

Gaudette, Angela

From: PAZ Preservation
Sent: Sunday, April 26, 2020 8:57 AM
To: Gaudette, Angela
Subject: FW: Historic Landmark Commission Meeting 4/27/20
Attachments: Lott Ave_Inc_2014170717.pdf; Lott Ave_Warranty Deed_2018.pdf; Lott Ave.pdf; Screen Shot 2020-03-05 at 8.32.17 AM.png; Screen Shot 2020-03-05 at 8.32.17 AM (1).png

From: Amy Tolles
Sent: Sunday, April 26, 2020 1:56:23 PM (UTC+00:00) Monrovia, Reykjavik
To: PAZ Preservation; Justin Self
Subject: Historic Landmark Commission Meeting 4/27/20

*** External Email - Exercise Caution ***

Hello,

Amy Tolles and Justin Self speaking on 1001 Lott Avenue.

I am for the demo and new construction for this project.

This was deemed a historic church. However, in my findings I've found that this was a residential single family dwelling home up until 2014 when the owners started to utilize their home as a community church.

Attached are supporting documents.

Thank you for your time and consideration.

Amy Tolles

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Amy Tolles

Senior Project Manager | Manna Custom
512.574.2657 | [REDACTED]



CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Cross Property 360 Property View

1001 Lott Ave, Austin, TX 78721, Travis County

Listing



ML#: **9085557** Area: **5** Status: **S/LOT**
 Address: **1001 Lott Ave** List Price: **\$275,000**
 City: **Austin, TX, 78721** County: **Travis County**
 PID: **02072005170000** Map: **586 U**
 Subdiv: **Moore D C Add**
 Legal: **LOT 18 BLK 1 MOORE D C ADDN**
 Tax Blk: **1** Tax Lot: **18**
 ISD: **Austin ISD**
 Elem: **Ortega** 9/HS: **N/A**
 Mid/Jr: **Martin** Sr HS: **Eastside Memorial**
 Type: **Single Lot** Acres: **0.201**
 Land SQ: **8,760** FEMA: **No** \$/Acre: **\$1,368,159.2**
 Lot Size: **No** ETJ: **No**
 Lot Desc: **Corner**

General Information

Topo: Level	Esmnts:	Soil:
Creek: None	Tear Dw:	Endngrd: No
Hm Allow: Site Built		View: No View
Bldr Rstrct: No	Zoned: Yes	Barns:
Arch Appr: No	Cmmrcl: No	Garages:
Livestock: No	Gated: No	Sheds:
Horses: No	Srfc Wtr: No	Blk Shttl:
Dist Shttle:	Dist Metro:	Str Srfc: Paved/Curbed, Sidewalk
Trees: Medium (20 Ft - 40 Ft), Sparse		Dist Lt Rail:
P Rstrct: Yes /City Restrictions		Fence: Cedar, Privacy

Additional Information

S Rstrct: **None** Fore/REO: **No**
 Req Doc: **Lead Base Paint Addendum, Seller Disclosure**
 Doc Avail: **Deed Restrictions**

Utility Information

Water: **City** Sewer: **City on Property**
 Utilities: **Electricity on Property, Natural Gas Available**

Financial Information

Est Tax: \$6,266	Act Tax:	Tax Year: 2019	Tax Rate: 2.1965
Exempt: None		Pref Ttl: Independence - L Pagnozzi	Possess: Closing, Funding

Financing: **Cash, See Agent**

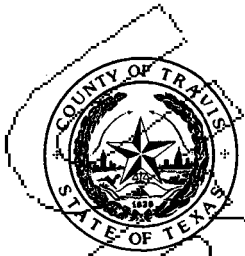
Showing Information

Show: **Appt w/ Agent** Access: **Key with Listing Agent**
 Lockbox: **None** Security: Sign: **Yes**
 Directions: **North on I-35, east on 7th St, north on Springdale Rd, right on Sara Dr, left on Prock Ln, Let on Lott Ave - property is on corner of Lott and Prock.**
 A Remark: **Prime opportunity for new construction or renovation on this oversized corner lot in East Austin! Located on a quiet street, easy access to major highways such as 183, and minutes to UT/Downtown Austin. The property has been used as a church in recent years with the possibility to convert into a home or utilize the 8,760 square foot lot to build two new homes.**

Office Information

List Agent: 614685/Aubrey Von Behren	Agent Ph: (512) 656-8916	Ag Fax:
List Office: 700459/Compass RE Texas, LLC	Office Ph: (512) 575-3644	Sub Ag: 0.0%
List Ag 2:	LA 2 Ph:	Buyer Ag: 3%
Own Nm: On File		Bonus:
Ag Email: aubrey.vonbehren@compass.com	ADOM: 14	List Date: 09/18/2019
Intrmdy: No VarComm: No	CDOM: 14	Exp Date:
P Remark: Prime opportunity for new construction or renovation on this oversized corner lot in East Austin! Located on a quiet street, easy access to major highways such as 183, and minutes to UT/Downtown Austin. The property has been used as a church in recent years with the possibility to convert into a home or utilize the 8,760 square foot lot to build two new homes.		OLP: \$275,000

BA: 559591/Jay Hull	SSQFT:	Sd Cond: Poor	Sold Date: 11/27/2019
BO: 8454/Armada Real Estate	BCCST: 0	Ttl Pts:	Sold Price: \$250,000
Terms: Cash		New Loan:	Pend Date: 10/02/2019



Dana DeBeauvoir *Travis County Clerk*

Mailing Address: P.O. Box 149325, Austin, Texas 78714-9325
Phone: (512) 854-9188
www.traviscountyclerk.org

Recording, Elections, Computer Resources, Accounting, and Administration Divisions
Misdemeanor Records, Civil/Probate/Commissioners Court Minutes, and Records Management Divisions

5501 Airport Boulevard, Austin, Texas 78751
1000 Guadalupe, Austin, Texas 78701

ASSUMED NAME CERTIFICATE FOR CERTAIN UNINCORPORATED PERSONS

ASSUMED NAME under which the business or professional service is or is to be conducted (print clearly):

T.M. APOSTOLIC

PHYSICAL ADDRESS OF BUSINESS (print clearly):

Address 1001 LOTT AVE

City AUSTIN State TX Zip Code 78721

I hereby state that this registrant is:

- AN INDIVIDUAL.** Below is my full name and residence address.
- A PARTNERSHIP.** Below is the name and office address of the venture or partnership; the full name of each joint venture or general partner; and each joint venturer's or general partner's office address, if the venture or partner is not an individual.
- AN ESTATE.** Below is the name and address (if any) of the estate; the full name of each representative of the estate; and each representative's residence address if the representative is an individual, or the representative's office address, if the representative is not an individual.
- A REAL ESTATE INVESTMENT TRUST.** Below is the name and address of the trust; the full name of each trustee manager; and each trustee manager's residence address, if the trustee manager is an individual, or the trustee manager's office address, if the trustee manager is not an individual.
- COMPANY OTHER THAN A REAL ESTATE INVESTMENT TRUST.** Below is the name and office address of the company. The state, country, or other jurisdiction under the laws of which this company was organized is _____

And further state that this registrant is **not** a limited partnership, limited liability company, limited liability partnership, or foreign filing entity.

Information required as listed above (print clearly):

Name Elba Zapata *Signature* *Elba Zapata*

Address 1001 LOTT AVE AUSTIN TX 78721

Name _____ *Signature* _____

Address _____

Name _____ *Signature* _____

Address _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY, The State of Texas and County of Travis:

Before me, the undersigned authority, on this day personally appeared: Elba Zapata

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed. Given under my hand and seal of office, on NOVEMBER 13 2014

Pattany Clinton **B. CLINTON**

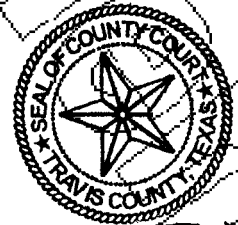
Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

Seal of the Notary Public or Clerk of the Court, Deputy

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED
(to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and zip code where this document should be returned

Elba Zapata
1001 LOTT AVE
AUSTIN TX, 78721



Form of identification presented: DDDL

Unofficial's
Document

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Nov 13, 2014 04:21 PM

2014170717

CLINTONB: \$26.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS



SPECIAL WARRANTY DEED

Date: August 9, 2018

Grantors: Apostolic Assembly of the Faith in Christ Jesus with Felipe Salazar as the General Secretary and Felipe Lugo as the General Treasurer.

Grantors' Mailing Address:

Apostolic Assembly of the Faith in Christ Jesus
10807 Laurel Street
Rancho Cucamonga, CA 91730

Grantee: Templo Maranatha Apostolic.

Grantee's Mailing Address:

Elizabeth Guerrero / Amalia Dominguez
1037 Lott Avenue
Austin, Texas 78721

Consideration:

TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot No. Eighteen (18), Block No. One (1), Moore D.C. Addition, an addition in the City of Austin, Travis County, Texas, and locally known as 1001 Lott Avenue, Austin, Texas 78721.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Grantor reserves no interest in any oil, gas, and other minerals in and under and that may be produced from the property.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.


Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's

interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever.

Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.



Felipe Salazar
General Secretary



Felipe Lugo
General Treasurer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

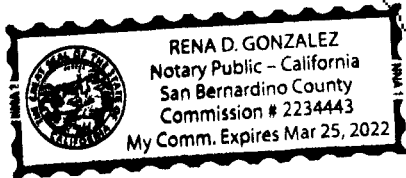
State of California

County of San Bernardino

On 8.15.18 before me, Reina D. Gonzalez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Felipe A. Salazar + Felipe Hugo
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Reina D. Gonzalez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 8.9.18 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

Unofficial Document

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RETURN:

ALEX R. HERNANDEZ JR
TRIAL LAWYERS
921 N. CHAPARRAL, SUITE 100
CORPUS CHRISTI TX 78401

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Sep 04, 2018 09:39 AM

2018140189

ALONZOM: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

[Details](#) | [Map](#)

Click on a title bar to expand or collapse the information.

[Expand All](#)

Property

Account			
Property ID:	196278	Legal Description:	LOT 18 BLK 1 MOORE D C ADDN
Geographic ID:	0207200517	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	1001 LOTT AVE TX 78721	Mapsco:	
Neighborhood:	FORMERLY EEXMP	Map ID:	020221
Neighborhood CD:	_EEXMP		
Owner			
Name:	ARMADA BUILDERS LLC	Owner ID:	1828130
Mailing Address:	6812 BAYTHORNE DR AUSTIN, TX 78747	% Ownership:	100.0000000000%
		Exemptions:	

Values

Taxing Jurisdiction

Improvement / Building

Improvement #1:	Type	Description	State Code:	A1	Living Area:	1643.0 sqft	Value:	N/A
	1ST	1st Floor	WV - 3+			1643.0		
	251	BATHROOM	WV - 3+			2.0		
	011	PORCH OPEN 1ST F	WV - 3+			50.0		
	613	TERRACE COVERED	WV - 3+			315.0		
	054	CARPORT DET CLAS	* - 2+			360.0		
	299	ALL FLAT VALUE	* - *			0.0		

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/26/2019	WD	WARRANTY DEED	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS INC	ARMADA BUILDERS LLC			2019187641
2	8/15/2019	SW	SPECIAL WARRANTY DEED	TEMPLO MARANATHA APOSTOLIC	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS INC			2019125925
3	8/9/2018	CD	CORRECTION DEED	APOSTOLIC ASSEMBLY OF THE	TEMPLO MARANATHA APOSTOLIC			2018150287

[Details](#) | [Map](#)

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[Expand All](#)

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Neighborhood CD:	_EEXMP		
Owner			
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→ 251	BATHROOM		WV - 3+			1975	2.0	
→ 011	PORCH OPEN 1ST F		WV - 3+			1975	50.0	
→ 613	TERRACE COVERED		WV - 3+			1975	315.0	
→ 054	CARPORT DET CLAS		* - 2+			1975	360.0	
→ 299	ALL FLAT VALUE		* - *			1975	0.0	

Land

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