

Decision Sheet

CASE NUMBER: C15-2014-0049

_____ Jeff Jack
 _____ Michael Von Ohlen
 _____ Ricardo De Camps
 _____ Bryan King
 _____ Stuart Hampton
 _____ Melissa Hawthorne
 _____ Will Schnier - Sallie Burchett(absent)


ADDRESS: 2327 SANTA RITA ST


VARIANCE REQUESTED: The applicant has requested a **Special Exception** from Section 25-2-476 of the General Provisions Regulations in order to maintain an existing carport 0 feet from the east side property line (5 feet required) and 12 feet from the front property line (25 feet required) in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly)

BOARD'S DECISION: The public hearing was closed on Board Member Fred McGhee motion to Postpone to May 12, 2014, Board Member Fred McGhee second on a 7-0 vote; **POSTPONED TO MAY 12, 2014; May 12, 2014 POSTPONED TO JUNE 9, 2014; June 9, 2014 POSTPONED TO JULY 14, 2014**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance 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:


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

Heldenfels, Leane

C15-2014-0049

From: Chip Ferguson ~~<2327@att.net>~~
Sent: Friday, June 06, 2014 9:47 AM
To: Heldenfels, Leane
Subject: Re: 2327 Santa Rita

Hi Leane,

Thank you so much for all your help on this! Would it be possible to postpone the special exception case to 7/14, as I have a family vacation from 6/8-6/16 and cannot attend the meeting. This would 100% be the last postponement, as I would be eager to have the case heard at the 7/14 agenda, I'm just unable to attend this meeting and without explaining the situation I feel like it has no chance of succeeding. I really want to do everything I can to keep the carport for the new owners, but scheduling makes it impossible to attend the meeting on 6/9. I would greatly appreciate any help you could give me on this!

Thanks,
James "Chip" Ferguson

On Wed, May 21, 2014 at 9:36 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Chip – the new owner came to the meeting 5/12 and wanted the Board to hear his testimony about the case, but he couldn't testify because I had your postponement email and didn't have him on the case file as owner/agent.

So it was postponed to 6/9. But, we'll need to have the Board take action at the June meeting unless you withdraw – as their rules allow for one postponement by the Board, one by the applicant, one by staff and one by neighborhood association or interested party – so we've exhausted all of the options unless a neighbor or neighborhood assoc. asks for a postponement.

Since it was reconstructed the Special Exception pending will most likely be denied unless you withdraw the case. If you could pass along that old variance scanned info to new owner they could come in and take out a full, new variance for the structure. I have openings on the 7/14 agenda, but they're going quick – may be full by end of next week, or early the week after.

I'm attaching an application if you'd like to pass along to new owner and have him fill out, return to me w/ sketch/survey showing existing, proposed, surrounding structures and the fee of \$388, then from there he can provide the supplemental info suggested on page 4 and he can scan and email the application and survey/sketch to Eben.kellogg@austinenergy.com.

Let me know if you'd like to withdraw or just let the Board take action 6/9.

Thanks –

Leane Heldenfels

Board of Adjustment Liaison

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 12, 2014

CASE NUMBER: C15-2014-0049

____ Jeff Jack
____ Michael Von Ohlen
____ Ricardo De Camps
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett

OWNER/APPLICANT: James R Ferguson

ADDRESS: 2327 SANTA RITA ST

VARIANCE REQUESTED: The applicant has requested a **Special Exception** from Section 25-2-476 of the General Provisions Regulations in order to maintain an existing carport 0 feet from the east side property line (5 feet required) and 12 feet from the front property line (25 feet required) in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

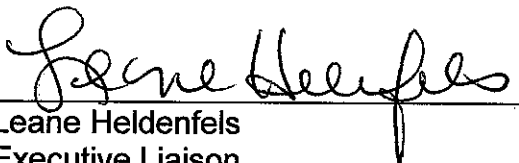
BOARD'S DECISION: The public hearing was closed on Board Member Fred McGhee motion to Postpone to May 12, 2014, Board Member Fred McGhee second on a 7-0 vote; **POSTPONED TO MAY 12, 2014.**

MAY 12, 2014 POSTPONED TO JUNE 9, 2014

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance 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:


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 14, 2014

CASE NUMBER: C15-2014-0049

☐ Y ☐ Jeff Jack
☐ Y ☐ Stuart Hampton
☐ Y ☐ Ricardo De Camps
☐ Y ☐ Bryan King
☐ Y ☐ Fred McGhee **2nd the Motion**
☐ Y ☐ Melissa Hawthorne **Motion to PP to May 12, 2014**
☐ Y ☐ Sallie Burchett

APPLICANT: James R, Ferguson

OWNER: James R, Ferguson

ADDRESS: 2327 SANTA RITA ST

VARIANCE REQUESTED: The applicant has requested a **Special Exception** from Section 25-2-476 of the General Provisions Regulations in order to maintain an existing carport 0 feet from the east side property line (5 feet required) and 12 feet from the front property line (25 feet required) in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly)

BOARD'S DECISION: The public hearing was closed on Board Member Fred McGhee motion to Postpone to May 12, 2014, Board Member Fred McGhee second on a 7-0 vote; **POSTPONED TO MAY 12, 2014.**

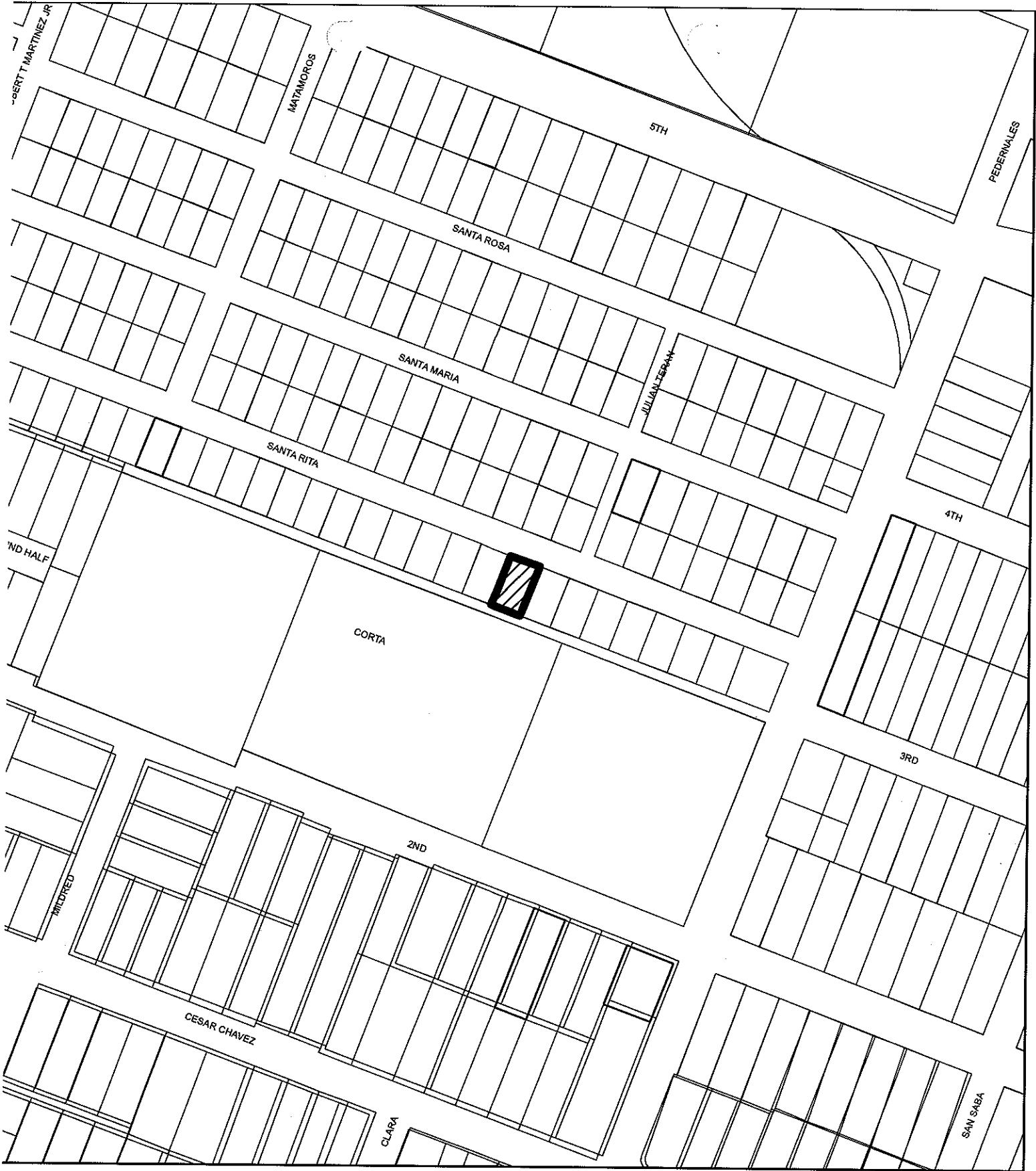
FINDING:

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2. (a) The hardship for which the variance is requested is unique to the property in that:

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3. The variance 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:


Leane Heldenfels
Executive Liaison


Jeff Jack
Chairman



N



SUBJECT TRACT



ZONING BOUNDARY

C15-2014-0049
CASE#: 2327 SANTA RITA
LOCATION:



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2014-0049, 2327 Santa Rita
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Maria C Ramirez ETHL

Your Name (please print)

☐ I am in favor
☒ I object

2607 E. 3rd. St / 2407 E. 2nd St.

Your address(es) affected by this application

Maria C Ramirez

Signature

4/7/14

Date

Daytime Telephone: (512) 477-2619

Comments: It will be too close to other property, could also reduce parking which is really bad in East Austin, etc.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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Case Number: C15-2014-0049, 2327 Santa Rita
Contact: Leane Heldentfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Francisco Rodriguez

Your Name (please print)

☐ I am in favor
☒ I object

2409 E 2nd St Austin, TX 78702

Your address(es) affected by this application

Francisco Rodriguez

Signature

4/4/2014

Date

Daytime Telephone: 512-478-0629

Comments: My thru application is passed, there I
would expect the City of Austin to
grant me a Special Exception when I
rebuild (on to maintain) my garage / can put less than
5 feet from

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/1st Floor
 Leane Heldentfels
 P. O. Box 1088
 Austin, TX 78767-1088

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2014-0049
ROW # 11103998
TAXROLL # 0202100322

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

Special Exception

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2327 Santa Rita St. Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - Industrial Add

Lot(s) 6 Block 1 Outlot 10 Division O

I/We James Ferguson on behalf of myself/ourselves as authorized agent for
James Ferguson affirm that on February 14th, 2014

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

A carport that currently sits within 5 feet of my property line, but not over the property
line, that has been standing since at least 1997.

*Also, has front
setback encroachment*

in a SF - 3-NP (Holly) district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.



Address:	2327 Santa Rita
Permit Number:	2014-024798
Property Owner Requesting Special Exception:	Chip Ferguson

Special Exception Requested:

Front and side yard carport encroachment

Date Structure was originally constructed: dated with GIS to 1997

Date of Inspection:	03-19-2014
Building Official or designated representative	Tony Hernandez
	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
X	<p>The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection:</p> <ol style="list-style-type: none"> 1. Substandard construction, complete roof structure removed and replaced without permits or inspections

§ 25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (Zoning) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
- (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code; or
 - (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

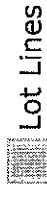
(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (Noncomplying Structures).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126.

Legend



Lot Lines



Streets



Building Footprints



Named Creeks



Lakes and Rivers



Parks

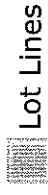


County



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Legend



Lot Lines



Streets



Building Footprints



Named Creeks



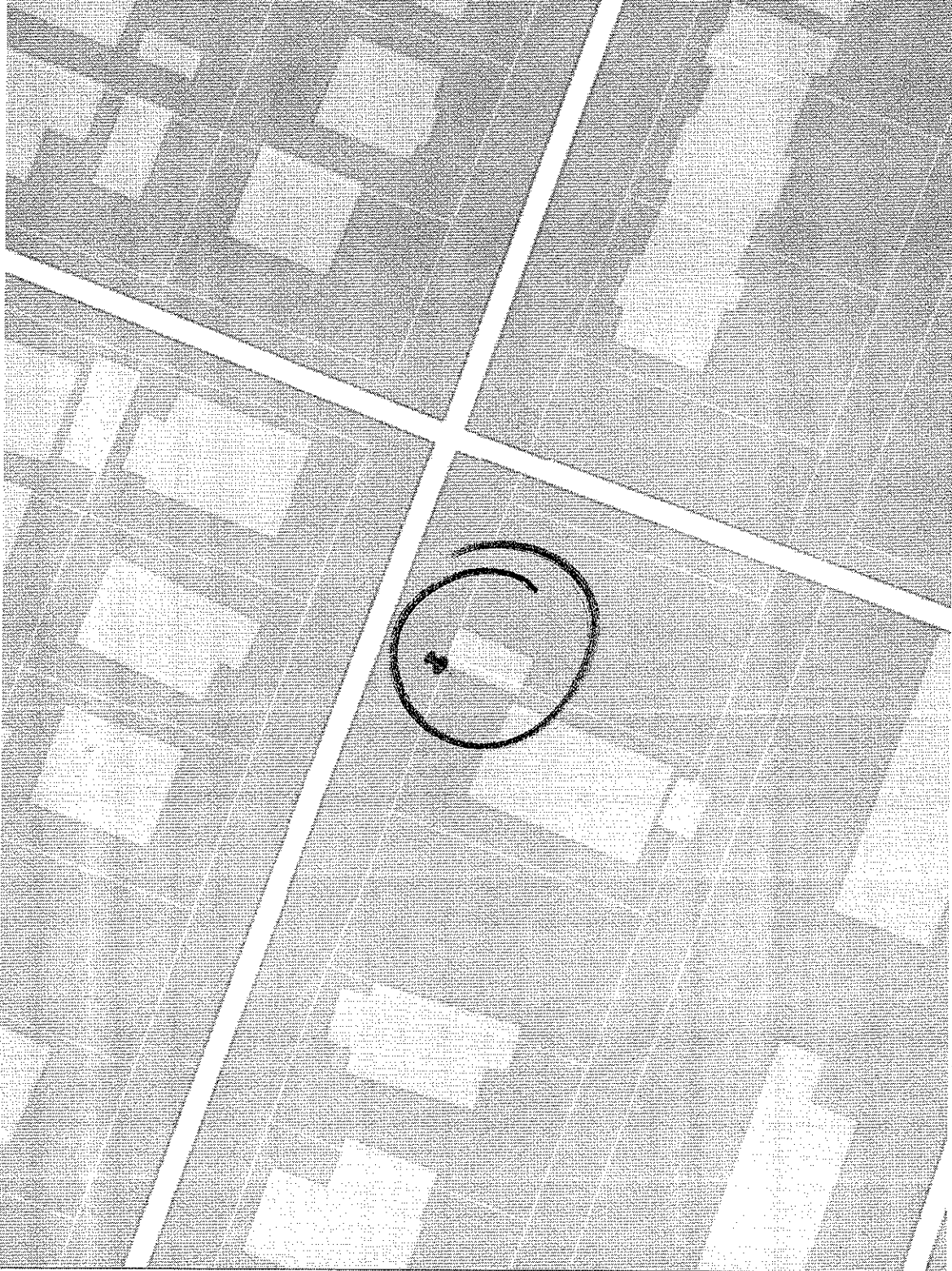
Lakes and Rivers



Parks



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City of Austin
P.O. Box 1088, Austin, Texas 78767

INVOICE

Invoice No.: 5946421

Invoice Date: 03/11/2014

Payer Information

Company/Facility Name:

Invoice To: James R Ferguson
3711 KANDY DR
AUSTIN TX 78749

Phone No.: (614) 832-0225

Invoice Amount: (\$388.00)

Additional Information

Department Name: Planning and Development Review

Invoice Issued By: Leane Heldenfels

Invoice Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Amount
1000 6800 9770 4120	BOA/SRB Fee	11103998	2327 SANTA RITA ST	(\$388.00)

TOTAL: (\$388.00)

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The carport covers only the footprint of the driveway, so in order for there to be any cover over the driveway, it must be within 5 feet of the property line.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

-
- (b) The hardship is not general to the area in which the property is located because:

AREA CHARACTER:

3. The variance 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:

It has been standing for at least 17 years, and does not encroach on the

neighboring property. It qualifies for the Life Safety Permit.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:


2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed  Mail Address 3711 Kandy Dr.
City, State & Zip Austin, TX 78749

Printed James Ferguson Phone (614) 832-0225 Date 2/14/14

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

Signed  Mail Address 3711 Kandy Dr.
City, State & Zip Austin, TX 78749

Printed James Ferguson Phone (614) 832-0225 Date 2/14/14

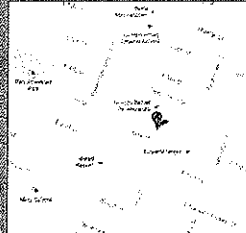
232 Fanatic@gmail.com

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 2327 SANTA RITA STREET AUSTIN, TEXAS 78705

SURVEY NUMBER: 1401.1742

FIELD WORK DATE: 1/31/2014

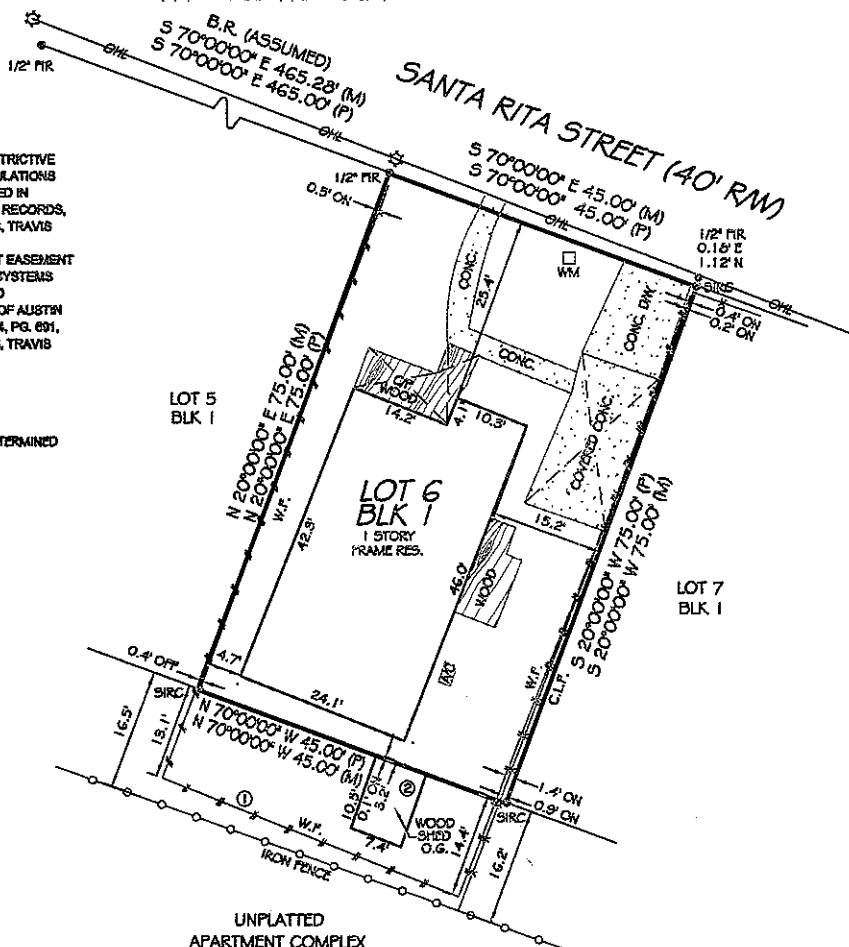
REVISION DATE(S): (REV. 1 2/12/2014) (REV. 1 1/29/2014)

1401.1742
BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN VOLUME 408, PG. 553, PLAT RECORDS, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.
- 2.) LOT IS NOT SUBJECT TO THAT EASEMENT FOR ELECTRIC LINES AND SYSTEMS AND TELEPHONE LINES AND APPURTENANCES TO CITY OF AUSTIN RECORDED IN VOLUME 9084, PG. 691, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

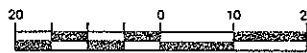
NOTES:
FENCE OWNERSHIP NOT DETERMINED



Paul M. Valentine

UNPLATTED
APARTMENT COMPLEX

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 27TH AND 29TH DAYS OF JANUARY, 2014; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, OF NO. ASO14056, EFFECTIVE JANUARY 14, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST

1. FENCE OFF PROPERTY.
2. WOOD SHED OVER PROPERTY LINE

CLIENT NUMBER: ASO14056

DATE: 1/29/2014

BUYER: Jeremy Jones and Laura Jones

SELLER: JAMES FERGUSON AND GERALD FERGUSON

CERTIFIED TO: JEREMY JONES AND LAURA JONES; RELIANT TITLE;
ALLIANT NATIONAL TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.



Your Exacta Contact

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

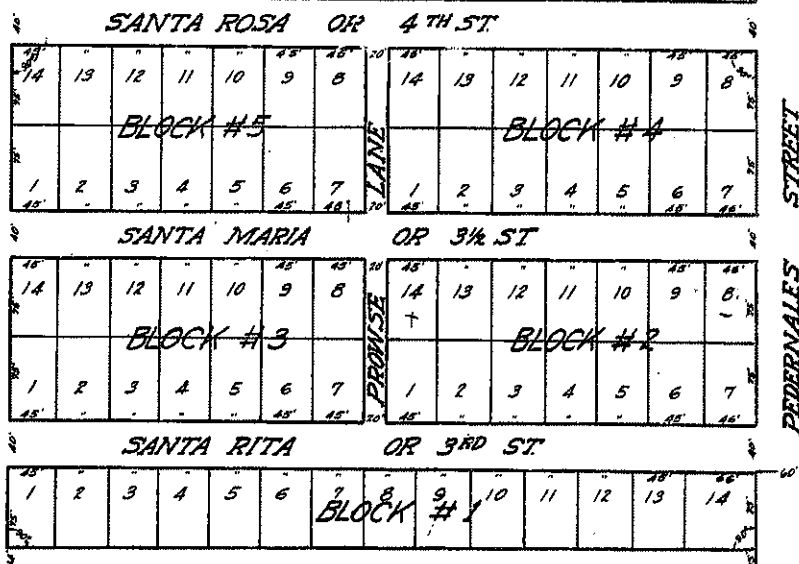
EXACTA
TEXAS SURVEYORS, INC.

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

LS# 10103731

INDUSTRIAL ADDITION

DR. N.F. PEASE

SUBDIVISION OF
OUTLOT 10 DIVISION "O"SURVEYED NOV 1927 BY
BEN A. WEEB

Scale 1 inch = 100 feet

APPROVED FOR FILING AT
AUSTIN, TEXAS.THIS 11 DAY OF JAN. 1928
CITY PLAN DEPARTMENTBY N.F. Kneass, ChairmanJ.H. Prowse
W. H. Hays

State of Texas#

County of Travis# I, N.F. Pease, of the State and County Aforesaid, do hereby acknowledge this to be a true and correct Plat of the Subdivision made by me of Outlot Number 10 in Division O, of the City of Austin, and plated as Industrial Addition, to the City of Austin, Travis County, Texas, and I do hereby dedicate for the use of the public all the streets and alleys shown thereon.

N.F. Pease.

State of Texas#

County of Travis# Before me, Joe O. Prowse, a notary public in and for Travis County, Texas, on this day personally appeared N.F. Pease, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 10th day of January, A.D. 1928.

(Notary Seal)

Joe O. Prowse, Notary Public,

Notes: All front corners of said lots are marked by iron stakes, Scale 1 inch=100 feet

Filed Jan. 12, 1928 at 9 A.M.

Recorded Jan. 12, 1928 at 1 P.M.

STATE OF TEXAS #

COUNTY OF TRAVIS. #

557

KNOW ALL MEN BY THESE PRESENTS: That we, Albert S. Burleson and wife, Adele S. Burleson, Eugene Steiner, Fred K. Fisher and wife,

Adele Fisher, of Travis County, Texas, in consideration of \$10.00 to us in hand paid by J.R. Reed, of Travis County, Texas, receipt of which is hereby acknowledged, have SOLD, GRANTED AND CONVEYED and by these presents do SELL, GRANT AND CONVEY unto the said J.R. Reed all of our right, title and interest in and to all of that certain lot, tract, piece or parcel of land lying and being in Travis County, Texas, and more particularly described as follows:

The North 3 feet of Lot No. 1 and the South 21 feet of Lot No. 2, Block No. 97, in the City of Austin, Travis County, Texas, according to the map or plat of the City of Austin, Travis County, Texas, on file in the General Land Office of the State of Texas, and being the property and premises known as 805 Congress Avenue, Austin, Travis County, Texas, together with all improvements located thereon, and being the property located on the East side of Congress Avenue, in Austin, Travis County, Texas, now occupied by the J. R. Reed Music Company, said property being approximately 25 feet wide and 160 feet deep, more or less. TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances to the same in anywise belonging unto the said J.R. Reed, his heirs and assigns forever, so that neither we or either of us or any one claiming by, through or under us shall hereafter have any right, title or interest in and to the above described property and premises, it being our intention to release and quitclaim unto J. R. Reed, all right, title and interest that we have in and to the above described property and premises.

Witness our hands, this the 7th day of November, A.D. 1927.

A. S. Burleson

Adele S. Burleson

Adele S. Fisher

Eugene Steiner.

Fred K. Fisher.

STATE OF TEXAS #

COUNTY OF TRAVIS. #

BEFORE ME, the undersigned authority, on this day personally appeared Albert S. Burleson, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed; and also before me, on this day personally appeared Adele S. Burleson, wife of Albert S. Burleson, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined privily and apart from her husband, and having the same fully explained to her, she, the said Adele S. Burleson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 25th day of November, A.D. 1927.

(Notary Seal)

L. A. Robbins

Notary Public, Travis County, Texas.

INDUSTRIAL ADDITION

DR. N.F. PEASE

SUBDIVISION OF
OUTLOT 10 DIVISION "O"SURVEYED NOV 1927 BY
BEN A. WEED

SANTA ROSA OR 4TH ST.

14	13	12	11	10	9	8	14	13	12	11	10	9	8
BLOCK #5							BLOCK #4						
1	2	3	4	5	6	7	1	2	3	4	5	6	7

SANTA MARIA OR 3 1/2 ST.

14	13	12	11	10	9	8	14	13	12	11	10	9	8
BLOCK #3							BLOCK #2						
1	2	3	4	5	6	7	1	2	3	4	5	6	7

SANTA RITA OR 3RD ST.

1	2	3	4	5	6	7	8	9	10	11	12	13	14
BLOCK #1													

Scale 1 inch = 100 feet

APPROVED FOR FILING AT
AUSTIN, TEXAS.

THIS 11 DAY OF JAN. 1928

CITY PLAN DEPARTMENT

BY H. K. Kuehne, Comm.J. W. Prowse
W. G. Wiggins, Secy

State of Texas#

County of Travis# I, N.F. Pease, of the State and County Aforesaid, do hereby acknowledge this to be a true and correct Plat of the Subdivision made by me of Outlot Number 10 in Division O, of the City of Austin, and plated as Industrial Addition, to the City of Austin, Travis County, Texas, and I do hereby dedicate for the use of the public all the streets and alleys shown thereon.

N.F. Pease.

State of Texas#

County of Travis# Before me, Joe O. Prowse, a notary public in and for Travis County, Texas, on this day personally appeared N.F. Pease, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 10th day of January, A.D. 1928.

(Notary Seal)

Joe O. Prowse, Notary Public,

Notes: All front corners of said lots are marked by iron stakes, Scale 1 inch=100 feet

Filed Jan. 12, 1928 at 9 A.M.

Recorded Jan. 12, 1928 at 1 P.M.

STATE OF TEXAS

#

COUNTY OF TRAVIS.

#

557

KNOW ALL MEN BY THESE PRESENTS: That we, Albert S. Burleson and wife, Adele S. Burleson, Eugene Steiner, Fred K. Fisher and wife, Adele Fisher, of Travis County, Texas, in consideration of \$10.00 to us in hand paid by J.R. Reed, of Travis County, Texas, receipt of which is hereby acknowledged, have SOLD, GRANTED AND CONVEYED and by these presents do SELL, GRANT AND CONVEY unto the said J. R. Reed all of our right, title and interest in and to all of that certain lot, tract, piece or parcel of land lying and being in Travis County, Texas, and more particularly described as follows:

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Witness our hands, this the 7th day of November, A.D. 1927.

A. S. Burleson

Adele S. Burleson

Adele S. Fisher

Eugene Steiner.

Fred K. Fisher.

STATE OF TEXAS

#

COUNTY OF TRAVIS.

#

BEFORE ME, the undersigned authority, on this day personally appeared Albert S. Burleson, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed; and also before me, on this day personally appeared Adele S. Burleson, wife of Albert S. Burleson, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined privily and apart from her husband, and having the same fully explained to her, she, the said Adele S. Burleson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 25th day of November, A.D. 1927.

(Notary Seal)

L. A. Robbins

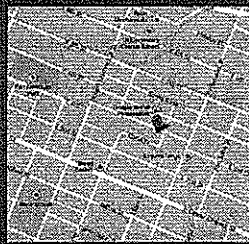
Notary Public, Travis County, Texas.

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 2327 SANTA RITA STREET AUSTIN, TEXAS 78705

SURVEY NUMBER: 1401.1742

FIELD WORK DATE: 1/31/2014

REVISION DATE(S): (REV.1 2/12/2014) (REV.1 1/29/2014)

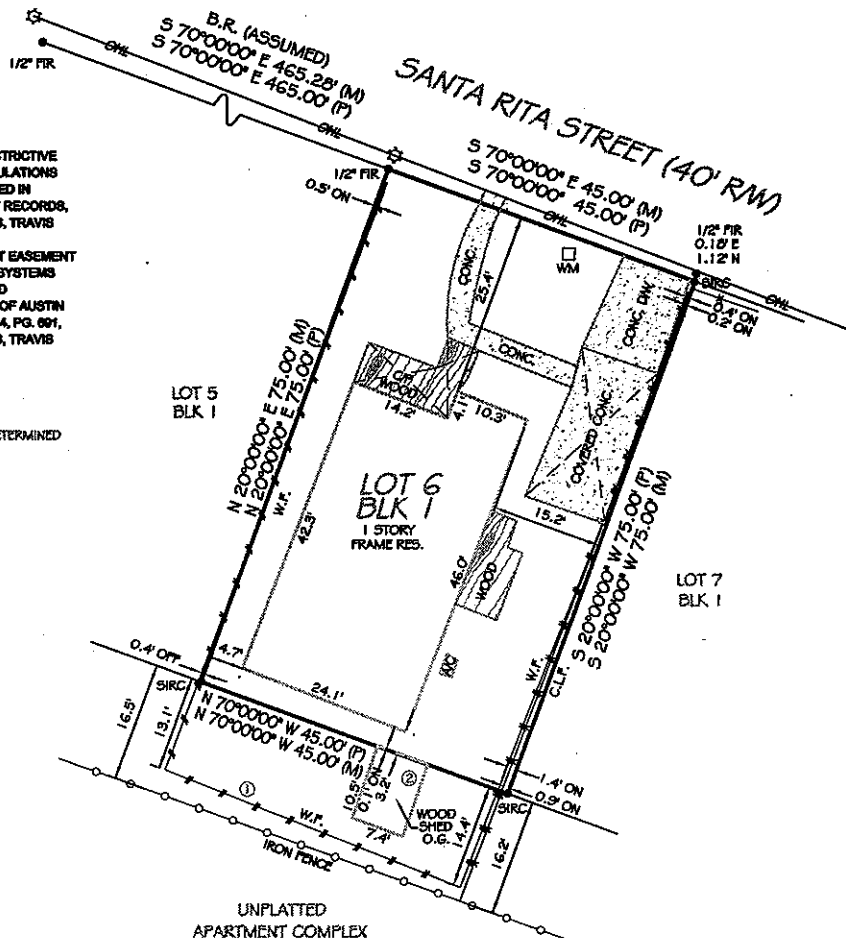
1401.1742
BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

- 1) SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN VOLUME 408, PG. 663, PLAT RECORDS, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.
- 2) LOT IS NOT SUBJECT TO THAT EASEMENT FOR ELECTRIC LINES AND SYSTEMS AND TELEPHONE LINES AND APPURTENANCES TO CITY OF AUSTIN RECORDED IN VOLUME 9664, PG. 691, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

NOTES:

FENCE OWNERSHIP NOT DETERMINED



Paul M. Valentine

UNPLATTED
APARTMENT COMPLEX

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 27TH AND 29TH DAYS OF JANUARY, 2014; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, OF NO. AS014056, EFFECTIVE JANUARY 14, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

CLIENT NUMBER: AS014056

DATE: 1/29/2014

BUYER: Jeremy Jones and Laura Jones

SELLER: JAMES FERGUSON AND GERALD FERGUSON

CERTIFIED TO: JEREMY JONES AND LAURA JONES, RELIANT TITLE;
ALLIANT NATIONAL TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

1. FENCE OFF PROPERTY.
2. WOOD SHED OVER PROPERTY LINE



Your Exacta Contact

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

EXACTA
TEXAS SURVEYORS, INC.

LS# 10193731

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467





City of Austin BUILDING PERMIT

PERMIT NO: 2014-017256-BP
2327 SANTA RITA ST

Type: RESIDENTIAL Status: Active
Issue Date: 02/21/2014 **EXPIRY DATE: 08/20/2014**

LEGAL DESCRIPTION Lot: 6 Block: 1 Subdivision: INDUSTRIAL ADDITION				SITE APPROVAL		ZONING SF-3-NP	
PROPOSED OCCUPANCY: Replace roofing on existing carport. No other changes authorized under this permit.		WORK PERMITTED: Remodel		ISSUED BY: Marcial Perez			
<p>City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date</p>							
TOTAL SQFT Remodel: 0	VALUATION Tot Val Rem: \$500.00 Tot Job Val: \$0.00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS 1	UNITS 1
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS 0		METER SIZE N/A	

Contact	Phone	Contact	Phone
Applicant, James R Ferguson	(614) 832-0225	Owner, ALCALA JOHN ESTATE	() -
Billed To, James R Ferguson	(614) 832-0225	Homeowner, James R Ferguson	(614) 832-0225
General Contractor, George Tyson, TNT Enterprises	(512) 801-5212		

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	36.00	2/21/2014	Development Services Surchar	1.64	2/21/2014	Residential Express Review	5.00	2/21/2014
Fees Total:	42.64							

Inspection Requirements
Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Permits/Approved plans must be posted on Jobsite. A layout inspection/Pre-con must be made prior to beginning construction.

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True. Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.