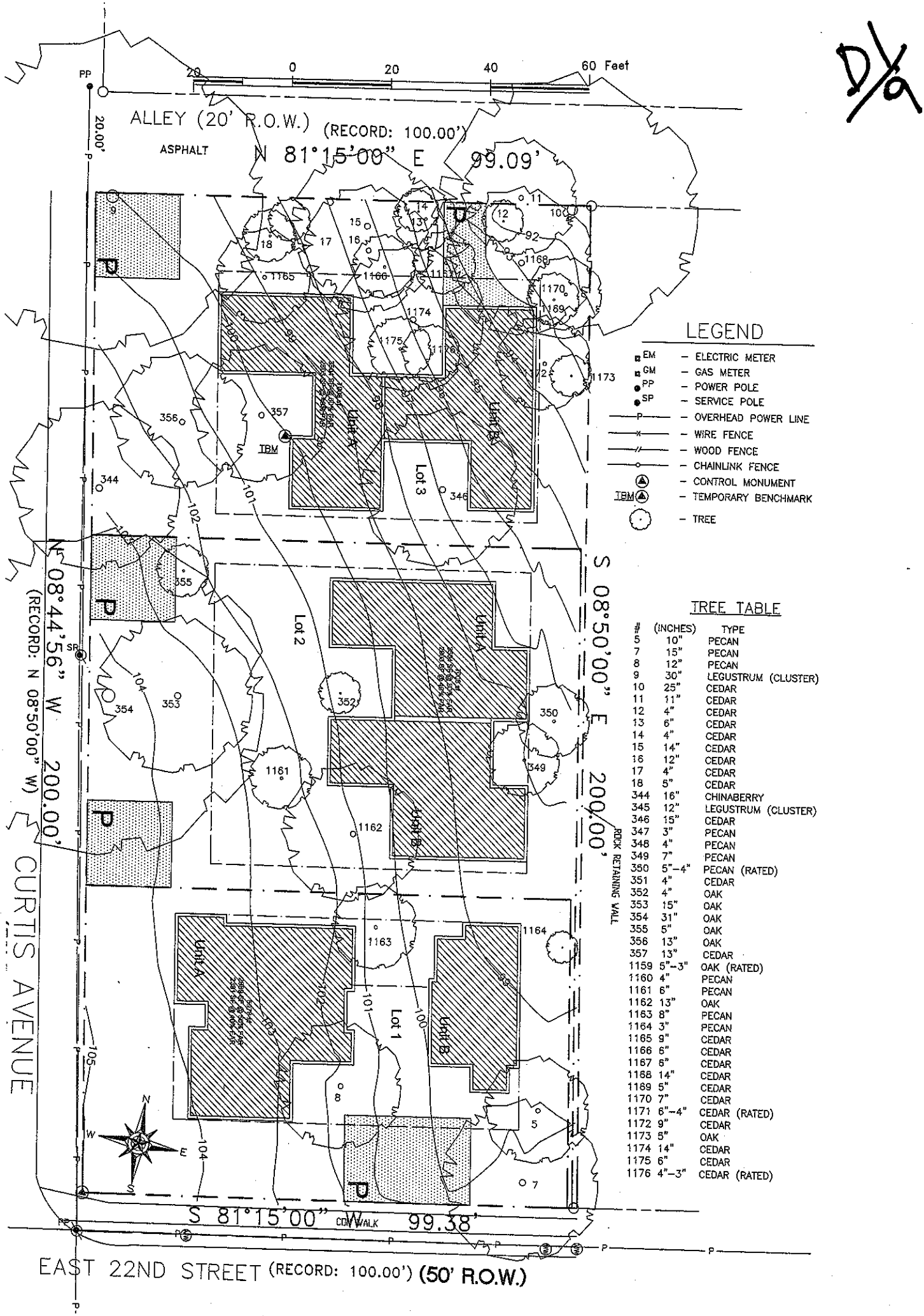
20) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BYTHE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

ALL POINTS SURVEYING
1714 FORTVIEW DRIVE - SUITE 200
AUSTIN TX. 78745
TELE.: (512) 440-0071 - FAX: (512) 440-0199

SOLS MAP 1833 FOR NUMBERS

SHEET 1 OF 1
Reference: 12B28209.dwg
Case #: C8-2010-0040.0A

194


20 0 20 40 60 Feet
ALLEY (20' R.O.W.) (RECORD: 100.00')
ASPHALT
N 81°15'00" E 99.09'
20.00'
PP
LEGEND
EM – ELECTRIC METER
GM – GAS METER
PP – POWER POLE
SP – SERVICE POLE
P – OVERHEAD POWER LINE
– WIRE FENCE
– WOOD FENCE
– CHAINLINK FENCE
– CONTROL MONUMENT
IBM – TEMPORARY BENCHMARK
– TREE
TREE TABLE
# (INCHES) TYPE
5 10" PECAN
7 15" PECAN
8 12" PECAN
9 30" LEGUSTRUM (CLUSTER)
10 25" CEDAR
11 11" CEDAR
12 4" CEDAR
13 6" CEDAR
14 4" CEDAR
15 14" CEDAR
16 12" CEDAR
17 4" CEDAR
18 5" CEDAR
344 16" CHINABERRY
345 12" LEGUSTRUM (CLUSTER)
346 15" CEDAR
347 3" PECAN
348 4" PECAN
349 7" PECAN
350 5"–4" PECAN (RATED)
351 4" CEDAR
352 4" OAK
353 15" OAK
354 31" OAK
355 5" OAK
356 13" OAK
357 13" CEDAR
1159 5"–3" OAK (RATED)
1160 4" PECAN
1161 6" PECAN
1162 13" OAK
1163 8" PECAN
1164 3" PECAN
1165 9" CEDAR
1166 6" CEDAR
1167 6" CEDAR
1168 14" CEDAR
1169 5" CEDAR
1170 7" CEDAR
1171 6"–4" CEDAR (RATED)
1172 9" CEDAR
1173 5" OAK
1174 14" CEDAR
1175 6" CEDAR
1176 4"–3" CEDAR (RATED)
Unit A
Unit B
Lot 1
Lot 2
Lot 3
IBM
ROCK RETAINING WALL
S 08°50'00" E 200.00'
N 08°44'56" W 200.00'
(RECORD: N 08°50'00" W)
CURTIS AVENUE
S 81°15'00" W 99.38'
CONC WALK
EAST 22ND STREET (RECORD: 100.00') (50' R.O.W.)

D/9

## TaxNetUSA: Travis County

Property ID Number: **204236** Ref ID2 Number: **02121206220000**

Owner's Name **HORNE RON**

Mailing Address: PO BOX 600
SAN FELIPE, TX 77473-0600

Location: 2800 E 22 ST 78722

Legal: LOT 7-8 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Property Details

| | |
|---|---|
| Deed Date | 09242009 |
| Deed Volume | |
| Deed Page | |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.4537 |
| Block | 3 |
| Tract or Lot | 7-8 |
| Docket No. | 2009163332TR |
| Abstract Code | S00513 |
| Neighborhood Code | D3000 |

**Data up to date as of 2011-06-15**

### Value Information

| | 2011 Preliminary |
|---|---|
| Land Value | 112,500.00 |
| Improvement Value | 70,940.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 183,440.00 |
| 10% Cap Value | 0.00 |
| Total Value | 183,440.00 |

### Value By Jurisdiction

| Entity Code | Entity Name | 2010 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |
| 01 | AUSTIN ISD | 1.227000 | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |
| 02 | CITY OF AUSTIN | 0.457100 | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |
| 03 | TRAVIS COUNTY | 0.465800 | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.071900 | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |
| 68 | AUSTIN COMM COLL DIST | 0.095100 | 183,440.00 | 183,440.00 | 183,440.00 | 183,440.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166304 | A1 | 1 FAM DWELLING |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166304 | 192664 | 1ST | 1st Floor | WW3+ | 1924 | 952 |
| 166304 | 775967 | 011 | PORCH OPEN 1ST F | *3+ | 1924 | 112 |
| 166304 | 775968 | 251 | BATHROOM | ** | 1924 | 1 |
| | | | | | Total Living Area | 952 |

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201851 | LAND | A1 | T | 0.454 | 0 | 0 | 19,763 |

Lot 7
Block 3
Subdivision CO Dist #3

# WATER SERVICE PERMIT

**Austin, Texas**

E № 85408

Received of

Date 2-2-76

Service Address 2201 CURTIS AVE

Size of Tap 3/4"

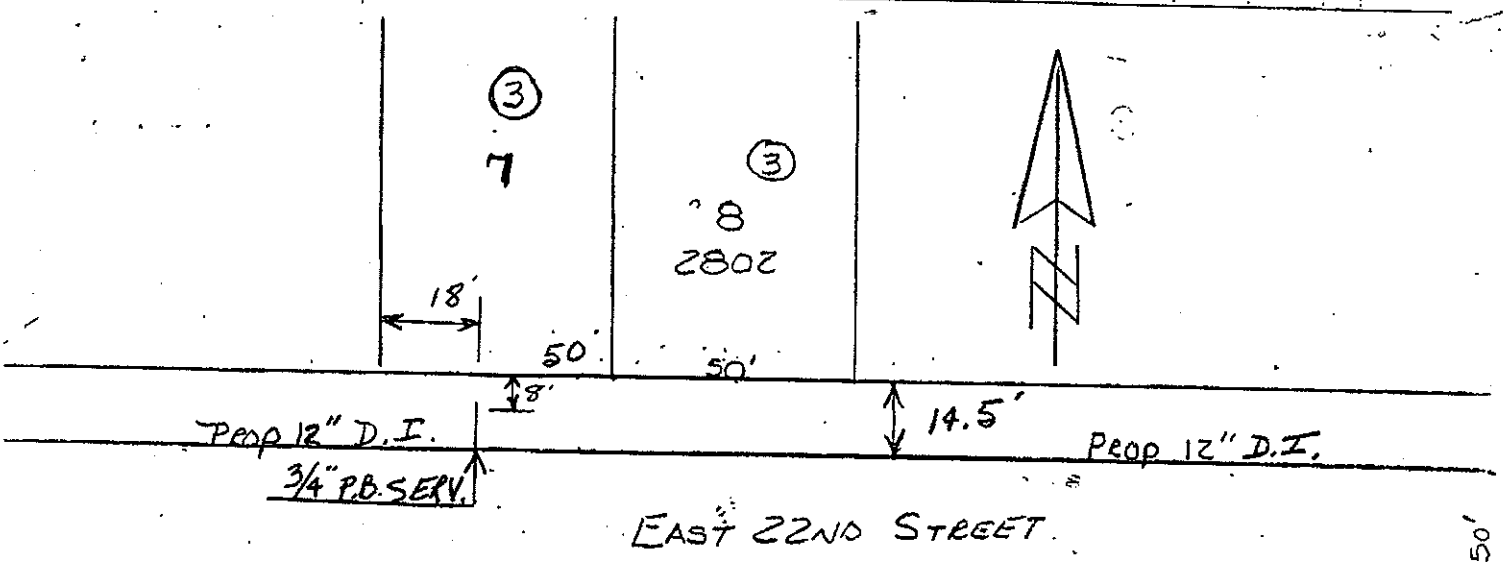
Mailing Address

Amount RECEIVED APR 0 8 1976 $

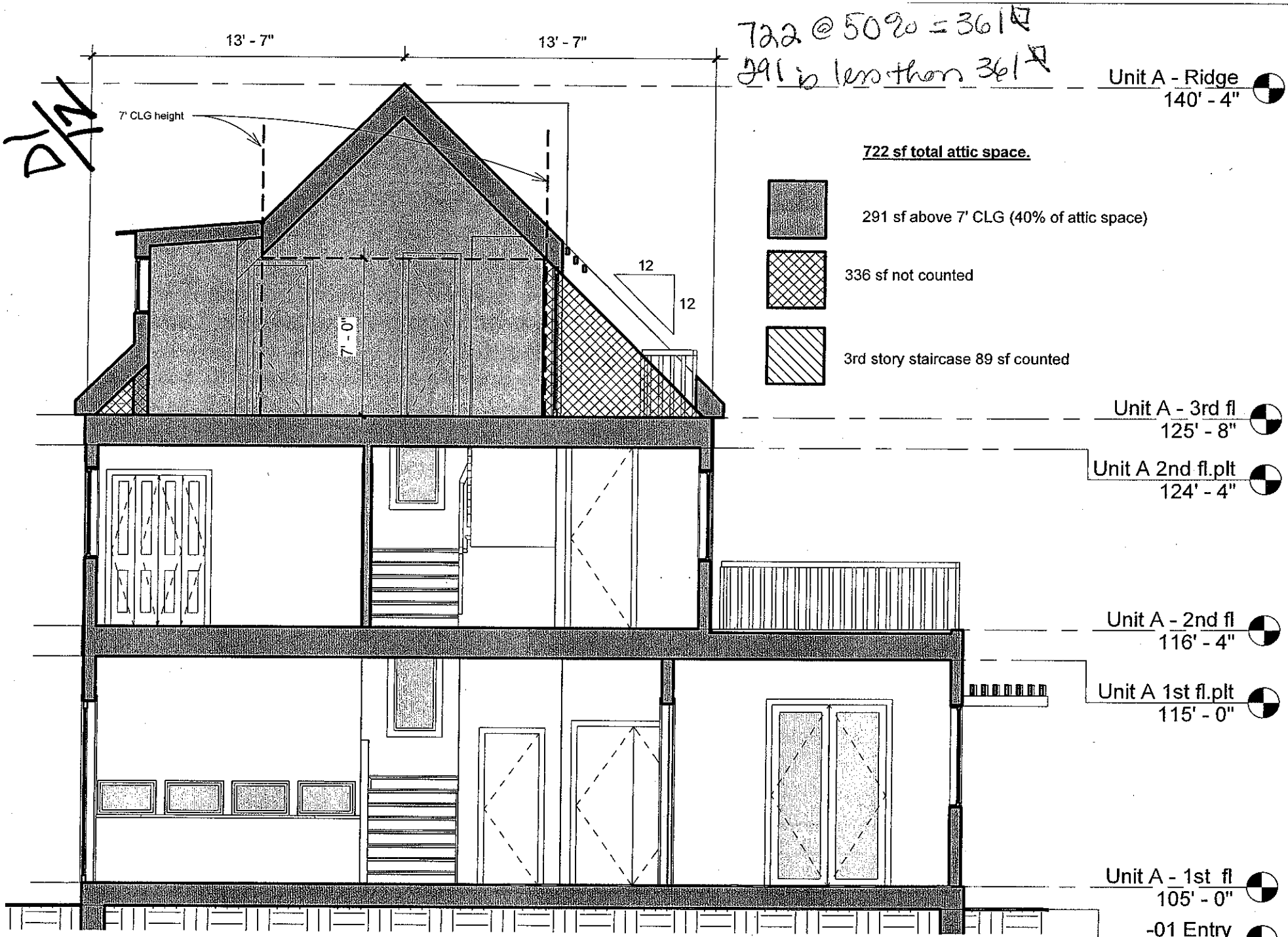
Date of Connection
Size of Tap Made 3/4"
Size Service Made 3/4"
Size Main Tapped 12" D.I.
From Front Prop. Line to Curb Cock 8'
From S.W Prop. Line to Curb Cock 18'
Location of Meter
Type of Box
Depth of Main in St 3'
Depth of Service Line 3'
From Curb Cock to Tap on Main 11'
Checked by Engr. Dept.

| No. Fittings | Size |
|---|---|
| 11 Pipe P.B. | 3/4" |
| 1 Corp. Cock | 3/4" |
| Cop. to Iron ell | |
| Cop. to Cop. ell | |
| Cop. to Iron Coupling | |
| Cop. to Cop. Coupling | 3/4" |
| 1 Angle Stop | 3/4" |
| Stop | |
| Bushing | |
| Nipples | |
| Service Clamp | |
| Valve | |
| Meter Box | |
| Lock Lid | |
| Drain Tile | |
| Drain Tile Lid | |
| Stop & Drain | |

Job No. 82-135201-540363
Foreman A. Curtis

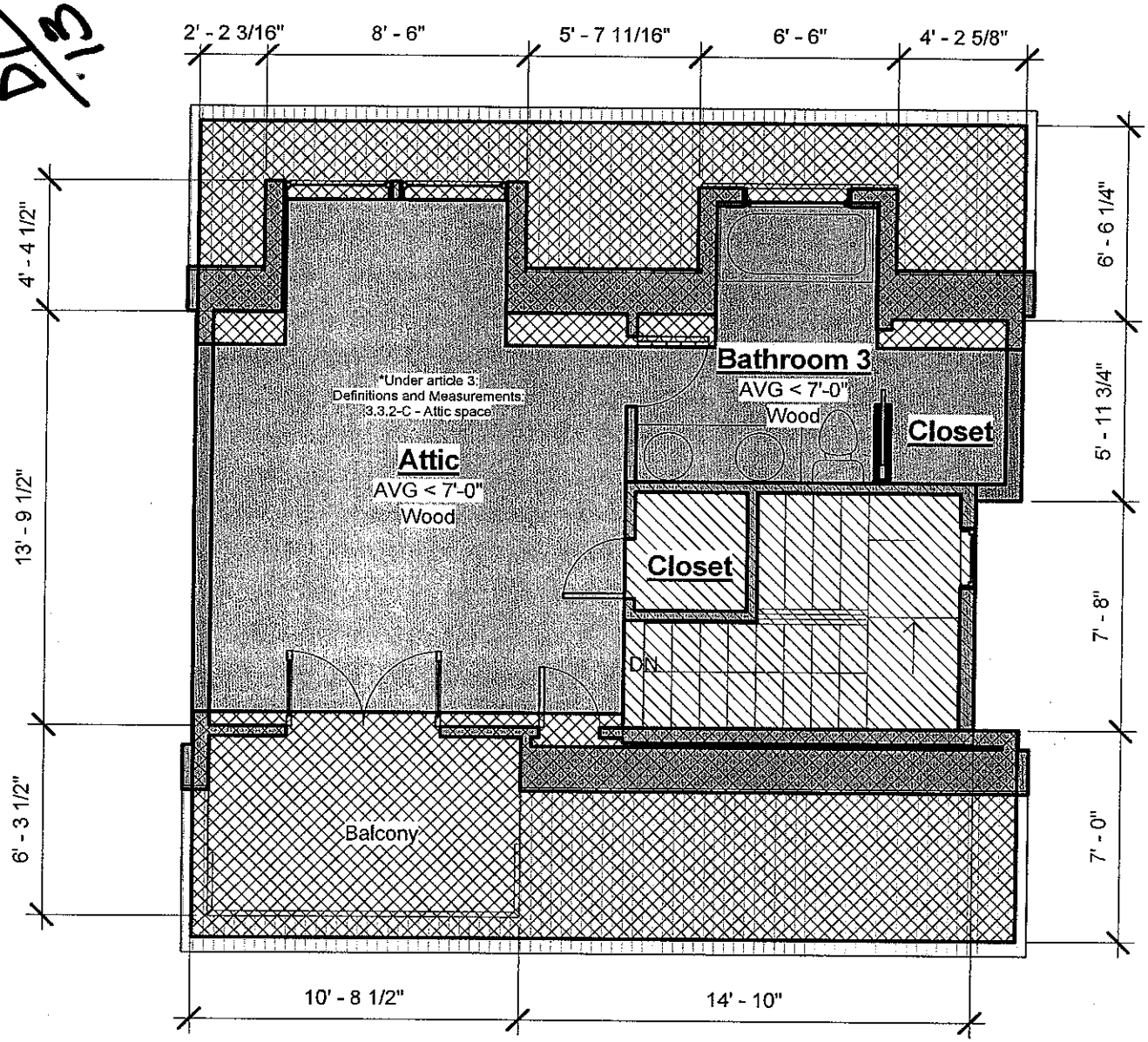



AKA - 2800 E. 22nd St.


13' - 7"
13' - 7"
722 @ 50% = 361
291 is less than 361
Unit A - Ridge
140' - 4"
7' CLG height
722 sf total attic space.
291 sf above 7' CLG (40% of attic space)
336 sf not counted
3rd story staircase 89 sf counted
12
12
7' - 0"
Unit A - 3rd fl
125' - 8"
Unit A 2nd fl.plt
124' - 4"
Unit A - 2nd fl
116' - 4"
Unit A 1st fl.plt
115' - 0"
Unit A - 1st fl
105' - 0"
-01 Entry
104' - 0"

1 B-B
3/16" = 1'-0"

D1/3



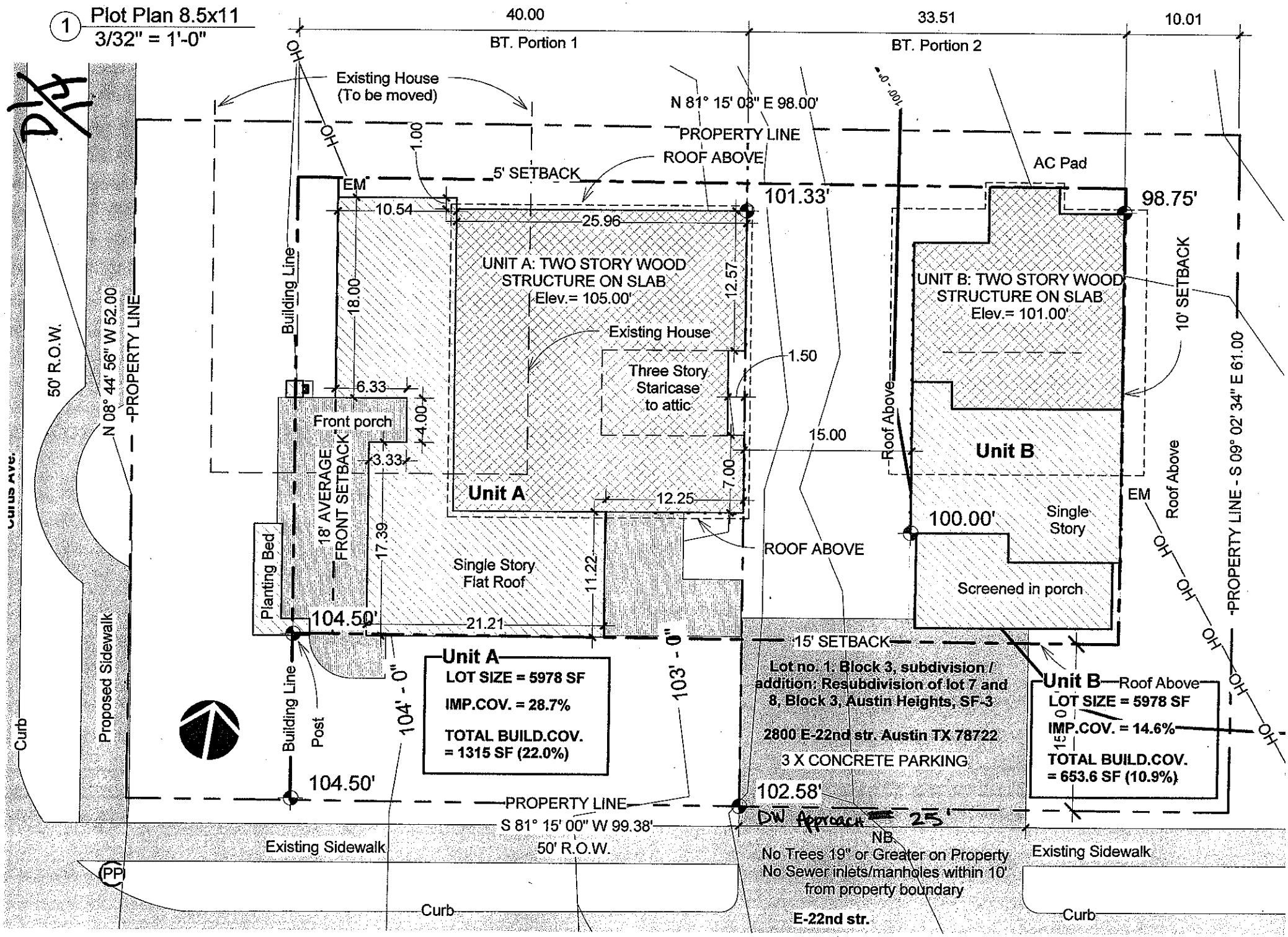

**722 sf total attic space.**

291 sf above 7' CLG (40% of attic space)

336 sf not counted

3rd story staircase 89 sf counted

1 Unit A - 3rd fl attic exemption
3/16" = 1'-0"

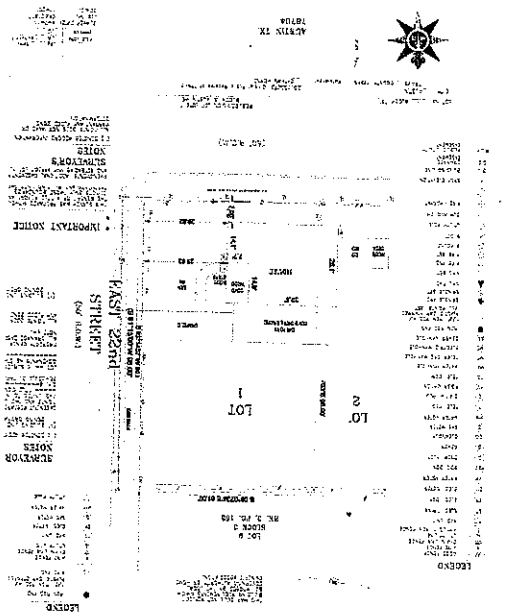

1 Plot Plan 8.5x11
3/32" = 1'-0"
40.00
BT. Portion 1
33.51
BT. Portion 2
10.01
Existing House
(To be moved)
N 81° 15' 03" E 98.00'
PROPERTY LINE
ROOF ABOVE
5' SETBACK
AC Pad
101.33'
98.75'
10.54
25.96
UNIT A: TWO STORY WOOD
STRUCTURE ON SLAB
Elev.= 105.00'
UNIT B: TWO STORY WOOD
STRUCTURE ON SLAB
Elev.= 101.00'
10' SETBACK
Building Line
18.00
12.57
Existing House
Three Story
Staricase
to attic
1.50
6.33
4.00
Front porch
3.33
15.00
Roof Above
Unit B
18' AVERAGE
FRONT SETBACK
Unit A
12.25
7.00
EM
100.00'
Single
Story
ROOF ABOVE
Planting Bed
17.39
Single Story
Flat Roof
11.22
Screened in porch
104.50'
21.21
15' SETBACK
50' R.O.W.
N 08° 44' 56" W 52.00
PROPERTY LINE
Proposed Sidewalk
Curb
Building Line
Post
104' - 0"
103' - 0"
Unit A
LOT SIZE = 5978 SF
IMP.COV. = 28.7%
TOTAL BUILD.COV.
= 1315 SF (22.0%)
Lot no. 1, Block 3, subdivision /
addition: Resubdivision of lot 7 and
8, Block 3, Austin Heights, SF-3
2800 E-22nd str. Austin TX 78722
3 X CONCRETE PARKING
Unit B
LOT SIZE = 5978 SF
IMP.COV. = 14.6%
TOTAL BUILD.COV.
= 653.6 SF (10.9%)
104.50'
102.58'
PROPERTY LINE
S 81° 15' 00" W 99.38'
50' R.O.W.
DW Approach = 25'
NB
No Trees 19" or Greater on Property
No Sewer inlets/manholes within 10'
from property boundary
E-22nd str.
Existing Sidewalk
Existing Sidewalk
Curb
Curb
PP
Roof Above
Roof Above
PROPERTY LINE - S 09° 02' 34" E 61.00

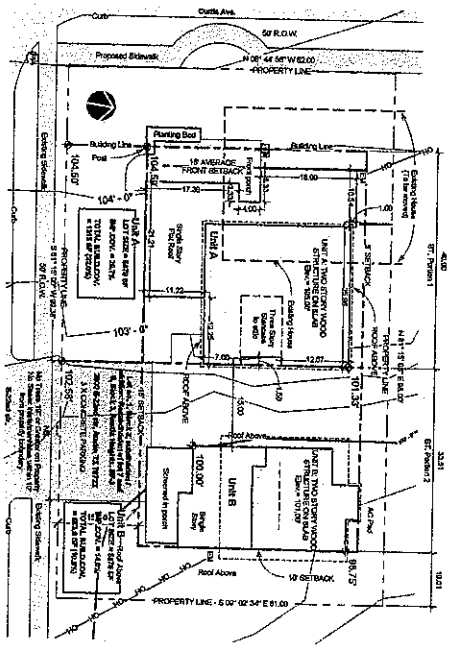
D1/15

| 2800 E-22nd str., Austin TX | | | |
|---|---|---|---|
| LOT SIZE | | | |
| | | SQFT | |
| A. 1ST FLOOR CONDITIONED AREA | 2,323.0000 | 2,323.0000 | UNDER AIR |
| B. 2ND FLOOR CONDITIONED AREA | 1,115.0000 | 1,115.0000 | UNDER AIR |
| C. 1ST FLOOR CONDITIONED AREA (GARAGE/SHED) | 0.0000 | 0.0000 | |
| D. 2ND FLOOR CONDITIONED AREA | 0.0000 | 0.0000 | |
| E. GARAGE/CARPORT | 0.0000 | 0.0000 | |
| F. PORCH/PATIO/DECK (INCLUDES STAIRS) | 0.0000 | 0.0000 | |
| G. DETACHED | 0.0000 | 0.0000 | |
| H. POOL/SPA | 0.0000 | 0.0000 | |
| I. SIDEWALKS | 0.0000 | 0.0000 | |
| J. DRIVEWAYS | 0.0000 | 0.0000 | |
| K. BALCONIES | 0.0000 | 0.0000 | |
| L. OTHER IMPERVIOUS COVERAGE (NOT INCLUDED IN TOTAL BUILDING COVERAGE) | 0.0000 | 0.0000 | |
| TOTAL BUILDING COVERAGE | 3,438.0000 | 3,438.0000 | |
| % OF LOT | 0.1587 | 0.1587 | |
| 1,667.3000 | | | |
| 0.1587 | | | |

| IMPERVIOUS COVERAGE | | |
|---|---|---|
| A. TOTAL BUILDING COVERAGE ON LOT | 3,438.0000 | |
| B. DRIVEWAY/WALKWAYS ON PUBLIC PROPERTY | 423.0000 | |
| C. DRIVEWAY ON LOT | 0.0000 | |
| D. COVERED PORCHES (MAY BE COUNTED AT 50%) | 0.0000 | |
| E. OTHER IMPERVIOUS COVERAGE | 0.0000 | |
| TOTAL IMPERVIOUS COVERAGE | 3,861.0000 | |
| % OF LOT | 0.1783 | |

| RESIDENTIAL PERMIT APPLICATION "D" | | |
|---|---|---|
| FLOOR AREA RATIO INFORMATION | | |
| | EXISTING | NEW/ADD'L SQFT |
| A. 1ST FLOOR GROSS AREA | 2,323.0000 | 0.0000 |
| B. 1ST FLOOR AREA EXCLUDED FROM CONVERSION | | |
| 1ST FLOOR UNFINISHED GARAGE AND FLOOR PORCHES | 0.0000 | 0.0000 |
| 1ST FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET | 0.0000 | 0.0000 |
| C. TOTAL (ADD A AND B ABOVE) | 2,323.0000 | 0.0000 |
| D. 2ND FLOOR AREA (INCLUDING ALL AREAS COVERED BY A ROOF I.E. PORCHES, BREEZEWAYS, MEZZANINE OR ATTIC) | 1,115.0000 | 0.0000 |
| E. UNCOVERED DECKS AND PORCHES (MAY BE COUNTED AT 50%) | 0.0000 | 0.0000 |
| F. TOTAL (ADD C AND D ABOVE) | 3,438.0000 | 0.0000 |
| G. 3RD FLOOR GROSS AREA (INCLUDING ALL AREAS COVERED BY A ROOF I.E. PORCHES, BREEZEWAYS, MEZZANINE OR ATTIC) | 0.0000 | 0.0000 |
| H. 3RD FLOOR AREA WITH CEILING HEIGHT OVER 15 FEET | 0.0000 | 0.0000 |
| I. TOTAL (ADD G AND H ABOVE) | 0.0000 | 0.0000 |
| J. BASEMENT GROSS AREA | 0.0000 | 0.0000 |
| K. GARAGE | 0.0000 | 0.0000 |
| L. ATTACHED SHADE STRUCTURE | 0.0000 | 0.0000 |
| M. DETACHED SHADE STRUCTURE | 0.0000 | 0.0000 |
| N. CARPORT (OPEN ON TWO OR MORE SIDES) | 0.0000 | 0.0000 |
| O. PORCH/PATIO/DECK | 0.0000 | 0.0000 |
| P. SWIMMING POOL/SPA | 0.0000 | 0.0000 |
| Q. SIDEWALKS | 0.0000 | 0.0000 |
| R. DRIVEWAYS | 0.0000 | 0.0000 |
| S. BALCONIES | 0.0000 | 0.0000 |
| T. OTHER IMPERVIOUS COVERAGE (NOT INCLUDED IN TOTAL BUILDING COVERAGE) | 0.0000 | 0.0000 |
| TOTAL BUILDING COVERAGE | 3,438.0000 | 0.0000 |
| % OF LOT | 0.1587 | 0.0000 |
| TOTAL GROSS FLOOR AREA (FROM 1C, ABOVE) | 3,438.0000 | 0.0000 |
| GROSS AREA OF LOT | 9675.0000 | |
| FLOOR AREA RATIO (GROSS FLOOR AREA/GROSS AREA OF LOT) | 0.3553 | |




1 Plot plan to scale 3/32" = 1'-0"

ORIGINAL SURVEY

| | |
|---|---|
| Info | |
| Date | 06.24.2011 |
| Drawn by | SFS |
| Checked by | |
| Scale | As indicated |
| P1 | |

| No. | Description | Date |
|---|---|---|
| | | |

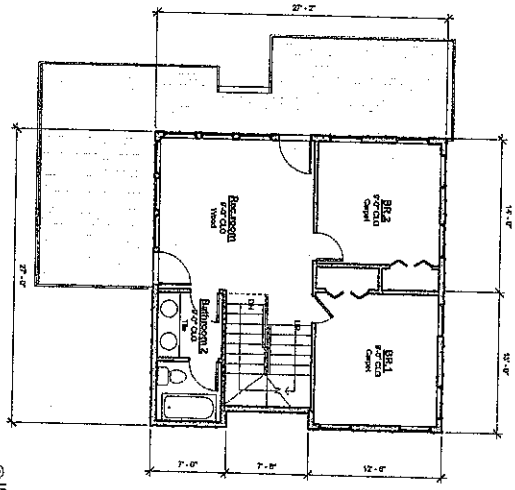
R. L. Horne Trust

2800 E-22nd str. Austin TX, 78722

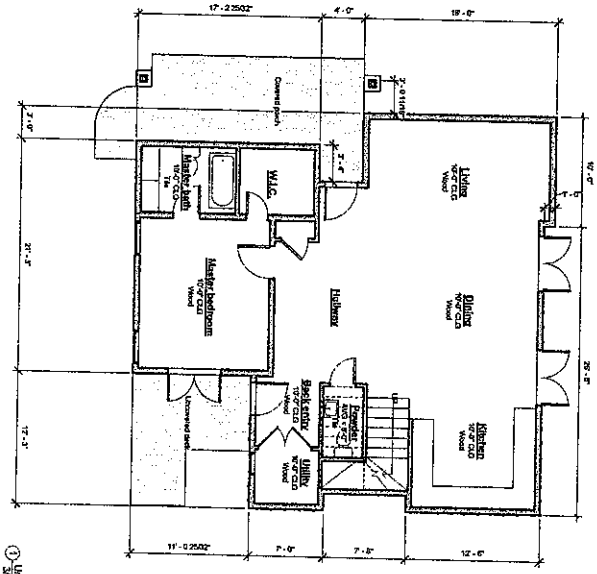
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D1/16

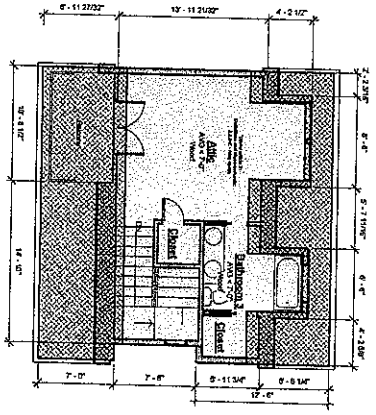



③ Unit A - 2nd floor
3/16" = 1'-0"

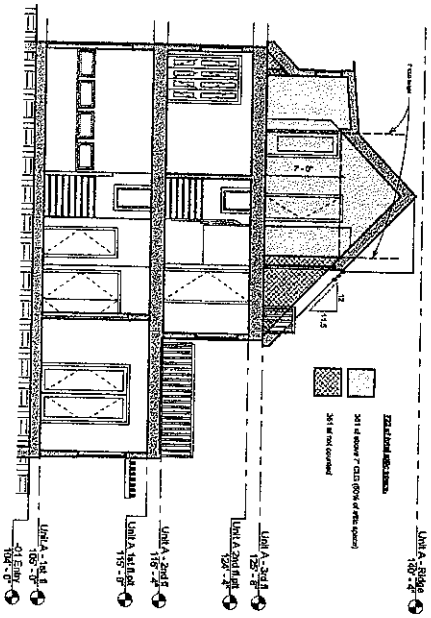



① Unit A - 1st floor
3/16" = 1'-0"

② B-B
3/16" = 1'-0"




④ Unit A - 3rd floor
3/16" = 1'-0"




| | |
|---|---|
| Unit A - Plans | |
| Date | 06.24.2011 |
| Drawn by | SPS |
| Checked by | SPS |
| Scale | 3/16" = 1'-0" |
| P2 | |

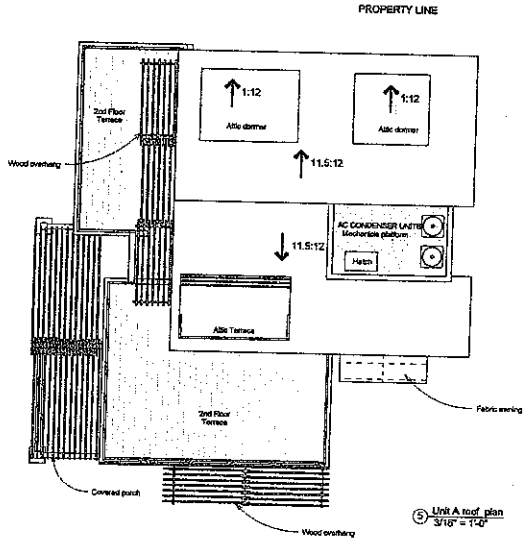
R. L. Horne Trust

2800 E-22nd str. Austin TX, 78722

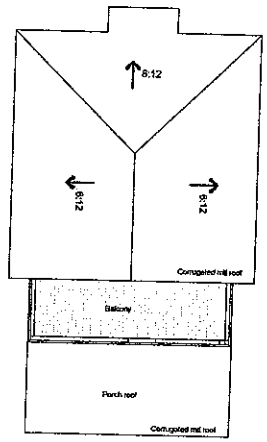
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S T U D I O

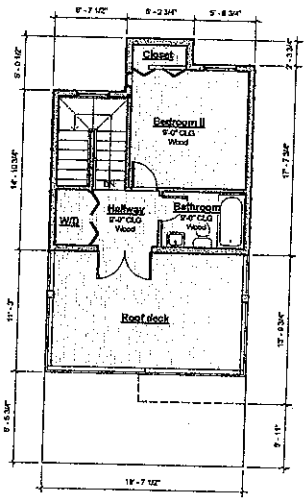
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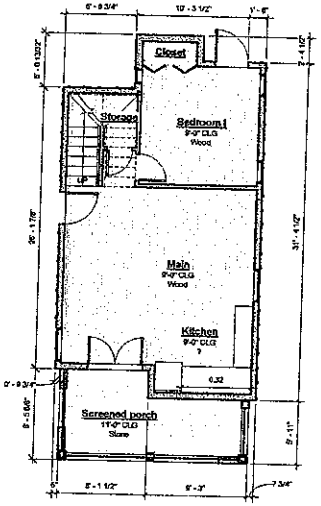

5 Unit A roof plan
3/16" = 1'-0"




3 Unit B roof plan
3/16" = 1'-0"




2 Unit B - 2nd floor
3/16" = 1'-0"




1 Unit B - 1st floor
3/16" = 1'-0"

isARK STUDIO

R. L. Horne Trust
2800 E-22nd str. Austin TX, 78722

| No. | Description | Date |
|---|---|---|
| | | |

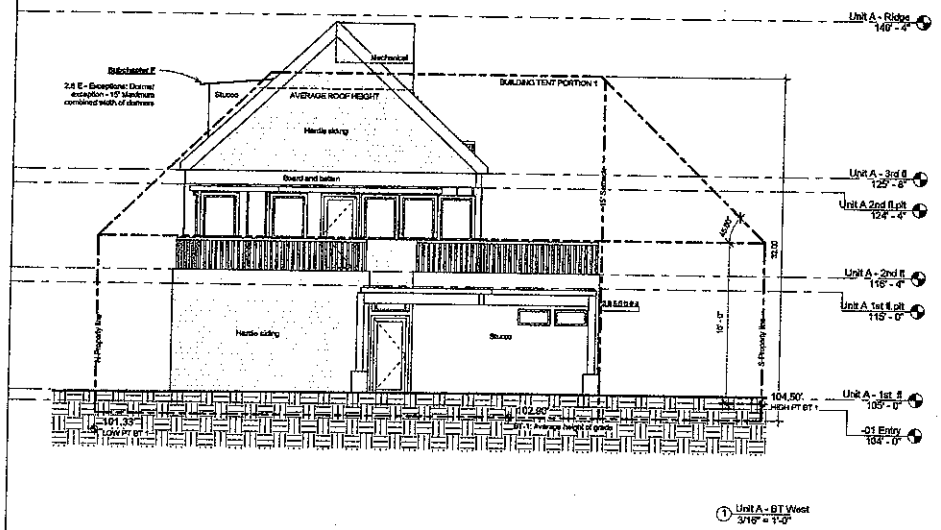
Unit B - Plans

| | |
|---|---|
| Date | 06.24.2011 |
| Drawn by | SFS |
| Checked by | SFS |

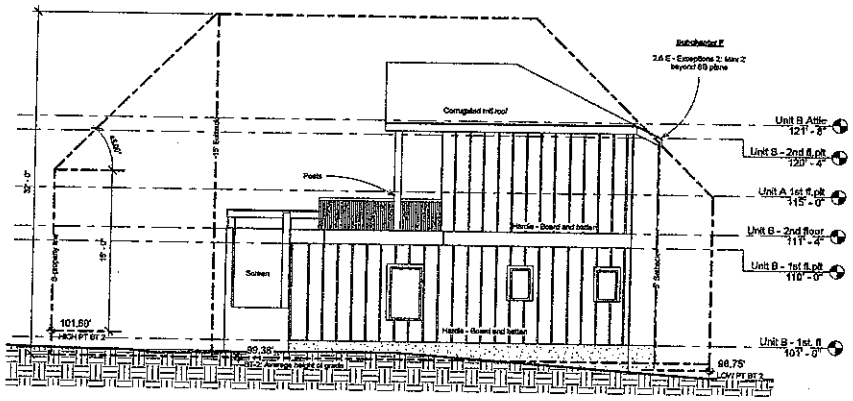
P3

Scale: 3/16" = 1'-0"

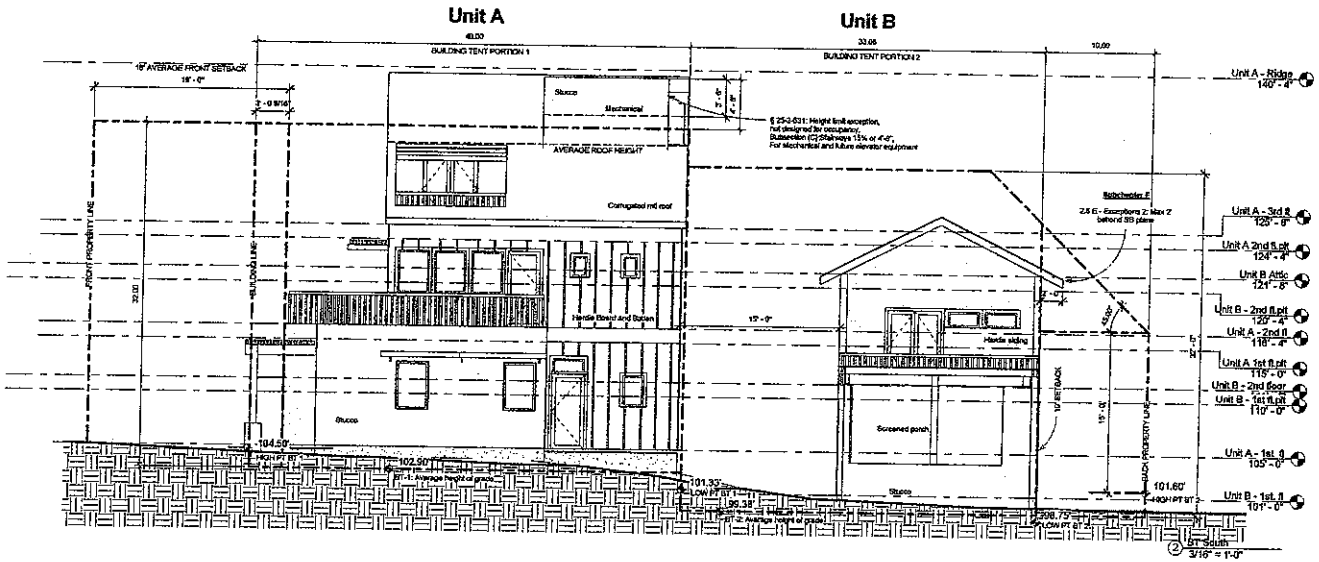
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① Unit A - BT West
3/16" = 1'-0"




③ Unit B - BT East
3/16" = 1'-0"




② BT South
3/16" = 1'-0"


IsARK STUDIO

R. L. Horne Trust
2800 E-22nd str. Austin TX, 78722


| No. | Description | Date |
|---|---|---|
| | | |

Elevations

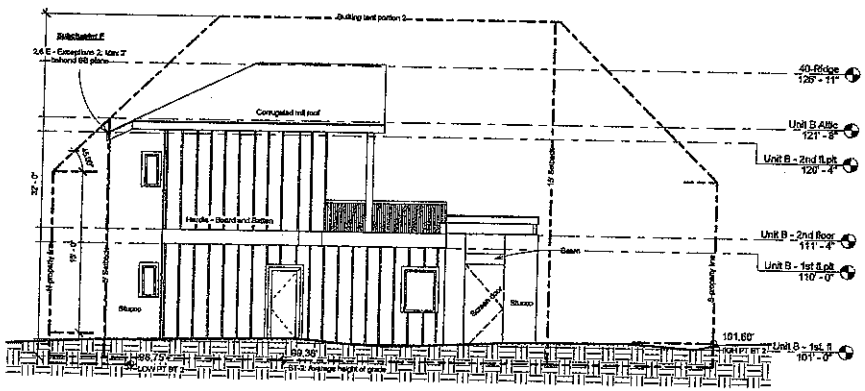
| | |
|---|---|
| Date | 06.24.2011 |
| Drawn by | SPS |
| Checked by | SPS |

P4

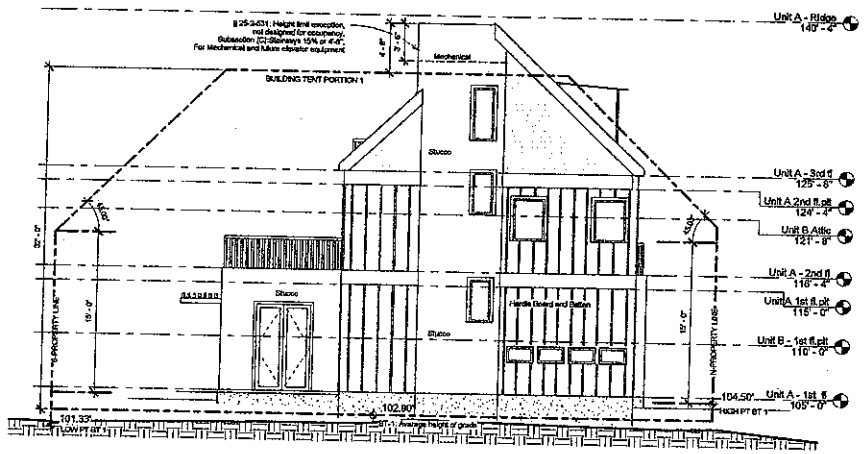
Scale 3/16" = 1'-0"

6/24/2011 2:08:33 PM

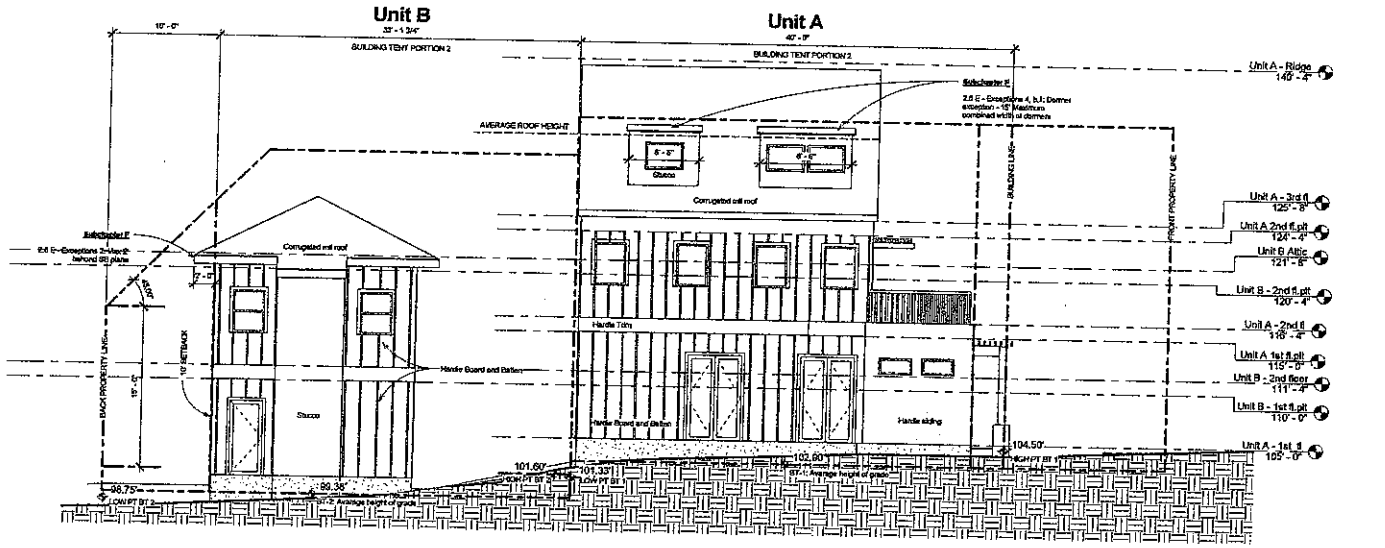
D1a




3 Cottage West
3/16" = 1'-0"




2 Unit A - BT East
3/16" = 1'-0"




1 BT North
3/16" = 1'-0"


R. L. Horne Trust
2800 E-22nd str. Austin TX, 78722


| No. | Description | Date |
|---|---|---|
| | | |

Elevations

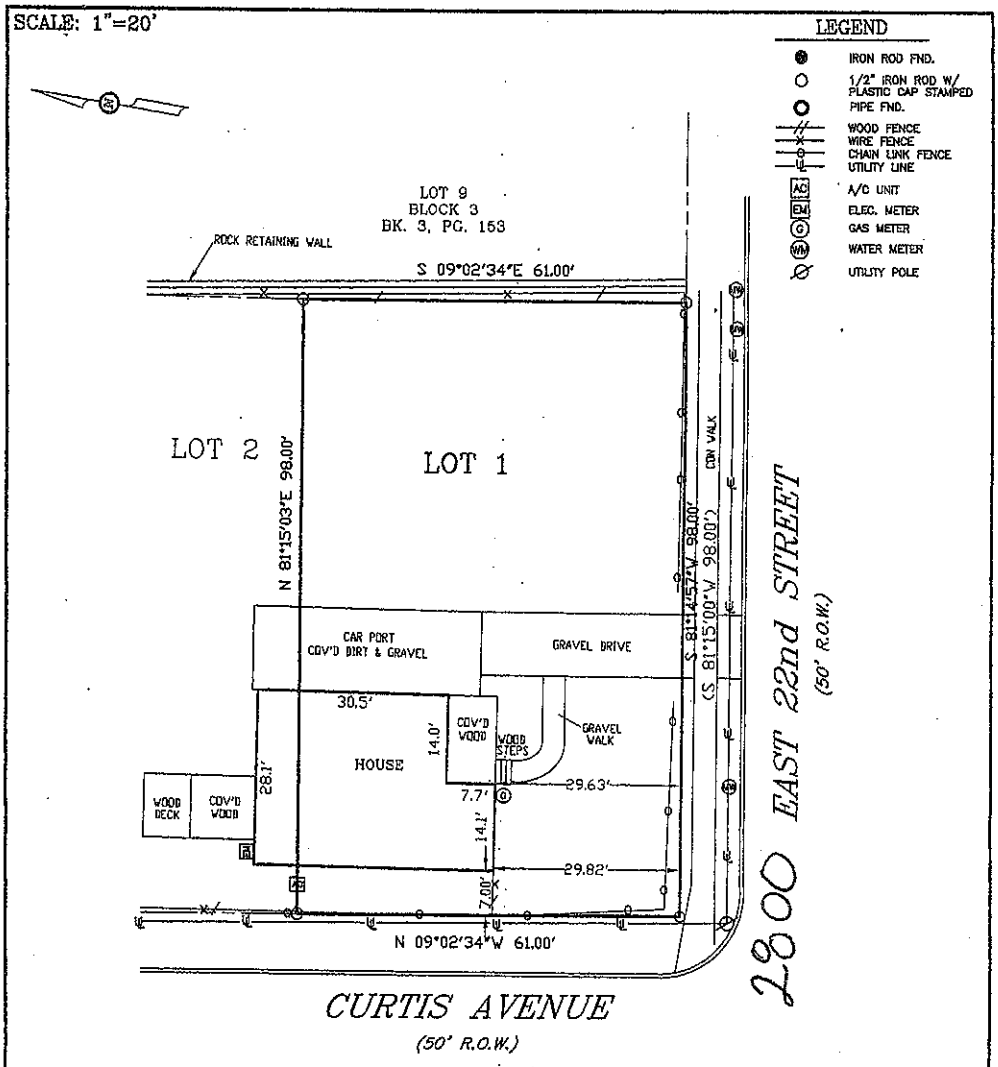
| | |
|---|---|
| Date | 06.24.2011 |
| Drawn by | SFS |
| Checked by | SFS |

P5

Scale 3/16" = 1'-0"

D1/20

SCALE: 1"=20'




STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L. Way

*** IMPORTANT NOTICE ***

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1.

**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 1 BLOCK "3"
CITY AUSTIN
TRAVIS COUNTY, TEXAS

SUBDIVISION / ADDITION RESUBDIVISION LOF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS

Document No. 201100070 Official Public Records of TRAVIS County, Texas
Reference: EATHAN HORNE


ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199


| | By: | Date: |
|---|---|---|
| FIELD WORK | JA | 4-7-11 |
| DRAFTING | JG | |

SURVEY DATE: 4-7-11
Job No. 04B01811
SCALE: 1"=20'

D1/21

The Rosewood Neighborhood Contact Team
**1000 Glen Oaks Court, Austin, TX 78702**
**(512) 477-2352**

May 7. 2011

Board of Adjustment
City of Austin Planning Commission, et.al.
P.O. Box 1088
Austin, TX 78701

To Whom It May Concern:

As you may already know, the Rosewood Neighborhood Contact Team voted to support the development plans of the Horne family for their three lots facing Curtis at the Southeastern corner of Curtis and 22nd Street. As a neighborhood based organization, one of our biggest concerns is the appropriate and sustainable development of all properties within our boundaries. As we anticipate the improvements planned by the Horne Family, we support the increase from 0.4 to 0.5 FAR for the three lots. We endorse and support their plan to enhance the quality of life for larger families, as most of the newer housing being proposed for our area is large enough only for singles or couples.

Thank you for your consideration of this matter.

Sincerely,

Jane Honey Rivera, CTPM

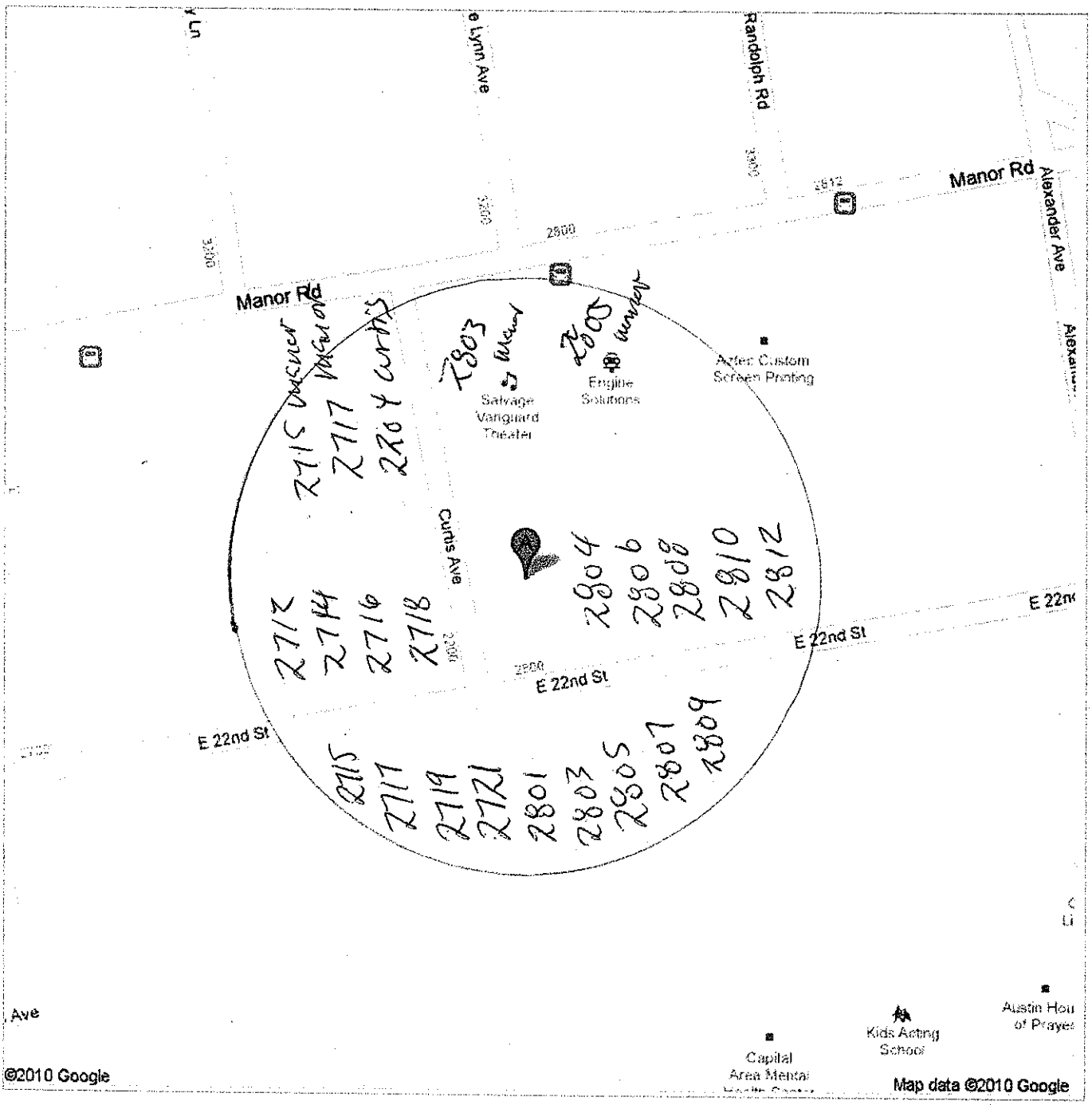
Jane Rivera, Chair

Google maps

Residences within 500ft Radius

Get Google Maps on your phone
Text the word "GMAPS" to 466453

D1/22




A. Texas Spice Co
2800 East 22nd Street, Austin, TX -
(512) 444-2223
1 review


CURTIS AVE
E 22ND ST
2711
2713
2715
2717
2709
2204
2805
2815
2209
2205
2804
2806
2808
2810
2812
2814
2816
2818
2800
2706
2708
2710
2712
2714
2716
2718
2200
2807
2809
2811
2813
2817
2707
2719
2721
2801
2803
4A
3A


CURTIS AVE
E 22ND ST
2709
2711
2713
2715
2717
2204
2706
2708
2712
2714
2716
2718
2200
2800
2804
2806
2808
2810
2812
2814
2816
2818
2805
2815
2707
2719
2721
2801
2803
2809
2811
2813
2817

DL 25

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

Get Directions My Maps

Edit Print Send Link




Bulk Spices and Seasoning - www.bulkfoods.com/Spices.htm - Wholesale Fresh Ground Spices Natural Seasoning Blends

Sponsored Link < >

A. Texas Spice Co
2800 East 22nd Street, Austin, TX -
(512) 444-2223
1 review

Report a problem

D1/26

Sheet1

| Number | Street | Lot size | Lot sf | Total building | FAR |
|---|---|---|---|---|---|
| 2715 | Manor RD | 0.2312 | 10071.07 | 1320 | 0.131 |
| 2717 | Manor RD | 0.2301 | 10023.16 | 888 | 0.089 |
| 2204 | curtis | 0.2318 | 10097.21 | 784 | 0.078 |
| 2803 | Manor RD | 0.5615 | 24458.94 | 9600 | 0.392 |
| 2805 | Manor RD | 0.5817 | 25338.85 | 6000 | 0.237 |
| 2712 | E-22nd | 0.3300 | 14374.8 | 876 | 0.061 |
| 2714 | E-22nd | 0.2284 | 9949.1 | 1150 | 0.116 |
| 2715 | E-22nd | 0.2829 | 12323.12 | 1320 | 0.107 |
| 2716 | E-22nd | 0.2307 | 10049.29 | 1966 | 0.196 |
| 2717 | E-22nd | 0.2805 | 12218.58 | 1092 | 0.089 |
| 2718 | E-22nd | 0.2286 | 9957.82 | 2844 | 0.286 |
| 2719 | E-22nd | 0.2795 | 12175.02 | 1866 | 0.153 |
| 2721 | E-22nd | 0.2797 | 12183.73 | 960 | 0.079 |
| 2801 | E-22nd | 0.2804 | 12214.22 | 720 | 0.059 |
| 2803 | E-22nd | 0.2774 | 12083.54 | 1356 | 0.112 |
| 2804 | E-22nd | 0.2273 | 9901.19 | 1016 | 0.103 |
| 2805 | E-22nd | 0.2712 | 11813.47 | 2504 | 0.212 |
| 2806 | E-22nd | 0.2295 | 9997.02 | 832 | 0.083 |
| 2807 | E-22nd | 0.2860 | 12458.16 | 2810 | 0.226 |
| 2808 | E-22nd | 0.2272 | 9896.83 | 884 | 0.089 |
| 2809 | E-22nd | 0.2600 | 11325.6 | 3589 | 0.317 |
| 2810 | E-22nd | 0.2290 | 9975.24 | 820 | 0.082 |
| 2812 | E-22nd | 0.2274 | 9905.54 | 1772 | 0.179 |

DL 27

## TaxNetUSA: Travis County Property Information

Property ID Number: **204219** Ref ID2 Number: **02121206020000**

Owner's Name **RUBINETT FAMILY LIMITED PARTNE**

Mailing Address: LIMITED PARTNERSHIP
3004 BELMONT CIR
AUSTIN, TX 78703-1411

Location: 2805 MANOR RD

Legal: E 126.7FT LOT 1 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 126,700.00 |
| Improvement Value | 132,272.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 258,972.00 |
| 10% Cap Value | 0.00 |
| Total Value | 258,972.00 |

### Property Details

| | |
|---|---|
| Deed Date | 07011995 |
| Deed Volume | 12479 |
| Deed Page | 00634 |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.5817 |
| Block | 3 |
| Tract or Lot | 1 |
| Docket No. | |
| Abstract Code | S00513 |
| Neighborhood Code | 61EAS |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |
| 01 | AUSTIN ISD | 1.202000 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.067400 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 258,972.00 | 258,972.00 | 258,972.00 | 258,972.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166287 | F1 | WAREHOUSE <20000 |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166287 | 192647 | 1ST | 1st Floor | S4 | 1973 | 6,000 |
| 166287 | 775892 | 073 | OBS HEAT CEILING | ** | 1973 | 100 |
| 166287 | 775893 | 093 | HVAC COMMRCL SF | A* | 1973 | 660 |
| 166287 | 775894 | 501 | CANOPY | F* | 1973 | 240 |
| 166287 | 775895 | 551 | PAVED AREA | A* | 1973 | 11,880 |
| 166287 | 775896 | 881 | COMMCL FINISHOUT | I* | 1973 | 72 |
| 166287 | 775897 | 881 | COMMCL FINISHOUT | I* | 1973 | 660 |

Total Living Area **6,000**

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201834 | LAND | F1 | F | 0.582 | 0 | 0 | 25,340 |

show history

DL 28

## TaxNetUSA: Travis County Property Information

Property ID Number: **204218** Ref ID2 Number: **02121206010000**

Owner's Name **RUBINETT FAMILY LIMITED PARTNE**

Mailing Address: LIMITED PARTNERSHIP
3004 BELMONT CIR
AUSTIN, TX 78703-1411

Location: 2803 MANOR RD 78722

Legal: W 122.3FT LOT 1 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 122,300.00 |
| Improvement Value | 188,639.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 310,939.00 |
| 10% Cap Value | 0.00 |
| Total Value | 310,939.00 |

### Property Details

| | |
|---|---|
| Deed Date | 07011995 |
| Deed Volume | 12479 |
| Deed Page | 00837 |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.5615 |
| Block | 3 |
| Tract or Lot | 1 |
| Docket No. | |
| Abstract Code | S00513 |
| Neighborhood Code | 90EAS |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |
| 01 | AUSTIN ISD | 1.202000 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.067400 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 310,939.00 | 310,939.00 | 310,939.00 | 310,939.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166286 | F1 | WAREHOUSE <20000 |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166286 | 192646 | 1ST | 1st Floor | S4 | 1979 | 9,600 |
| 166286 | 775885 | 407 | LOADING DOCK | I* | 1979 | 144 |
| 166286 | 775886 | 551 | PAVED AREA | A* | 1979 | 10,400 |
| 166286 | 775887 | 681 | COMMCL FINISHOUT | I* | 1979 | 72 |

Total Living Area **9,600**

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201833 | LAND | F1 | F | 0.562 | 0 | 0 | 24,460 |

show history

DL 29

## TaxNetUSA: Travis County Property Information

Property ID Number: **204232** Ref ID2 Number: **02121206180000**

Owner's Name **RESENDEZ ANGELINA**

Mailing Address: 2812 E 22ND ST
AUSTIN, TX 78722-1704

Location: 2810 E 22 ST 78722

Legal: LOT 12 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 75,000.00 |
| Improvement Value | 82,314.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 157,314.00 |
| 10% Cap Value | 0.00 |
| Total Value | 157,314.00 |

### Property Details

| | |
|---|---|
| Deed Date | 04012009 |
| Deed Volume | |
| Deed Page | |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.2290 |
| Block | 3 |
| Tract or Lot | 12 |
| Docket No. | 2009079118TR |
| Abstract Code | S00513 |
| Neighborhood Code | D3000 |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |
| 01 | AUSTIN ISD | 1.202000 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.057400 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 157,314.00 | 157,314.00 | 157,314.00 | 157,314.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166300 | A1 | 1 FAM DWELLING |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166300 | 192660 | 1ST | 1st Floor | WA3+ | 1946 | 820 |
| 166300 | 775953 | 011 | PORCH OPEN 1ST F | *3+ | 1946 | 18 |
| 166300 | 775954 | 031 | GARAGE DET 1ST F | WA3+ | 1946 | 432 |
| 166300 | 775955 | 251 | BATHROOM | ** | 1946 | 1 |
| 166300 | 4077266 | 095 | HVAC RESIDENTIAL | ** | 2005 | 820 |
| | | | | | Total Living Area | 820 |

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201847 | LAND | A1 | T | 0.229 | 0 | 0 | 9,973 |

show history

D1/30

## TaxNetUSA: Travis County Property Information

Property ID Number: **204233** Ref ID2 Number: **02121206190000**

Owner's Name **DIB MICHAEL J**

Mailing Address: 3103 JEANETTE CT
AUSTIN, TX 78745-6756

Location: 2808 E 22 ST 78722

Legal: LOT 11 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 75,000.00 |
| Improvement Value | 110,052.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 185,052.00 |
| 10% Cap Value | 0.00 |
| Total Value | 185,052.00 |

### Property Details

| | |
|---|---|
| Deed Date | 03292004 |
| Deed Volume | 00000 |
| Deed Page | 00000 |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.2272 |
| Block | 3 |
| Tract or Lot | 11 |
| Docket No. | 2004058201TR |
| Abstract Code | S00513 |
| Neighborhood Code | D3000 |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |
| 01 | AUSTIN ISD | 1.202000 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.067400 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 185,052.00 | 185,052.00 | 185,052.00 | 185,052.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166301 | A1 | 1 FAM DWELLING |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166301 | 192661 | 1ST | 1st Floor | WW4 | 1946 | 884 |
| 166301 | 775958 | 251 | BATHROOM | ** | 1980 | 1 |
| 166301 | 3319414 | 095 | HVAC RESIDENTIAL | WW4 | 2004 | 884 |
| 166301 | 3319415 | 011 | PORCH OPEN 1ST F | WW4 | 2004 | 24 |
| | | | | | Total Living Area | 884 |

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201848 | LAND | A1 | T | 0.227 | 0 | 0 | 9,899 |

show history

D1/31

## TaxNetUSA: Travis County Property Information

Property ID Number: **204234** Ref ID2 Number: **02121206200000**

Owner's Name **KALAI DEENA**

Mailing Address: 2203 E 5TH ST
AUSTIN, TX 78702-4633

Location: 2806 E 22 ST 78722

Legal: LOT 10 BLK 3 OLT 48 DIV B AUSTIN HEIGHTS

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 75,000.00 |
| Improvement Value | 67,097.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 142,097.00 |
| 10% Cap Value | 0.00 |
| Total Value | 142,097.00 |

### Property Details

| | |
|---|---|
| Deed Date | 08272008 |
| Deed Volume | |
| Deed Page | |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | F |
| Agent Code | 0 |
| Land Acres | 0.2295 |
| Block | 3 |
| Tract or Lot | 10 |
| Docket No. | 2008148719TR |
| Abstract Code | S00513 |
| Neighborhood Code | D3000 |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |
| 01 | AUSTIN ISD | 1.202000 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.067400 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 142,097.00 | 142,097.00 | 142,097.00 | 142,097.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 166302 | A1 | 1 FAM DWELLING |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 166302 | 192662 | 1ST | 1st Floor | WW3 | 1951 | 832 |
| 166302 | 775959 | 011 | PORCH OPEN 1ST F | *3 | 1951 | 32 |
| 166302 | 775960 | 031 | GARAGE DET 1ST F | WW3 | 1951 | 200 |
| 166302 | 775961 | 251 | BATHROOM | ** | 1951 | 1 |
| 166302 | 775962 | 531 | OBS FENCE | CAL* | 1951 | 1 |

Total Living Area **832**

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 201849 | LAND | A1 | T | 0.230 | 0 | 0 | 9,996 |

show history

D1/32

## TaxNetUSA: Travis County Property Information

Property ID Number: **701843** Ref ID2 Number: **02121202440000**

Owner's Name **MARTINEZ GILBERT M**

Mailing Address 4125 KACHINA DR
AUSTIN, TX 78735-6012

Location 2809 E 22 ST 78722

Legal LOT 16A BLK 2 AUSTIN HEIGHTS AMENDED PLAT OF LOTS 15&16 BLK 2

### Value Information

| | 2010 Preliminary |
|---|---|
| Land Value | 75,000.00 |
| Improvement Value | 364,454.00 |
| AG Value | 0.00 |
| AG Productivity Value | 0.00 |
| Timber Value | 0.00 |
| Timber Productivity Value | 0.00 |
| Assessed Value | 439,454.00 |
| 10% Cap Value | 0.00 |
| Total Value | 439,454.00 |

### Property Details

| | |
|---|---|
| Deed Date | |
| Deed Volume | |
| Deed Page | |
| Exemptions | |
| Freeze Exempt | F |
| ARB Protest | T |
| Agent Code | 2563 |
| Land Acres | 0.2600 |
| Block | 2 |
| Tract or Lot | 16A |
| Docket No. | |
| Abstract Code | S16004 |
| Neighborhood Code | D3000 |

**Data up to date as of 2010-08-04**

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

### Value By Jurisdiction

| Entity Code | Entity Name | 2009 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|---|---|---|---|---|---|---|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |
| 01 | AUSTIN ISD | 1.202000 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |
| 02 | CITY OF AUSTIN | 0.420900 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |
| 03 | TRAVIS COUNTY | 0.421500 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.067400 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |
| 68 | AUSTIN COMM COLL DIST | 0.094600 | 439,454.00 | 439,454.00 | 439,454.00 | 439,454.00 |

### Improvement Information

| Improvement ID | State Category | Description |
|---|---|---|
| 727949 | B2 | 2 FAM DWELLING |
| 801170 | A1 | 1 FAM DWELLING |

### Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|---|---|---|---|---|---|---|
| 727949 | 4186902 | 1ST | 1st Floor | WS4 | 2006 | 1,044 |
| 727949 | 4186904 | 2ND | 2nd Floor | WS4 | 2006 | 813 |
| 727949 | 4186905 | 011 | PORCH OPEN 1ST F | *4 | 2006 | 78 |
| 727949 | 4186906 | 612 | TERRACE UNCOVERD | *4 | 2006 | 16 |
| 727949 | 4186908 | 095 | HVAC RESIDENTIAL | ** | 2006 | 1,857 |
| 801170 | 4277149 | 1ST | 1st Floor | WW4 | 2006 | 956 |
| 801170 | 4277150 | 2ND | 2nd Floor | WW4 | 2006 | 776 |
| 801170 | 4277151 | 011 | PORCH OPEN 1ST F | *4 | 2006 | 78 |
| 801170 | 4277152 | 251 | BATHROOM | ** | 2006 | 4 |
| 801170 | 4277153 | 095 | HVAC RESIDENTIAL | ** | 2006 | 1,732 |

Total Living Area **3,589**

### Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---|---|---|---|---|---|---|---|
| 613810 | LAND | A1 | T | 0.260 | 0 | 0 | 11,326 |

show history