

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0059

BOA DATE: July 11th, 2022

ADDRESS: 1703 Cedar Bend Dr

COUNCIL DISTRICT: 7

OWNER: Gregory A Okorn

AGENT: Christina Contros

ZONING: RR

LEGAL DESCRIPTION: LOT 2 *RESUB OF TRT 2 TANGLEWILD ESTATES

VARIANCE REQUEST: a) decrease the minimum lot size of 43,564 square feet to 19,934 square feet

b) decrease the minimum front yard setback from 40 feet to 19 feet 5 inches c) increase impervious coverage from 25% (maximum allowed) to 34.5%

SUMMARY: erect a single-story addition to a Single-Family residence

ISSUES: substandard lot

	ZONING	LAND USES
<i>Site</i>	RR	Rural Residential
<i>North</i>	SF-6-CO	Single-Family
<i>South</i>	SF-2	Single-Family
<i>East</i>	RR	Rural Residential
<i>West</i>	RR	Rural Residential

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

SELTexas

Sierra Club, Austin Regional Group



Board of Adjustment General/Parking Variance Application

D-5/2

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2022-0059 ROW # 12951461 Tax # 0258180502

Section 1: Applicant Statement

Street Address: 1703 CEDAR BEND DRIVE 78758

Subdivision Legal Description:

LOT 2 RESUB OF TRACT 2 TANGLEWILD ESTATES

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: RR Council District: 7

I/We CHRISTINA CONTROS on behalf of myself/ourselves as

authorized agent for GREGORY A OKORN & NADIA A SMITH affirm that on

Month June, Day 2, Year 2022, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: SINGLE STORY ADDITION TO A SINGLE STORY RESIDENCE

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-492 Site Dev Regs - 1. For a Minimum lot size of 43,564 sf (req'd) to 19,934 sf (extg)
 2. For a Min. Front Yard Setback of 40' (req'd) to 19'-5" (requested). 3. For a Max Bldg Cover
 20% (req'd) to 21.6% (requested). 4. For Max Impervious Cover 25% (req'd) to 34.5% (request)

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The lot was subdivided from Tract 2 Tanglewild Estates in September 1974 - plat attached

The existing single story residence was constructed in 1977.

The City of Austin annexated the area in 1984

Full annexation was 1992

Hardship

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

This substandard lot was created in 1974 with the resubdivision of Tract 2 of Tanglewild Estates
 not allowing for zoning requirements for RR zone to be met.

Annexation by the city placed a zoning overlay on a property not able to comply .

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

Several of the original lots in Tanglewild Estates remain intact and are larger and therefore
 comply with RR zoning .

Most original lots have been resubdivided and are smaller and are zoned differently.

These lots have been rezoned for higher density.

Area Character

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:

The adjacent property to the west is also substandard by this resubdivision in 1975 . The property across the street to the north on Cedar Bend Drive has been rezoned SF-6 and has is currently being developed as two story condominium townhouses. The properties to the south are zoned SF-3.

The proposed single story addition to this property is keeping in area character in both scale and mass as well as intended to maintain the original ranch style architectural value.

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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

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:

N/A

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

N/A

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

N/A

Section 3: Applicant Certificate

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

Applicant Signature: _____ Date: 06/04/2022

Applicant Name (typed or printed): CHRISTINA CONTROS

Applicant Mailing Address: 1803 PALMA PLAZA

City: AUSTIN State: TX Zip: 78703

Phone (will be public information): (512) 350-3175

Email (optional – will be public information): _____

Section 4: Owner Certificate

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

Owner Signature: _____ Date: 06/04/2022

Owner Name (typed or printed): GREGORY A OKORN

Owner Mailing Address: 1703 CEDAR BEND DRIVE

City: AUSTIN State: TX Zip: 78758

Phone (will be public information): (512) 990-1117

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: CHRISTINA CONTROS

Agent Mailing Address: 1803 PALMA PLAZA

City: AUSTIN State: TX Zip: 78703

Phone (will be public information): (512) 350-3175

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

I have attached a copy of the original plat for Tanglewild Estates as well as a plat for the Resubdivision Of Tract Two Tanglewild Esates which creates tjis lot dated 1975.

Additionally attached is a map from the City of austin website showing thte surrounding properties.

For guidance I have attached the propsed site plan and elevations for the single story addition .

Additional Space (continued)

Photos of the area properties are provide to give Board members a clear understanding of this neighborhood .

SCALE: 1"=20'

D-517

LEGEND

- /// WOOD FENCE
- CHICKEN COOP
- UTILITY LINE
- WROUGHT IRON FENCE
- AC A/C UNIT
- EM ELEC. METER
- WM WATER METER
- T TELE. PED.
- IRON ROD FND.
- CALCULATED POINT
- PIPE FND.
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

* 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 --.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

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

CURVE TABLE

①

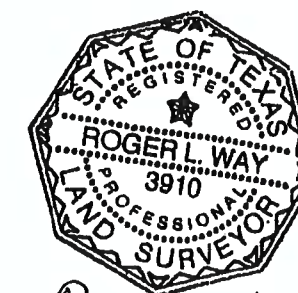
C=S14°28'15"E 21.12'
A=23.43' R=15.00'
(C=S14°22'E 20.74')
(A=23.04')

LOT AREA SUMMARY

TOTAL LOT AREA.....18934 SQ.FT.

LEGAL DESCRIPTION:

LOT 2, TANGLEWILD ESTATES, RESUBDIVISION OF TRACT 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOL. 73, PG. 11, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

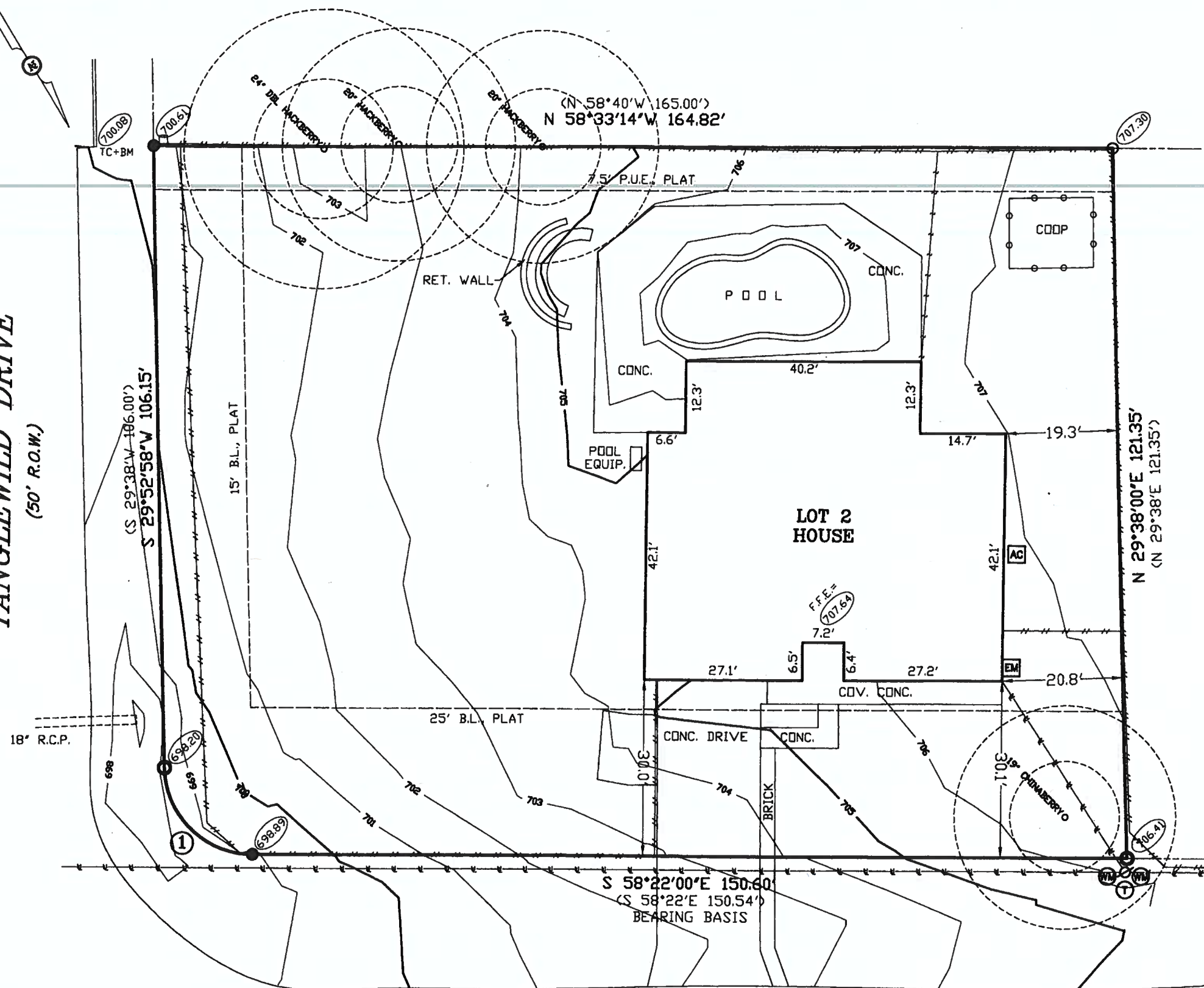


Roger L. Way

FIELD WORK	By	Date
DRAWING	JS	02-07-22
	SCN	

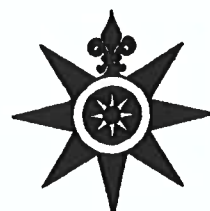
SURVEY DATE: 02-08-22
Job No. 01811722
SCALE: 1"=20'

TANGLEWILD DRIVE
(50' R.O.W.)



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

1703 CEDAR BEND DRIVE
(70' R.O.W.)



SHEET NAME
FLOOR PLAN
SHEET NO

PROJECT 1
DATE JANUARY 15, 2022
SCALE: 1/8" = 1'-0"
REVISIONS

ADDITIONS AND ALTERATIONS
1703 CEDAR BEND DRIVE
AUSTIN TEXAS 78758

TINA CONTRAS ARCHITECT
1803 PALMA PLAZA
AUSTIN, TEXAS 78703
512 350 3175



RIDGE 16'-3"

TOP OF PLATE 8'-0 "

HEAD HEIGHT 6'-8"

TOP OF SLAB 0' - 0"

GRADE- VARIES

BUILDING CODE : 2021 INTERNATIONAL RESIDENTIAL CODE
LOCATION IS OUTSIDE THE BOUNDARY OF THE CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY ORDINANCE
INSULATING GLASS WINDOWS AND DOORS

MATERIALS NOTES
CEMENT BOARD SIDING AND TRIM
FIBERGLASS ROOF SHINGLES
INSULATING GLASS WINDOWS AND DOORS

REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR
HEIGHTS, SIZES , OPENINGS AND MISC REQUIREMENTS

RIDGE 13' - 6"

TOP OF PLATE 8'-0 "

HEAD HEIGHT 6'-8"

TOP OF SLAB 0' - 0"

GRADE - VARIES

NORTH FACING ELEVATION
SCALE: 1/8" = 1'-0"

ADDITION

EXISTING

RIDGE 13' - 6"

TOP OF PLATE 8'-0 "

HEAD HEIGHT 6'-8"

TOP OF SLAB 0' - 0"

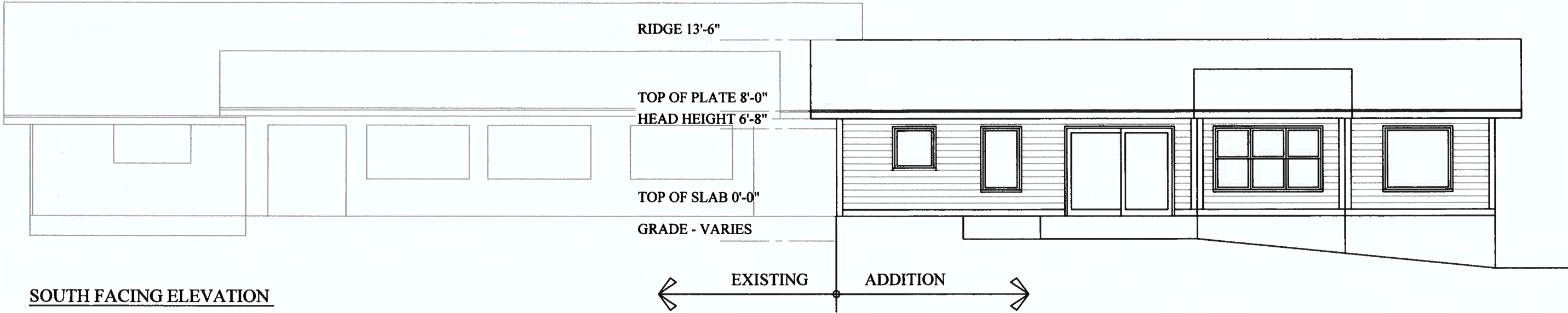
GRADE- VARIES

FAMILY

OPEN

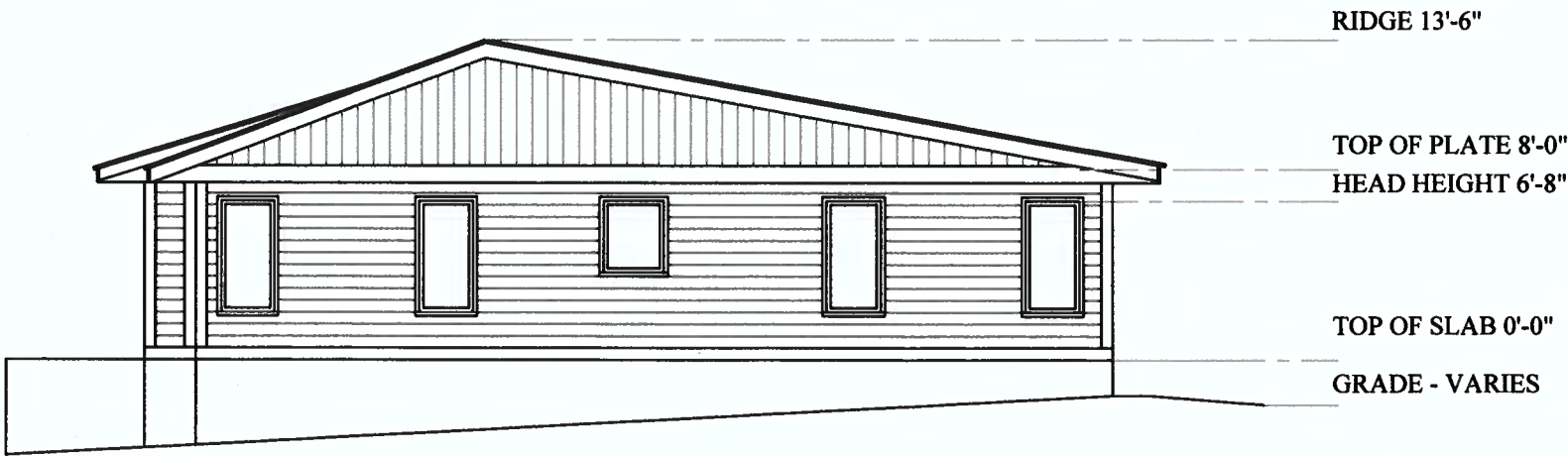
OPEN

WEST FACING PARTIAL ELEVATION / BUILDING SECTION
SCALE: 1/8" = 1'-0"



SOUTH FACING ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
CEMENT BOARD SIDING AND TRIM
FIBERGLASS ROOF SHINGLES
INSULATING GLASS WINDOWS AND DOORS



EAST FACING ELEVATION @ ADDITION
SCALE: 1/8" = 1'-0"



PROJECT 1	DATE JANUARY 15, 2022	SCALE: 1/8" = 1'-0"	REVISIONS
SHEET NAME	FLOOR PLAN	SHEET NO	

ADDITIONS AND ALTERATIONS
1703 CEDAR BEND DRIVE
AUSTIN TEXAS 78758

TINA CONTOS ARCHITECT
1803 PALMA PLAZA
AUSTIN, TEXAS 78703
512 350 3175



TRAVIS CENTRAL APPRAISAL DISTRICT
TRAVIS COUNTY, TEXAS

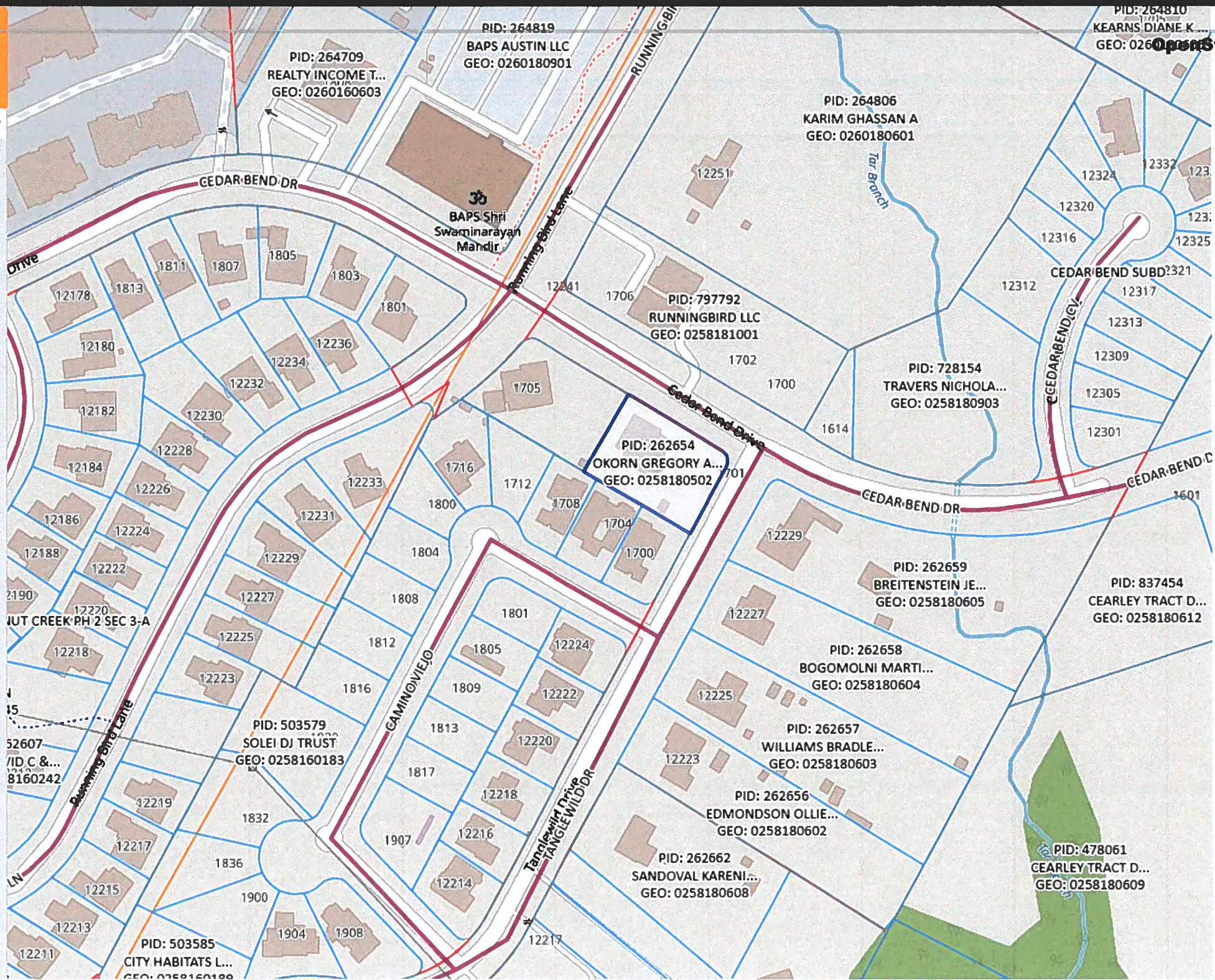
Map Search

Address 1703 CEDAR BEND



1 records (0.41 seconds)

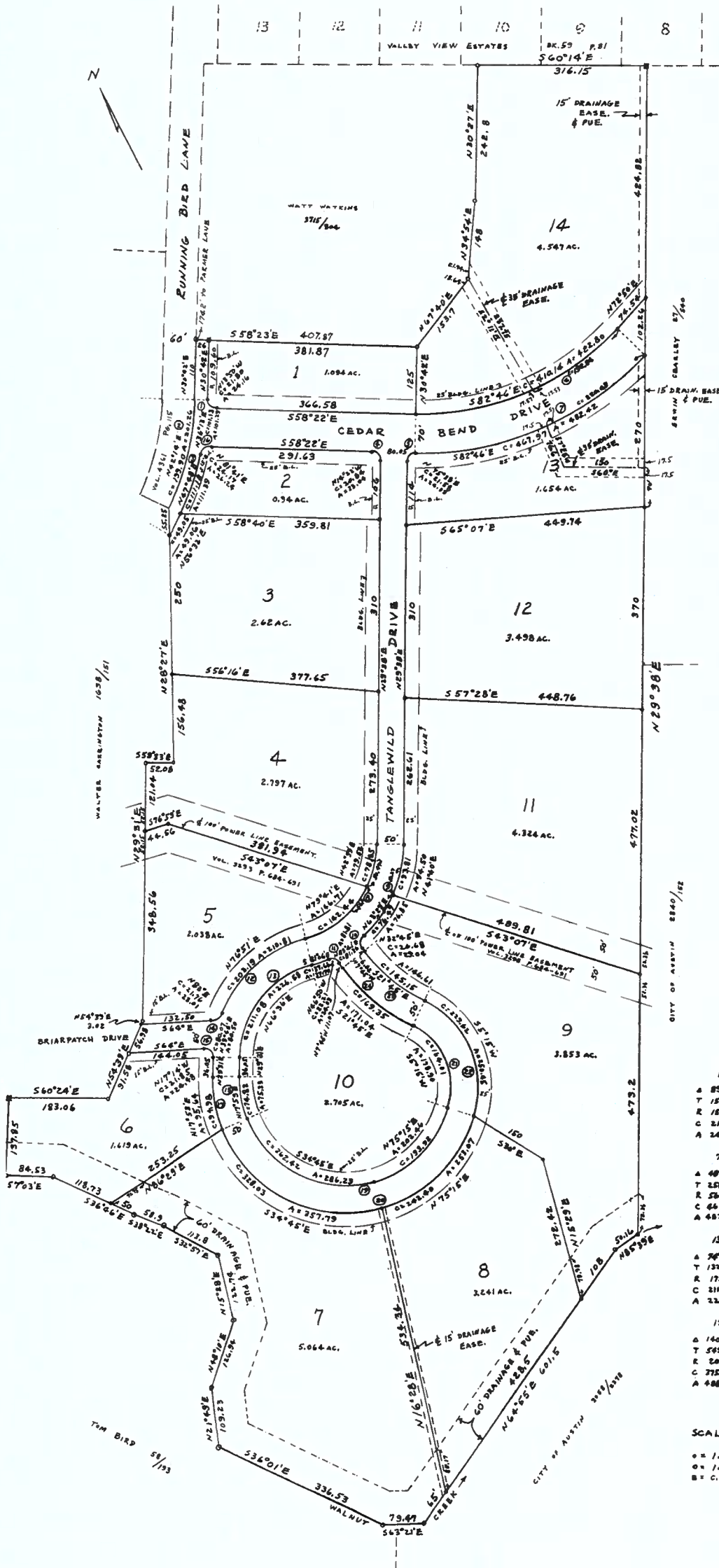
1 1703 CEDAR BEND OKORN GREGORY ALLEN & NADIA A SMITH DR



OpenStreetMap

200 ft

Powered By:
<TRUE PRODIGY>



TANGLEWILD ESTATES

STATE OF TEXAS: Know All Men By These Presents:
COUNTY OF TRAVIS: That Insurance Co. of America, having its home office in the City of Austin, Texas, owner of that certain tract of land out of the Tanglewild Estates, hereby subdivides 44.62 acres of said tract in accordance with this plat, and said subdivision to be known as Tanglewild Estates, and hereby dedicates to the public all streets and easements shown hereon.
Witness My Hand, this the 9th day of May, A.D. 1972.

INSURANCE COMPANY OF AMERICA
By: James C. Mott
JAMES C. MOTT, EX. VICE-PRESIDENT

STATE OF TEXAS:
COUNTY OF TRAVIS: Before me, the undersigned authority, on this day personally appeared James C. Mott, 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 consideration therein expressed.
Given under my hand and seal of Office this the 9th day of May, A.D. 1972.

Dennis L. Harv
Notary Public, Travis County, Texas

APPROVED FOR ACCEPTANCE: Richard Little, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Travis County, Texas, this the 10th day of July, A.D. 1972.

Richard Stewart
Secretary
Chairman

FILED FOR RECORD at 11 o'clock A.M. this the 10 day of July, A.D. 1972.

Doris Shropshire, County Clerk, Travis County, Texas
By: Doris Shropshire, Deputy

STATE OF TEXAS:
COUNTY OF TRAVIS: I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10th day of July, A.D. 1972 at 11:00 o'clock A.M. in the Plat Records of said County in Book 66 Page 52 and duly recorded on the 10 day of July, A.D. 1972 at 11:00 o'clock A.M. in the Plat Records of said County in Book 66 Page 52.
Witness my hand and seal of the Court of said County, the date last written above.



Doris Shropshire, County Clerk, Travis County, Texas
By: Doris Shropshire, Deputy

EASEMENTS:
In addition to the easements shown on this plat, 7.5 ft. along the boundary of each lot is dedicated as an easement for public utilities.
P.U.E. = PUBLIC UTILITY EASEMENT.
No sidewalks required.

This is to certify that the Austin City Code Chapter 23.27 of 1954 has been complied with.
MAY, 1972
By: James T. Watson
JAMES T. WATSON
Registered Surveyor No. 290

SEPTIC TANK NOTE:
Each dwelling constructed or placed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gal. and with a drain field of not less than 150 ft., and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the subdivider. This approval is limited to single family dwellings per lot.

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said Court assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

STATE OF TEXAS:
COUNTY OF TRAVIS: I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 10th day of July, A.D. 1972 the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in book 3 page 324.

Doris Shropshire, County Clerk, Travis County, Texas
By: Doris Shropshire, Deputy

CURVE DATA					
1	2	3	4	5	6
A 89°46'	23°46'	28°31'	88°00'	92°00'	48°48'
T 15.19	101.01	133.44	15.49	15.53	22.18
R 15.84	500	526	15	15	476.41
C 21.80	199.90	259.05	20.84	21.58	410.16
A 24.16	201.24	261.74	23.04	24.09	423.80
7	8	9	10	11	12
A 40°46'	74°04'	74°04'	81°01'	78°08'	74°11'
T 25.93	132.03	163.75	17.55	16.31	176.11
R 526.41	175	225	26.54	17.62	22.5
C 647.97	210.80	271.03	26.48	22.21	271.39
A 482.62	226.22	290.86	29.06	24.43	291.32
13	14	15	16	17	18
A 30°11'	65°53'	92°31'	79°54'	23°16'	23°16'
T 132.31	12.97	15.95	15.76	48.49	38.19
R 175	13.98	15	18.82	22.51	18.551
C 211.08	21.76	21.85	24.19	34.98	76.82
A 224.57	23.01	24.48	24.24	25.14	75.33
19	20	21	22	23	24
A 140°00'	140°00'	82°30'	82°30'	28°00'	28°00'
T 559.50	426.07	108.66	122.13	79.30	87.24
R 240	250	125	175	300	350
C 375.88	449.85	144.01	223.42	105.15	162.35
A 488.63	610.87	178.30	250.45	106.61	171.04

SCALE: 1"=100'
O = I.P. Set
X = I.P. End
B = C.M. Set



C8-72-13

RESUBDIVISION OF TRACT TWO OF TANGLEWILD ESTATES

CURVE DATA

	1		2		3
A	86°00'	A	79°54'	A	28°31'
T	14.49	T	15.76	T	133.64
R	15.00	R	18.82	R	526.00
LC	20.84	LC	24.17	LC	259.05
ARC	23.04	ARC	26.24	ARC	261.74

NOTE: FOR SEPTIC TANKS

THIS SUBDIVISION HAS BEEN APPROVED BY THE TRAVIS COUNTY HEALTH DEPARTMENT FOR 2 LOTS WHICH WILL BE SERVED BY SEPTIC TANKS.

K. E. Langan 5/27/75
SIGNATURE DATE

BE IT RESOLVED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS: THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO RESPONSIBILITY TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

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

THAT WE, M. M. CASEY AND E. C. CASEY, OWNERS OF TRACT NO. TWO OF TANGLEWILD ESTATES, A SUBDIVISION OF RECORD AS RECORDED IN BOOK 60, PG. 56, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY DEED AS RECORDED IN VOL. 4427, PG. 1246-1249, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID TRACT NO. TWO IN ACCORDANCE WITH THE ATTACHED PLAT, SAID SUBDIVISION TO BE KNOWN AS

"RESUBDIVISION OF TRACT TWO OF TANGLEWILD ESTATES"

AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS OUR HANDS THIS THE 21 DAY OF Sept, A.D. 1973.

M. M. Casey E. C. Casey
M. M. CASEY E. C. CASEY
314 HIGHLAND MALL CENTER, SUITE 400 12404 WILLOW BEND DRIVE
AUSTIN, TEXAS 78752 AUSTIN, TEXAS 78758

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M. M. CASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF Sept, A.D. 1973.

James L. Wilson
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HOWARD:

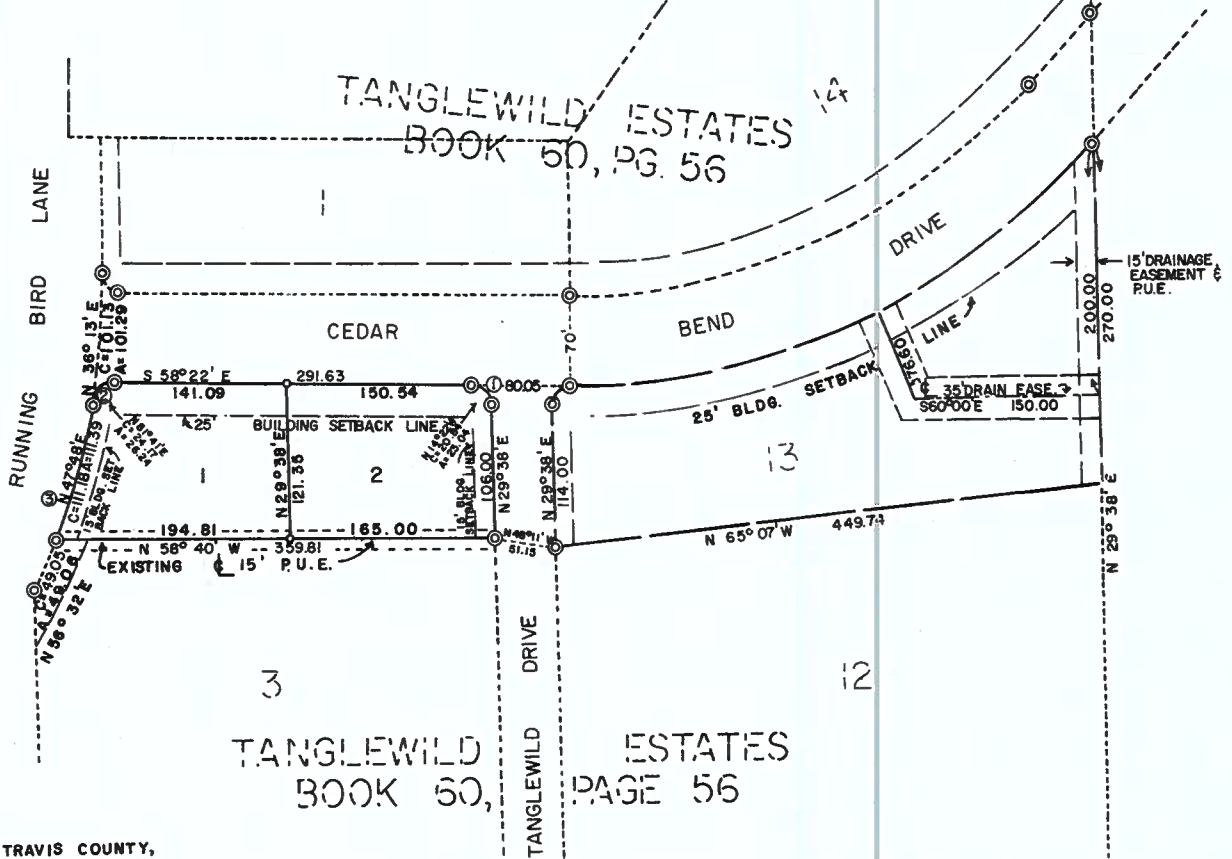
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. C. CASEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF SEPT, A.D. 1973.

James L. Clark
NOTARY PUBLIC IN AND FOR HOWARD COUNTY, TEXAS.

LEGEND
● IRON STAKE FOUND
○ IRON STAKE PLACED

SCALE 1" = 100'



APPROVED FOR ACCEPTANCE:

DATE 8/5/75

Richard R. Lillie
RICHARD R. LILLIE
DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 5 DAY OF Aug, A.D. 1975.

Jan Allen Mather O. P. Boland
SECRETARY VICE CHAIRMAN

FILED FOR RECORD AT 11/15 O'CLOCK A M. ON THE 29 DAY OF August, A.D. 1975.

DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS.

Mike Kilgore
BY DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, A.D. 1975, AT 11/15 O'CLOCK A M. AND DULY RECORDED ON THE 29 DAY OF August, A.D. 1975, AT 11/30 O'CLOCK A M. IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 78, AT PAGE 11.

WITNESS MY HAND AND SEAL OF COURT OF SAID COUNTY THE DATE LAST WRITTEN ABOVE.
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS.

Mike Kilgore
BY DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 18 DAY OF August, A.D. 1975, THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 404.
WITNESS MY HAND AND SEAL OF COURT OF SAID COUNTY THE DATE LAST WRITTEN ABOVE.

DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS.

D. Hastings
BY DEPUTY

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH.

SURVEYED MARCH 14, 1974

BY William M. Brooks
WILLIAM M. BROOKS
REGISTERED PUBLIC SURVEYOR
NO. 1358

1-18-1334
4580-01-00



1703 cedar bend drive
front view - faces north



1703 cedar bend drive
partial side view 1

2 2



1703 cedar bend drive
partial side 2



18 1703 cedar bend drive
rear view



1703 cedar bend drive
side view of proposed addition

OR
1800

D-5/19

UPLEXES
AT
WALNUT
CREEK



D-5/20

Ru

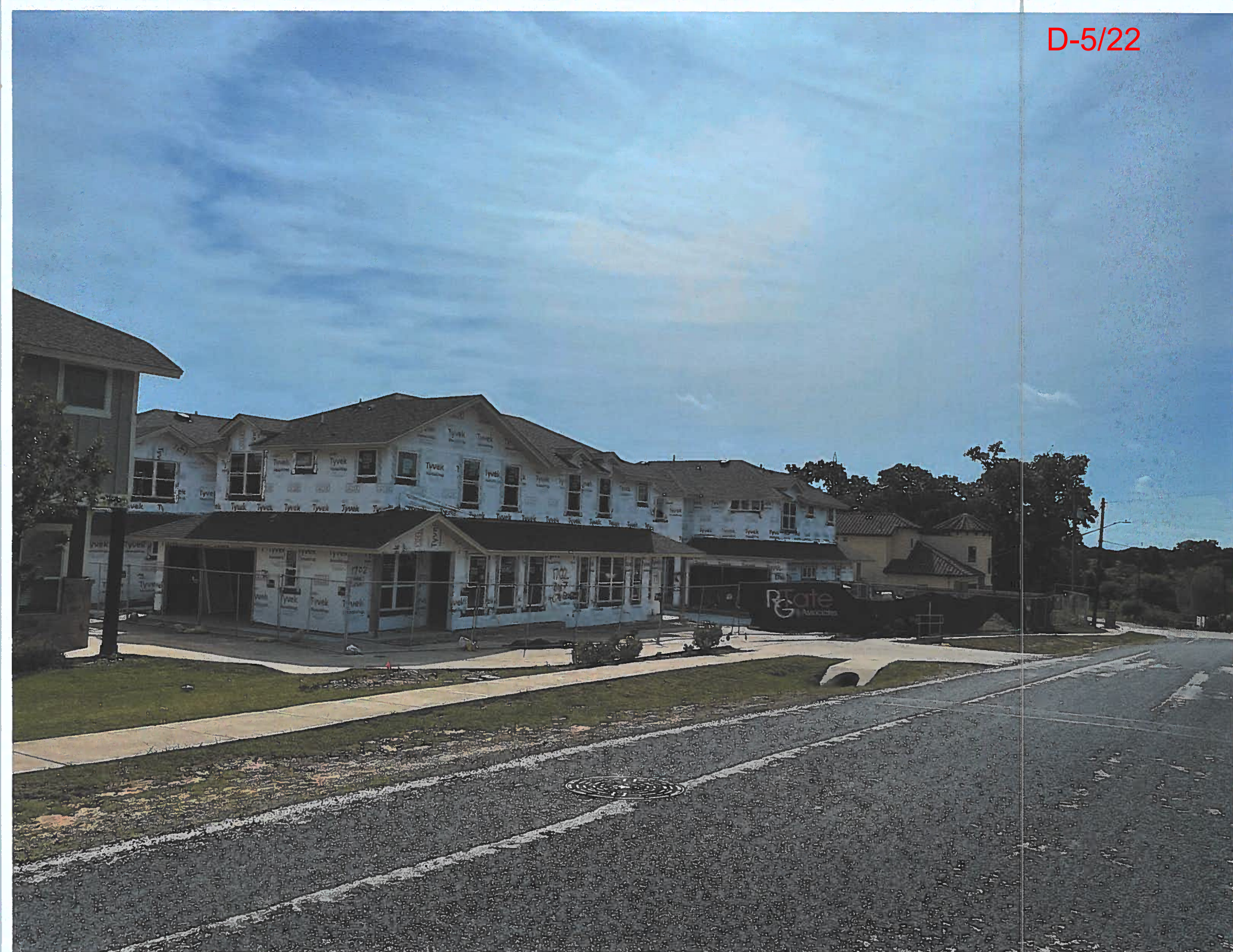
Ced



D-5/21



D-5/22



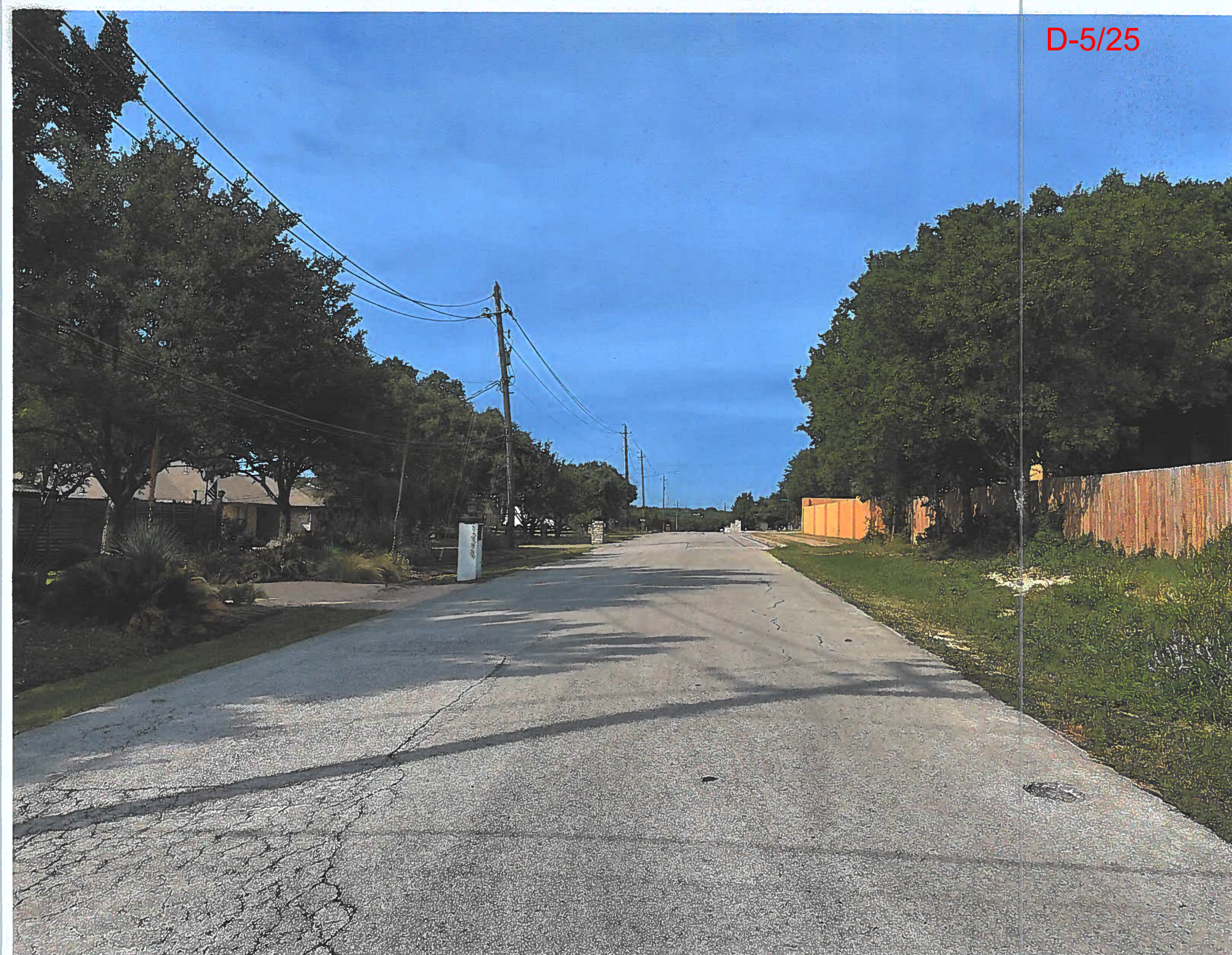
D-5/23



D-5/24



D-5/25



D-5/26



D-5/27



D-5/28

