

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, June 22, 2006

#65

Back

Watershed Protection and Development Review RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a duplex at 1306 Chicon Street, Austin, TX

Fiscal Note: There is no unanticipated fiscal note. A fiscal note is not required.

Additional Backup Material

(click to open)

- Backup documentation 1
- Backup documentation 2
- Backup documentation 3
- Backup documentation 4

For More Information: Sylvia Benavidez - 974-2522, Jol Harden - 974-3345

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures on a vacant lot, the new structure's size is limited to the greater of the following:

- (a) 0.4 to 1 floor-to-area ratio; or
- (b) 2,500 square feet.

Part 5 Section (D)(2) of ordinance 20060309-058 prescribes minimum and maximum front yard setbacks for a lot on block face on which one lot is developed for use described in subsection (B):

- (a) the minimum front yard setback is the same as the minimum front yard setback of the principal structure of the developed lot; and
- (b) the maximum front yard setback is equal to the minimum front yard setback of the principal structure on the developed lot plus ten percent of the distance of that setback.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. Jonathan Jensen is requesting a waiver from Ordinance No. 20060309-058 in order to construct a two story duplex at 1306 Chicon Street, Austin TX. The two story structure will have 3376 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations as well as

the front setback limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-4929R

COUNCIL DATE: June 22, 2006

APPLICATION DATE: May 16, 2006

OWNER: Jonathan Jensen

ADDRESS: 1306 Chicon Street

BACKGROUND

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On May 16, 2006, the applicant submitted an application for a waiver from Part 4 Section (B) of Ordinance 20060309-058 that for a building permit for a new structure on a vacant lot, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio; or
- (2) 2,500 square feet.

DEVELOPMENT REGULATIONS

The proposed construction requires the applicant to request a Council Waiver because it creates a structure that exceeds both size limitations set forth in Part 4(B) of the ordinance:

- (a) 0.4 to 1 FAR would allow 2879.2 s.f.
 - Proposed structure creates 3376 s.f. on 7198 s.f. lot, which equates to a 0.46 FAR.
- (b) Proposed structure will exceed 2500 s.f. by 1322 s.f.

SETBACKS

Existing Setbacks

1300 Chicon St.
1304 Chicon St.
1306 Chicon St.
1310 Chicon St.

Vacant – Lot does not front Chicon
13 ft
Vacant – Subject Property
Vacant

SETBACKS CALCULATIONS

Under Part 5, Section D (2) of Ordinance 20060309-058, for a lot on a block face on which one lot is developed for a use described in Subsection (B), the setback for the proposed duplex is figured thusly:

- (a) the minimum front yard setback is the same as the minimum front yard setback of the principal structure on the developed lot;
 - The minimum front setback is 13 ft
- (b) The maximum front yard setback is equal to the minimum front yard setback of the principal structure on the developed lot plus ten percent of the distance of that setback
 - $13 \text{ ft (setback of principal structure)} + 1.3 \text{ (10 percent)} = 14.3 \text{ ft. maximum setback}$

Applicant is requesting a waiver from Part 5, Setback Section (D) (2) of the ordinance.
Applicant is requesting a front setback of 15 ft 2 ½ inches.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Construct a new 3376 s.f. (gross floor area per ordinance) duplex at 1306 Chicon St.
- Applicant proposes additional construction:

- 776 s.f. attached garage
- 200 s.f. covered porch.
- 238 s.f. 2nd floor balcony (counted in FAR per ordinance)
- 734 s.f. new driveway area
- 145 walkway area

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the Swede Hill Neighborhood Assn., Austin Neighborhoods Council, Mueller Neighborhoods Coalition, Sentral Plus East Austin Koalition (SPEAK), Davis-Thompson American Millenium Neighborhood Ass, Organization of Central East Austin Neighborhoods (OCEAN), and PODER People Organized in Defense of Earth & Her Resources.

WAIVER

The applicant requests the waiver under Part 4, Section (B) and Part 5, Section (D)(2) on the following grounds:

- (c) The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health , safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- Information was provided indicating undue financial hardship.
- Photos from the neighborhood submitted as evidence that the new structure will be compatible to the existing structures in the neighborhood.
- Neighborhood Support Letter

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

**Residential Building Permit and Waiver
Application**

WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

- ☒ COMPLETE WAIVER APPLICATION
- ☒ COMPLETE & REVIEWED RESIDENTIAL APPLICATION
- ☒ SUPPORTING DOCUMENTATION
 - ☒ 1) PROOF OF HARDSHIP
 - ☒ 2) IMPACT ON DRAINAGE
 - ☒ 2) NEIGHBORHOOD SUPPORT LETTERS
 - ☒ 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
 - ☒ 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES
- ☒ COPY OF TCAD'S APPRAISAL ROLL INDICATING
 - ☒ 1) SQUARE FOOTAGE OF SUBJECT PROPERTY
 - ☒ 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES
 - ☒ 3) HOMESTEAD EXEMPTION
- ☒ COPY OF PLAT
- ☒ COPY OF APPROVED LAND STATUS DETERMINATION
- ☒ F.A.R. (FLOOR TO AREA RATIO) CALCULATION
- ☒ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)
- DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR CONCURRENTLY (if applicable) BP# _____
- OTHER _____

You will be required to review your application with a Residential Zoning Planner. You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

Mobile: 303-883-7765
Fax: 866-389-9621
Email: jon@jonathanjensen.com

Jonathan Jensen

905 Garner Ave.
Austin, TX 78704

May 15, 2006

LETTER OF INTRODUCTION

Dear City of Austin Council Members and Staff,

I hereby request to waive the interim development regulations under ordinance #2060216-043 for the duplex I am developing to be located at 1306 Chicon St. (previously 1308 1/2 Chicon St.) in Central East Austin. I make this request after having spent a great deal of time and money over the course of the past four months ensuring that my proposed dwelling will benefit the surrounding neighborhood, and will in no way adversely effect the public health, safety, and welfare of any citizens.

As a new resident of Austin (I moved here last August), and as a first time developer, I believe the ordinance was actually a blessing in disguise for me. The steps required to take to complete this waiver have given me a much greater understanding of the city's neighborhood planning, zoning, and future intentions. One of the primary reasons I moved to Austin was to be able to participate in a vibrant, diversified, downtown community. For several years I had been contemplating such as move after having read and been inspired by a book entitled "A Good Place To Live" by author Terry Pindel. Mr. Pindel was a local city council member in Keene, New Hampshire, who was troubled by the way his own city planning took place, and set-off on a four year, cross country tour detailing "Good Places" created by careful city planning. Particular attention was paid to how the city councils addressed infill, mixed-use, and multi-family zoning.

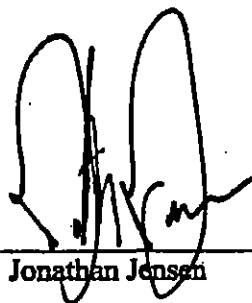
By and large, I am very much in support of the "McMansion" ordinance, as I believe in many instances true harm has been done to neighborhoods, and individual property owners, by unmitigated development. However, I honestly believe that will not be the case in my particular circumstance. I believe I am building in a re-emerging area that is still in the process of both retaining it's historical roots, while also creating a new identity. While that might sound like a contradiction, I believe inclusive development is possible, that both preserves the culture, landmarks, and traditions of the area, while also expanding with new people, building and ideas. I am not looking to merely cash-in by building a duplex that is completely unaffordable to most current East Austin residents. I intentionally selected the builder I am using on the project, Aries Partners, because of their long history of building affordable housing in the East Austin area.

Currently on the block face on which my lot is located, (the properties on the west side of Chicon St. between 13th and 14 St.) three of the four lots are vacant. The lot directly across the street, at 1309 Chicon St. is also vacant, and the lot immediately south of that, at 1305 Chicon St., an abandoned commercial property currently stands. I believe if properly done, my lot can help stimulate additional development and revitalization within the immediate area.

I have taken a considerable amount of time preparing this waiver, and I look forward to addressing any additional questions or concerns that might arise.

I appreciate your consideration of my proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Jensen', is written over a horizontal line. The signature is stylized with large loops and a trailing flourish.

Jonathan Jensen

CITY OF AUSTIN
REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 2060216-043

STREET ADDRESS: 1306 Chicon St.
 LEGAL DESCRIPTION: Subdivision Johas C.R.
 Lot(s) 5 & 6 Block 5 Ordior 36 Division
 Zoning District: 5 Neighborhood Plan (if applicable): Central East Austin
 Type of work to be done (Select appropriate option and provide description of the proposed project):
☒ New Construction: Duplex (See Attached)
☐ Addition:

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below: (See Attached)

If you select Option 1, you must select one of the following:

- ☒ The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: (See Attached)

-or-

- ☐ I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which will adequately protect the health, safety and welfare of the public.

Explain:

2. The following development agreement permits the activity: _____
3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____
4. I am providing appropriate drainage facilities. Explain: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: 

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number	<u>BP-06-44292</u>
Building Permit No.	_____
Plat No.	_____ Date <u>5/16/06</u>
Reviewer	<u>[Signature]</u>

PRIMARY PROJECT DATA

Service Address	<u>1306 Chicon St.</u>	Tax Parcel No.	<u>0209092204</u>
Legal Description	Lot <u>546</u> Block <u>5</u> Subdivision <u>C.R. Johns</u> Section _____ Phase _____		
If in a Planned Unit Development, provide Name and Case No. _____ (attach final approved copies of subdivision and site plans)			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work		Remodel (specify) _____	
<input type="checkbox"/> New Residence		_____	
<input checked="" type="checkbox"/> Duplex		Addition (specify) _____	
<input type="checkbox"/> Garage <input type="checkbox"/> attached <input type="checkbox"/> detached		_____	
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached		Other (specify) _____	
<input type="checkbox"/> Pool		_____	
Zoning (e.g. SF-1, SF-2...)	<u>SF-3</u>	Height of building	<u>26'9"</u> ft. # of floors <u>2</u>
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))			
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**VALUATIONS FOR
REMODELS ONLY**

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

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size	<u>7,198</u> sq. ft.
Job Valuation \$	<u>200,000</u>
(Labor and materials)	
Total Job Valuation (remodels and additions)	\$ _____
(Labor and materials)	

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

	NEW/ADDITIONS	REMODELS
Building	\$ <u>370.00</u>	\$ _____
Electrical	\$ <u>230.00</u>	\$ _____
Mechanical	\$ <u>120.00</u>	\$ _____
Plumbing	\$ <u>125.00</u>	\$ _____
Driveway	\$ _____	\$ _____
& Sidewalk	\$ _____	\$ _____
TOTAL \$	_____	_____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Jonathan Jensen</u>	Telephone (h) <u>310-770-0178</u> (w) <u>302-883-7865</u>
BUILDER	Company Name <u>Aries Partners</u>	Telephone <u>512-589-4353</u>
	Contact/Applicant's Name <u>Byron Brooks</u>	Pager _____ FAX <u>512-358-1604</u>
DRIVEWAY /SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Jonathan Jensen</u>	Telephone <u>310-770-0178</u>
	Address <u>905 Garner Ave.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78704</u>

If you would like to be notified when your application is approved, please select the method:

☒ telephone ☒ e-mail: jon@helix.com

You may check the status of this application at www.ci.austin.tx.us/development/pieriv.html

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 also understand that if there are any trees greater than 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.

DATE 5/15/06

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

Service Address

1306 Chicon St.

Applicant's Signature

Date

5/15/06

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	New / Addition
a. 1 st floor conditioned area	— sq.ft.	1314 sq.ft.
b. 2 nd floor conditioned area	— sq.ft.	1324 sq.ft.
c. 3 rd floor conditioned area	— sq.ft.	— sq.ft.
d. Basement	— sq.ft.	— sq.ft.
e. Garage / Carport		
— attached	— sq.ft.	776 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.	200 sq.ft.
j. Balconies	— sq.ft.	238 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 _____		

TOTAL BUILDING AREA (add a. through l.)

sq.ft.

4,352

sq.ft.

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

2,290

sq.ft.

32

% of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	2,290	sq.ft.
b. Driveway area on private property	734	sq.ft.
c. Sidewalk / walkways on private property	145	sq.ft.
d. Uncovered patios	—	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	—	sq.ft.
f. Air conditioner pads	19	sq.ft.
g. Concrete decks	—	sq.ft.
h. Other (specify) _____	—	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3,187

sq.ft.

44.77

% of lot



MEMORANDUM

TO: Homeowners, Builders, and Electricians

FROM: Residential Zoning Review, WPDR

DATE: 02/08/06

SUBJECT: Electric Service Planning Application (ESPA) forms

Effective January 30, 2006, the Austin Energy Design Criteria Manual requires that for all electrical residential permits an ESPA form be provided prior to issuance of the permit.

For new residential, residential addition, or any change in electric service, applications submitted must include a copy of an approved ESPA form and a plot plan stamped by Austin Energy. Applicants must provide the approved ESPA form and Austin Energy stamped plot plan for applications to be reviewed by a Residential Zoning Planner. An approved ESPA form is active for 90 days, during which time approval of plans must be obtained.

Rick Schieffer is available in the Development Assistance Center (DAC) on the 1st floor of One Texas Center, 505 Barton Springs Rd. (phone: 974-2632, fax: 974-9779). Rick will review the plot plan as well as the ESPA form. His hours are 9:00 a.m.-3:30 p.m. Monday through Thursday, and 9:00 a.m.-2:30 p.m. on Friday.

Approved ESPA forms and stamped plot plans will be required for Residential Zoning Review effective on February 20, 2006.



Kramer Service Center:

2412 Kramer Lane, Bldg. "C"

Austin, Texas 78738
(512) 505-7206

Austin Energy

Electric Service Planning Application
(Please Print or Type)

St. Elmo Service Center

4411-B Mainmarcus Drive

Austin, Texas 78744
(512) 505-7500

ESPA for Residential & Small Commercial Service Only (under 350 amps 1Ø or 225 amps 3Ø)

Name:	<u>Aries Partners Inc.</u>	Phone	<u>358-1600</u>
Address	<u>8036 Hwy 290 West</u>		
Legal Description	<u>C.R. Johns Subdivision</u>		
Lot	<u>Part of 586</u>	Block	<u>5</u>
		Commercial/	<u>Residential?</u>

Service Main Size(s)	_____ (amps)	Service Conductor	_____ (type & size)
Service Length	_____ (ft.)	Number of Meters?	_____ Multi-Fuel Y N
Overhead/Underground?	_____	Voltage	_____ <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	_____	Total AC Load	_____ (# of units) _____ (Tons)
Largest AC unit	_____ (Tons)	LRA of Largest AC Unit	_____ (amps)
Electric Heating	_____ (kW)	Other	_____ (kW)

Comments: _____

ESPA Completed by (Signature & Print name)

Phone

Building/Electric Permit No: _____

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back) Phone _____

Application expires 90 days after date of Approval

**Supplemental Information Submitted by
Applicant**

Mobile: 303-883-7765
Fax: 866-389-9621
Email: jon@jonathanjensen.com

Jonathan Jensen

905 Garner Ave.
Austin, TX 78704

May 15, 2006

RE: HARDSHIP

Dear City of Austin Council Members and Staff,

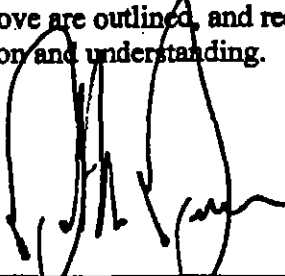
I am a first time property developer, and I was surprised when the interim ordinance including duplexes was first announced. As an individual without substantial sums of capital for land acquisition, I spent a considerable amount of time analyzing the lot costs within Central East Austin prior to making my purchase. When I closed on the 1306 Chicon St. lot on January 5, 2006, I did so with the understanding that there were no building size restrictions, other than those outlined in the SF-3 zoning requirements, and any special provisions within the Central East Austin Neighborhood Plan. I therefore proceeded with my design process in accordance with that understanding. My intention was to complete the duplex by August, so I could take advantage of the large rental pool created when University of Texas graduate students return to campus.

The temporary ordinance has caused me hardship for the following reasons:

- 1) I paid the price I did for the lot, based on the understanding that there were no FAR value provisions that I would adhere. If I had known that such restrictions were to occur, I would not have paid the price I did for the lot.
- 2) I had to stop the design process that was already underway and either change or modify elements which added additional costs to the design.
- 3) I have had to pay for unexpected lot loan expenses, as I was unable to commit to a design until the details of the ordinance were solidified.
- 4) I have missed out on the opportunity to market the property to a potentially larger rental pool because of the delay in construction caused by the time it has taken to apply for a waiver to the ordinance.
- 5) I have had to incur additional costs (both time and money) to address particular aspects of the waiver process. Notably, hiring an engineer for drainage inspection, and planning and paying for the presentation I made before the Organization of Central East Austin Neighborhoods.
- 6) The estimated building costs of my builder have slightly increased during the time that construction was initially scheduled to begin (late February) and when construction is likely now going to begin (late June, early July).

The receipts for the quantifiable hardships outlined above are outlined, and receipts included on the following pages. I greatly appreciate your consideration and understanding.

Sincerely,



Jonathan Jensen

1306 Chicon St. Development Expenses To Date

Expense Description	Amount
Down Payment and Closing Cost For Purchase Of Lot	\$20,881.30
Survey Of Lot	\$433.00
Land Status Determination	\$165.00
Lot Drainage Certification	\$287.50
Preperation For Presentation To OCEAN	\$50.00
Architect/Design Fees (To Date)	\$1,600.00
Lot Financing Payment 1	\$393.75
Lot Financing Payment 2	\$420.00
Lot Financing Payment 3	\$462.50
Lot Financing Payment 4	\$465.00
<hr/>	
Total:	\$25,158.05

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance

6. File Number
0909943-GRT

7. Loan Number

8. Mortgage Ins Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
Jonathan Jensen
995 Garner
Austin, TX 78704

E. Name & Address of Seller
Calvan Family Partnership
7301 RR 620 North, Suite 185-320
Austin, TX 78726

F. Name & Address of Lender
Stock Building Supply
4403 Blaud Road
Raleigh, NC 27609

G. Property Location

Johns C R Subdivision, Outlot 26, Division B, S 7223rd of Lot 8 & 6, Blk 5,
City Austin, County Travis, TX
1300 1/2 Chiles
Austin, TX 78702

H. Settlement Agent Name

Independence Title Company
9442 Capital of Texas Hwy
Bldg. 1, Suite 250,
Austin, TX 78759 Tag ID:

Place of Settlement
Independence Title Company
9442 Capital of Tx Hwy, #100
Austin, TX 78759

I. Settlement Date
1/9/2006
Fund:

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price	\$80,000.00
102. Personal Property	
103. Settlement Charges to borrower	\$1,444.00
104.	
105.	

Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. School property taxes	
109. HOA Dues	
110. MUD Taxes	
111.	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower

\$81,444.00

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	\$1,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205. First Draw from Stock	\$40,000.00
206.	
207.	
208.	
209.	

Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	
212. School property taxes	
213. HOA Dues	
214. MUD Taxes	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower

\$61,000.00

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	\$81,444.00
302. Less amounts paid by/for borrower (line 220)	\$61,000.00

\$20,444.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	\$80,000.00
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. School property taxes	
409. HOA Dues	
410. MUD Taxes	
411.	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller

\$80,000.00

600. Reductions in Amount Due to Seller

601. Excess Deposit	
602. Settlement Charges to Seller (line 1400)	
603. Existing Loan(s) Taken Subject to	
604. Payoff of first mortgage loan	
605. Payoff of second mortgage loan	
606.	
607.	
608.	
609.	

Adjustments for items unpaid by seller

610. City property taxes	
611. County property taxes	
612. School property taxes	
613. HOA Dues	
614. MUD Taxes	
615.	
616.	
617.	
618.	
619.	

620. Total Reduction Amount Due Seller

\$0.00

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	\$80,000.00
602. Less reductions in amt. due seller (line 620)	\$0.00

\$80,000.00

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

67921 11-24
Office AU 8 1210(8)

CASHIER'S CHECK

SERIAL #: 0702102794
ACCOUNT#: 4861-505709

Purchaser: JONATHAN E JENSEN
Purchaser Account: 8628258061
Operator I.D.: mwb8926

January 05, 2008

PAY TO THE ORDER OF ***INDEPENDENCE TITLE COMPANY***
RE: JONATHAN JENSEN

Twenty thousand eight hundred eighty-one dollars and 30 cents

***\$20,881.30**

WELLS FARGO BANK, N.A.
901 S CONGRESS AVE
AUSTIN, TX 78704
FOR INQUIRIES CALL (480) 394-3122

NOTICE TO PURCHASER - IF THIS INSTRUMENT IS LOST,
STOLEN OR DESTROYED, YOU MAY REQUEST CANCELLATION
AND REISSUANCE. AS A CONDITION TO CANCELLATION AND
REISSUANCE, WELLS FARGO BANK MAY IMPOSE A FEE AND
REQUIRE AN INDEMNITY AGREEMENT AND BOND.

VOID IF OVER US \$ 20,881.30

NON-NEGOTIABLE

Purchaser Copy

SNS ENGINEERING, INC.
12466 Los Indios Trail, Suite 101, Austin, Texas 78729
---- INVOICE ----

To: Jonathan Jensen
905 Garner Avenue
Austin, Texas 78704

Date: 03/03/2006

Survey No: 06176
Description: Title Survey
Part of Lots 5 & 6, Block "5",
C.R. Johns Subdivision,
1308-1/2 Chicon Street, Austin, Texas

Sales Tax	\$400.00
Total Due	<u>33.00</u>
	\$433.00

REF: Jonathan Jensen
GF No. 0509943-GRT



City of Austin
WPDR
PIER - INVOICE

Receipt Number: 522606

Case Number: C8I-06-176-

Date: 31 MAR 2006

Project Name:

Project Location: 1306 CHICON ST

Case Type: Development Assessment

Company Name:

Tracking Number: 203841

Contact Name: JONATHAN JENSEN

Phone: 303-883-7765

Fax: --

Address: 905 GARNER AVE

City: AUSTIN

ZIP: 78704

Issued by: ROSEMARY AVILA

Payment Method: CHECK

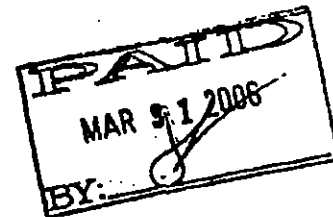
Status: Unpaid

Check Number: 1031

Check Amount:

Comments:

Rev.Code	Description	Quantity	Sub Total
9770-4185	SubDiv_Misc_Land_Status_Determination	1	\$165.00
Total:			\$165.00





**RESIDENTIAL / COMMERCIAL
CIVIL & STRUCTURAL ENGINEERING**

Past Due Date
4/26/2006

Jonathon Jensen
905 Garner Ave.
Austin, TX 78704

Job Description
100 - 1306 Chicon

Description	Qty	Rate	Amount
Professional Engineer - Civil Drainage Certification	2.5	115.00	287.50

Thank you for your business.
Please include the invoice number above on your check.

Invoices more than 15 days past due will be assessed a 10% late fee.

Total	\$287.50
Payments/Credits	\$0.00
Balance Due	\$287.50

INVOICE: AP-050906

TO: Jonathan Jensen

ATTN: Jonathan Jensen

DATE: May 09, 2006

PROJECT: Duplex Plans 1569-1569

Listed below are the charges to date for professional services rendered in association with duplex plan development and site plan for 1308 1/2 Chicon.

PLANS: \$1600.00

PRELIMINARY DESIGN FEE: NA

COPY FEE: \$0.00

ON SITE CONSTRUCTION INSPECTIONS: NOT INCLUDED

MISCELLANEOUS EXPENSES: NA

AMOUNT PAID TO DATE: NA

CURRENT AMOUNT DUE: \$1600.00

Make payment to: Art Adams

**Address: 1501 Somerset Dr.
Round Rock, Texas 78681**

STATEMENT OF ACCOUNT - LOAN DETAIL

LOAN	PROPERTY	DATE	TRANSACTION	PRINCIPAL	INTEREST	FEES	AMOUNT DUE
17510	L5 L6 B5 C.B. JOHNS	02/28/06	BALANCE FORWARDED	60,000.00	420.00	0.00	420.00
		03/17/06	PAY CHECK#1020	0.00	420.00-	0.00	420.00-
		03/31/06	INTEREST BILLED	0.00	465.00	0.00	465.00
		03/31/06	ENDING BALANCE	\$60,000.00	\$465.00	\$0.00	\$465.00

ACCOUNT TOTAL: PLEASE PAY THIS AMOUNT \$465.00

ACCOUNT TOTAL IS DUE ON THE 10TH OF THE MONTH
IF NOT PAID BY THE 20TH PLEASE REMIT: \$486.25

**IMPORTANT:
NEW MAILING
ADDRESS**

CURRENT \$465.00 OVER 30 \$0.00

INTEREST AGING
OVER 60 \$0.00
OVER 90 \$0.00
OVER 120 \$0.00

TOTAL \$465.00

STATEMENT OF ACCOUNT - LOAN DETAIL

PAGE 1

LOAN	PROPERTY	DATE	TRANSACTION	PRINCIPAL	INTEREST	FEES	AMOUNT DUE
17510	L5 L6 B5 C.R. JOHN'S	03/31/06	BALANCE FORWARD	60,000.00	465.00	0.00	465.00
		04/24/06	PAY Check#1035	0.00	465.00-	0.00	465.00-
		04/30/06	INTEREST BILLED	0.00	462.50	0.00	462.50
		04/30/06	ENDING BALANCE	\$60,000.00	\$462.50	\$0.00	\$462.50
19178	LOT ONLY, LOT 4, BLD	03/31/06	BALANCE FORWARD	0.00	0.00	0.00	0.00
		04/30/06	ENDING BALANCE	\$0.00	\$0.00	\$0.00	\$0.00

ACCOUNT TOTAL:

PLEASE PAY THIS AMOUNT

\$462.50

ACCOUNT TOTAL IS DUE ON THE 10TH OF THE MONTH
IF NOT PAID BY THE 20TH PLEASE REMIT.

\$485.63

CURRENT	INTEREST AGING	TOTAL
\$462.50	OVER 30 \$0.00	
	OVER 60 \$0.00	
	OVER 90 \$0.00	
	OVER 120 \$0.00	
		\$462.50

STATEMENT OF ACCOUNT - LOAN DETAIL							PAGE	1			
LOAN	PROPERTY	DATE	TRANSACTION	PRINCIPAL	INTEREST	FEES	AMOUNT DUE				
17510	L5 L6 H5 C.R. JOHN'S	01/31/06	BALANCE FORWARDED	60,000.00	393.75	0.00	393.75				
		02/10/06	PAY Check#1013	0.00	393.75-	0.00	393.75-				
		02/28/06	INTEREST BILLED	0.00	420.00	0.00	420.00				
		02/28/06	ENDING BALANCE	\$60,000.00	\$420.00	\$0.00	\$420.00				
ACCOUNT TOTAL. PLEASE PAY THIS AMOUNT							\$420.00				
ACCOUNT TOTAL IS DUE ON THE 10TH OF THE MONTH											
IF NOT PAID BY THE 20TH PLEASE REMIT:							\$441.00				
INTEREST AGING											
CURRENT	\$420.00	OVER 30	\$0.00	OVER 60	\$0.00	OVER 90	\$0.00	OVER 120	\$0.00	TOTAL	\$420.00

STATEMENT OF ACCOUNT - LOAN DETAIL

PAGE 1

LOAN	PROPERTY	DATE	TRANSACTION	PRINCIPAL	INTEREST	Fees	AMOUNT DUE
17510	LS L6 B5 C.R. JOHN'S	12/31/05	BALANCE FORWARD	0.00	0.00	0.00	0.00
		01/05/06	DRAW CHECKS	60,000.00	0.00	0.00	0.00
		01/31/06	INTEREST BILL	0.00	393.75	0.00	393.75
		01/31/06	ENDING BALANCE	\$60,000.00	\$393.75	\$0.00	\$393.75

ACCOUNT TOTAL:

PLEASE PAY THIS AMOUNT \$393.75

ACCOUNT TOTAL IS DUE ON THE 10TH OF THE MONTH
IF NOT PAID BY THE 20TH PLEASE REPLY:

\$413.46

INTEREST AGING

OVER 30
\$0.00OVER 60
\$0.00OVER 90
\$0.00OVER 120
\$0.00CURRENT
\$393.75TOTAL
\$393.75

Mobile: 303-883-7765
Fax: 866-389-9621
Email: jon@jonathanjensen.com

Jonathan Jensen

905 Garner Ave.
Austin, TX 78704

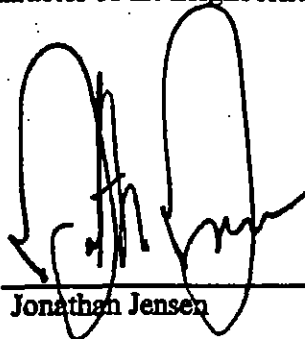
May 15, 2006

RE: EFFECT ON PUBLIC HEALTH, SAFETY, AND WELFARE

Dear City of Austin Council Members and Staff,

I have taken two specific steps to clarify that the duplex I propose to build at 1306 St. (previously 1308 1/2 St.) in Central East Austin, will not adversely affect the public health, safety, and welfare of citizens within the community. First, I commissioned a drainage assessment conducted by the engineering firm Texas Design Interests, LLC, which concluded that the proposed design would not cause an increase in flooding conditions. Second, I made a presentation of my building intentions to the Organization of Central East Austin Neighborhoods (OCEAN) and gained their unanimous support. Prior to making my revised building designs, I talked with numerous members of the East Austin community, including Linda Johnston who chairs the building committee at OCEAN, and ensured that the design would fit within scale and character of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Jensen', is written over a horizontal line.

Jonathan Jensen

April 11, 2006

**Director
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78703**

**RE: Engineer's Drainage Certification
1306 Chicon
Austin, TX**

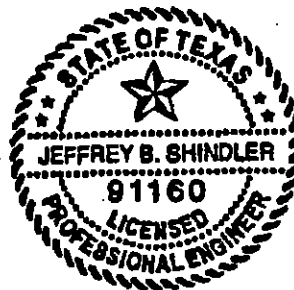
To Whom It May Concern:

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject lot to Boggy Creek. At build-out conditions allowable by zoning, restrictive covenant or plat note, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

Sincerely,



Jeff Shindler, P.E.





RE: 1306 Chicon St. Property

On April 11th, Jonathan Jensen made a presentation before our organization outlining his building intentions for a duplex on 1306 Chicon St. Based on his presentation, and the designs he left behind for further review by committee members, we stand in support of his waiver request for additional square footage above the FAR value provisions in the temporary city ordinance. We believe Mr. Jensen's proposed duplex is consistent in both size and style with other dwellings in the surrounding neighborhood, and will be a welcome addition to the growth of the Chicon St. corridor between 12th St. and Martin Luther King Blvd.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rudy Williams", is written over a horizontal line.

Rudy Williams
President



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

04/03/2006

File Number: C8I-06-0176

Address: 1306 CHICON ST

Tax Parcel ID: 0209092204

Map Date: 05/10/2004

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the South One-half (S. 1/2) of Lot 5, and the Southeast One-quarter (S.E. 1/4) of Lot 6, Block 5, C.R. John's Subdivision in the current deed, recorded on 01/09/2006, in Document #2006003529, Travis County Deed Records. This parcel existed in its current configuration on August 31, 1987, as evidenced by a deed recorded on 11/19/1980, in Volume 7186, Page 334, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on August 31, 1987, as evidenced by water service on 12/19/1967. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____

SARA GROVES

Director (or representative)

Watershed Protections & Development Review

50



CITY OF AUSTIN
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
LAND STATUS DETERMINATION APPLICATION

☐ Legal Tract

☒ 1987 Rule Exception

☐ 1995 Rule Exception

☐ Health / Safety Exception

☐ Five-Acre Exception

PROJECT INFORMATION: (Department Use Only)

Grandfather/Exception Date: 8-31-87

Filing Date: 3-31-06

Accepted by: Rosemary

File Number: C81-00-076

Case Manager: Sara

PROPERTY INFORMATION

Tax Parcel Identification Number: 0209092204

Location Address: 1308 1/2 Chicon St.

Subdivision Name: Outlot 36 Division B - Johns CR Subdivision

Whole Lot #s: _____ Partial Lot #s: 5 & 6 Block #s: 5

Recorded in Plat book: _____ Page: _____ County: _____

Or if no subdivision

_____ Acres out of _____ Survey in _____ County

DEED INFORMATION

Deed conveying tract to current owner is filed for Record in: (If no Volume/Page, use Document No.)

Document # 2006003529 Volume _____ Page _____ County: Travis Date: 1/9/06

Deed pre-dating (grandfather date or exception date) is filed for Record in:

Volume 7106 Page 334 County: Travis Date: 11/19/80

OWNER INFORMATION

Name: Jonathan Jensen

Street Address: 905 Garner Ave.

City: Austin State: TX Zip: 78704 Tel: (303) 893-7765

PRIMARY CONTACT INFORMATION

Firm Name: _____ Contact: _____

Street Address: SAME

City: _____ State: _____ Zip: _____

Telephone: _____ FAX: _____

Applicant's Signature

3/31/06

Date

Mobile: 303-883-7765
Fax: 866-389-9621
Email: jon@jonathanjensen.com

Jonathan Jensen

905 Garner Ave.
Austin, TX 78704

May 15, 2006

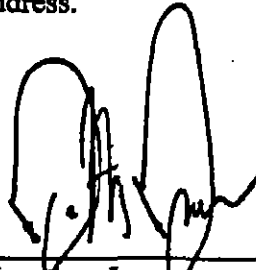
RE: PROPERTY ADDRESS

Dear City of Austin Council Members and Staff,

Please note that during the Land Status Determination process, I had the addressed of the lot changed from 1308 1/2 Chicon St. to the current 1306 Chicon St. I was informed by Hector Avila that 1308 1/2 Chicon St. was not a legal street address.

I bring that to your attention to account for any discrepancies found within the documents for the address of the lot. 1306 Chicon St. is now the legal address.

Sincerely,


Jonathan Jensen

Owner's Name **JENSEN JONATHAN**Mailing Address 805 GARNER AVE
AUSTIN, TX 78704-2127

Location 1308 1/2 CHICON ST 78702

Legal 8 73.83' OF LOT 5 *6 8 73.83' OF E32.5' OF LOT
8 BLK 5 OLT 36 DIV 8 JOHNS C R SUBD

Property Details

Deed Date 01032008

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block 5

Tract or Lot 8; 6

Docket No. 2006003329TR

Abstract Code 805839

Neighborhood Code 80030

Value Information

2006 Preliminary

Land Value 40,000.00
 Improvement Value 6,732.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 46,732.00
 10% Cap Value 0.00
 Total Value 46,732.00

Data up to date as of 2006-05-02

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	46,732.00	46,732.00	46,732.00	46,732.00
01	AUSTIN ISD	1.623000	46,732.00	46,732.00	46,732.00	46,732.00
02	CITY OF AUSTIN	0.443000	46,732.00	46,732.00	46,732.00	46,732.00
03	TRAVIS COUNTY	0.489300	46,732.00	46,732.00	46,732.00	46,732.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	46,732.00	46,732.00	46,732.00	46,732.00
86	AUSTIN COMM COLL DIST	0.089100	46,732.00	46,732.00	46,732.00	46,732.00

Improvement Information

Improvement ID
161863State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
161863	167387	1ST	1st Floor	VWV	1930	528
161863	759248	011	PORCH OPEN 1ST F	*	1930	40
161863	759247	251	BATHROOM	*	1930	1

Total Living Area 528

Land Information

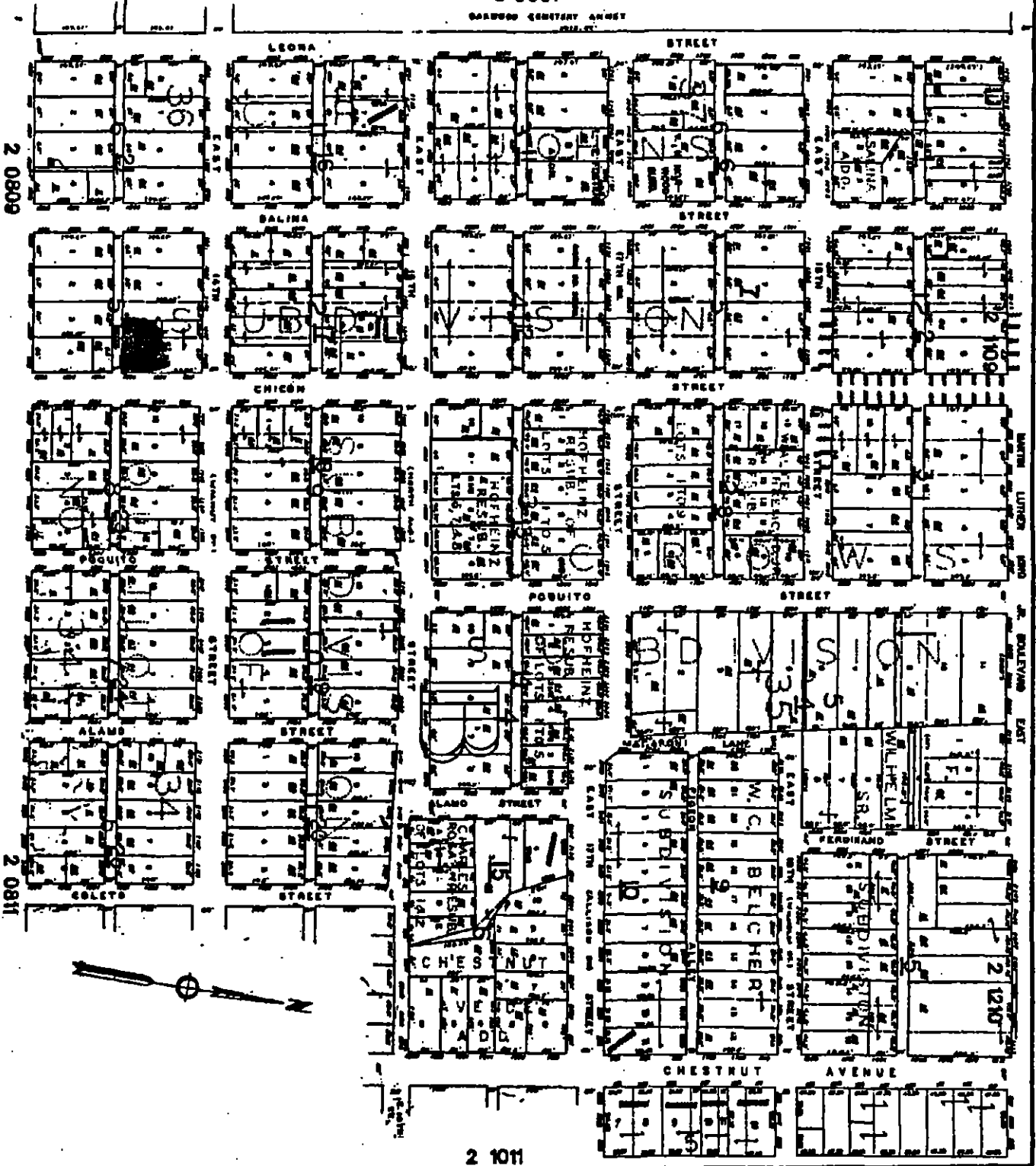
Land ID	Type Code	SPTS Code	HomeSite	Size-Acres	Front	Depth	Size-Sqft
196680	LAND	A1	F	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	46,477.00	46,477.00
2005	01	AUSTIN ISO	46,477.00	46,477.00
2005	02	CITY OF AUSTIN	46,477.00	46,477.00
2005	03	TRAVIS COUNTY	46,477.00	46,477.00
2005	2J	TRAVIS CO HOSPITAL DIST	46,477.00	46,477.00
2005	68	AUSTIN COMM COLL DIST	46,477.00	46,477.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	45,516.00	45,516.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	45,516.00	45,516.00
2004	02	CITY OF AUSTIN	45,516.00	45,516.00
2004	03	TRAVIS COUNTY (M&O,J&S,SPEC RD & BRIDGE)	45,516.00	45,516.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	45,516.00	45,516.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	45,516.00	45,516.00
2003				
2003	0A		44,960.00	44,960.00
2003	01		44,960.00	44,960.00
2003	02		44,960.00	44,960.00
2003	03		44,960.00	44,960.00
2003	68		44,960.00	44,960.00
2002				
2002	0A		21,313.00	21,313.00
2002	01		21,313.00	21,313.00
2002	02		21,313.00	21,313.00
2002	03		21,313.00	21,313.00
2002	68		21,313.00	21,313.00
2001				
2001	0A		20,452.00	20,452.00
2001	01		20,452.00	20,452.00
2001	02		20,452.00	20,452.00
2001	03		20,452.00	20,452.00
2001	68		20,452.00	20,452.00
2000				
2000	01		11,363.00	11,363.00
2000	02		11,363.00	11,363.00
2000	03		11,363.00	11,363.00
2000	68		11,363.00	11,363.00

2 0907

SHAWNEE CENTURY ANCHOR



2 1011

MAP NO.
2 0909

SCALE
1" = 400'

7 - 400' MAP
2 0909

TRAVIS CENTRAL APPRAISAL DISTRICT

8314 Grass Park Drive
Austin, TX 78764

P.O. Box 18012
Austin, TX 78714

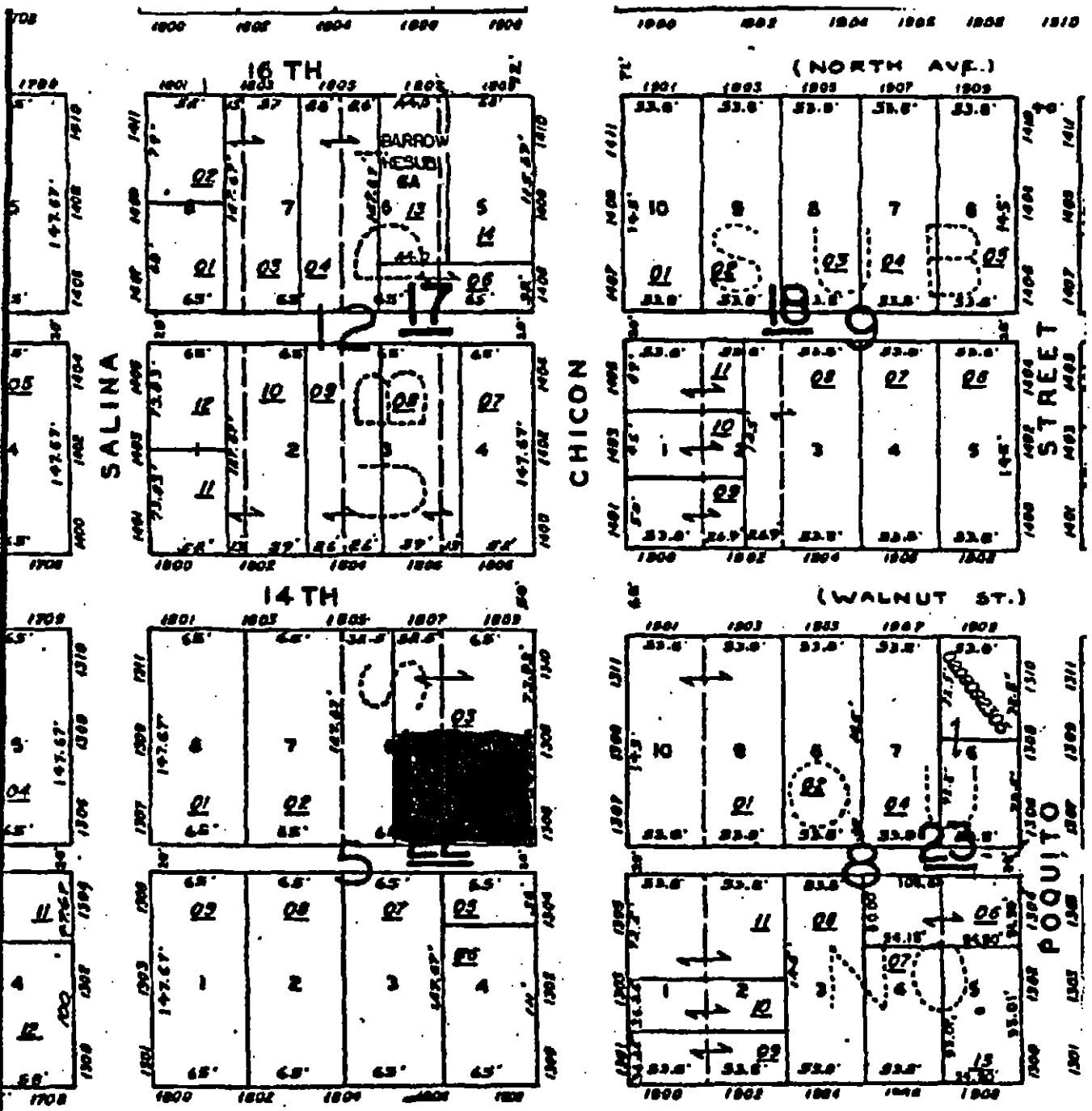
Internet Address WWW.TRAVISCAD.ORG

Main Telephone Number (512) 834-8317
Fax Number (512) 836-5371

Appraisal Information (512) 834-8138
TDD (512) 836-8328

ADDITIONAL
OFFICE
STREET
TRAVIS COUNTY

2 0909



809

Only Adjacent Property

TaxNetUSA: Travis County

Property ID Number: 198688 Ref ID2 Number: 02090922050000

Owner's Name **HUDSON ANGIE & LOWELL**

Property Details

Mailing Address PO BOX 528
DRIPPING SPRINGS, TX 78620-0528

Deed Date 09192004

Location 1304 CHICON ST 78702

Deed Volume

Deed Page

Exemptions

Legal N 36' OF LOT 4 BLK 5 OLT 36 DIV B JOHNS C
R SUBD

Freeze Exempt

F

ARB Protest

F

Agent Code

0

Land Acres

0.0000

Block

5

Tract or Lot

4

Docket No.

2004185165TR

Abstract Code

808639

Neighborhood Code

E0035

Value Information

2006 Preliminary

Land Value 12,000.00
Improvement Value 78,072.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 88,072.00
10% Cap Value 0.00
Total Value 88,072.00

Data up to date as of 2006-05-02

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	88,072.00	88,072.00	88,072.00	88,072.00
01	AUSTIN ISD	1.823000	88,072.00	88,072.00	88,072.00	88,072.00
02	CITY OF AUSTIN	0.443000	88,072.00	88,072.00	88,072.00	88,072.00
03	TRAVIS COUNTY	0.499300	88,072.00	88,072.00	88,072.00	88,072.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	88,072.00	88,072.00	88,072.00	88,072.00
86	AUSTIN COMM COLL DIST	0.099100	88,072.00	88,072.00	88,072.00	88,072.00

Improvement Information

Improvement ID
161864

State Category
B2

Description
2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
161864	157385	18T	1st Floor	VWV	1937	1,170
161864	759248	011	PORCH OPEN 1ST F	*	1937	72
161864	759249	251	BATHROOM	*	1937	2
161864	759250	320	OBS DRIVEWAY	SRC	1937	1
161864	759251	591	MASONRY TRIM 6F	AVG	1937	420
161864	759252	631	PORCH CLOS UNFIN	*	1937	55

Total Living Area 1,170

Land Information

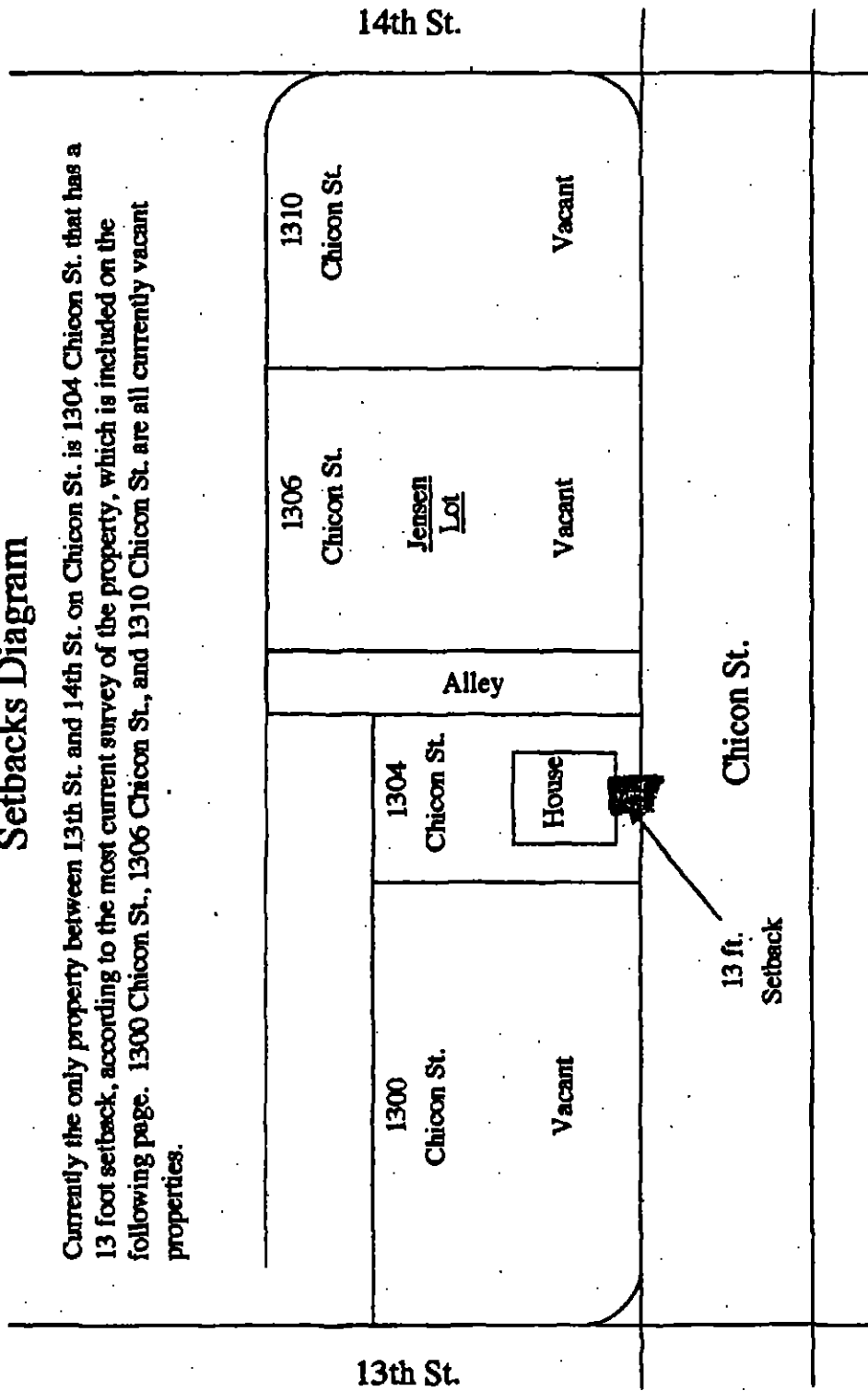
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
190081	LAND	B2	F	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	78,142.00	78,142.00
2005	01	AUSTIN ISD	78,142.00	78,142.00
2005	02	CITY OF AUSTIN	78,142.00	78,142.00
2005	03	TRAVIS COUNTY	78,142.00	78,142.00
2005	2J	TRAVIS CO HOSPITAL DIST	78,142.00	78,142.00
2005	08	AUSTIN COMM COLL DIST	78,142.00	78,142.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	41,397.00	41,397.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	41,397.00	41,397.00
2004	02	CITY OF AUSTIN	41,397.00	41,397.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	41,397.00	41,397.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	41,397.00	41,397.00
2004	08	AUSTIN COMMUNITY COLLEGE DISTRICT	41,397.00	41,397.00
2003				
2003	0A		20,936.00	20,936.00
2003	01		20,936.00	20,936.00
2003	02		20,936.00	20,936.00
2003	03		20,936.00	20,936.00
2003	08		20,936.00	20,936.00
2002				
2002	0A		61,116.00	61,116.00
2002	01		61,116.00	61,116.00
2002	02		61,116.00	61,116.00
2002	03		61,116.00	61,116.00
2002	08		61,116.00	61,116.00
2001				
2001	0A		61,116.00	61,116.00
2001	01		61,116.00	61,116.00
2001	02		61,116.00	61,116.00
2001	03		61,116.00	61,116.00
2001	08		61,116.00	61,116.00
2000				
2000	01		36,510.00	36,510.00
2000	02		36,510.00	36,510.00
2000	03		36,510.00	36,510.00
2000	08		36,510.00	36,510.00

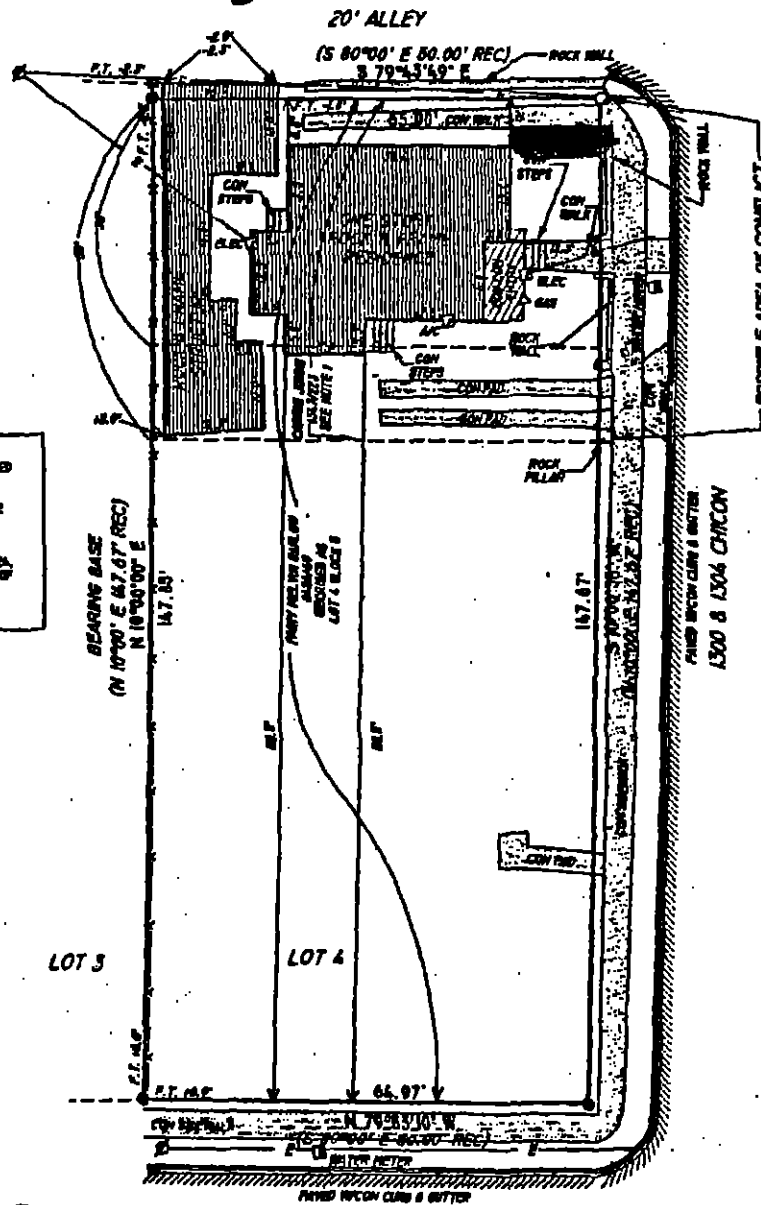
Setbacks Diagram

Currently the only property between 13th St. and 14th St. on Chicon St. is 1304 Chicon St. that has a 13 foot setback, according to the most current survey of the property, which is included on the following page. 1300 Chicon St., 1306 Chicon St., and 1310 Chicon St. are all currently vacant properties.



Prepared By: Jonathan Jensen

1304 Chicon St. Survey Showing Setback From Street



NOTE:
THE NORTHERN PORTION OF LOT 4 IS DESCRIBED AS THE NORTH 30' OF LOT 4 AND THE NORTH 30' OF LOT 3 IN A DEED TO CARRIE JOYCE, DATED MAY 11, 1914, AND RECORDED IN VOLUME 225 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS FURTHER DESCRIBED AS THE NORTH 30' OF LOT 4 IN A DEED TO CARRIE JOYCE, DATED SEPTEMBER 24, 1914, AND RECORDED IN VOLUME 240, PAGES OF SAID REAL PROPERTY RECORDS.

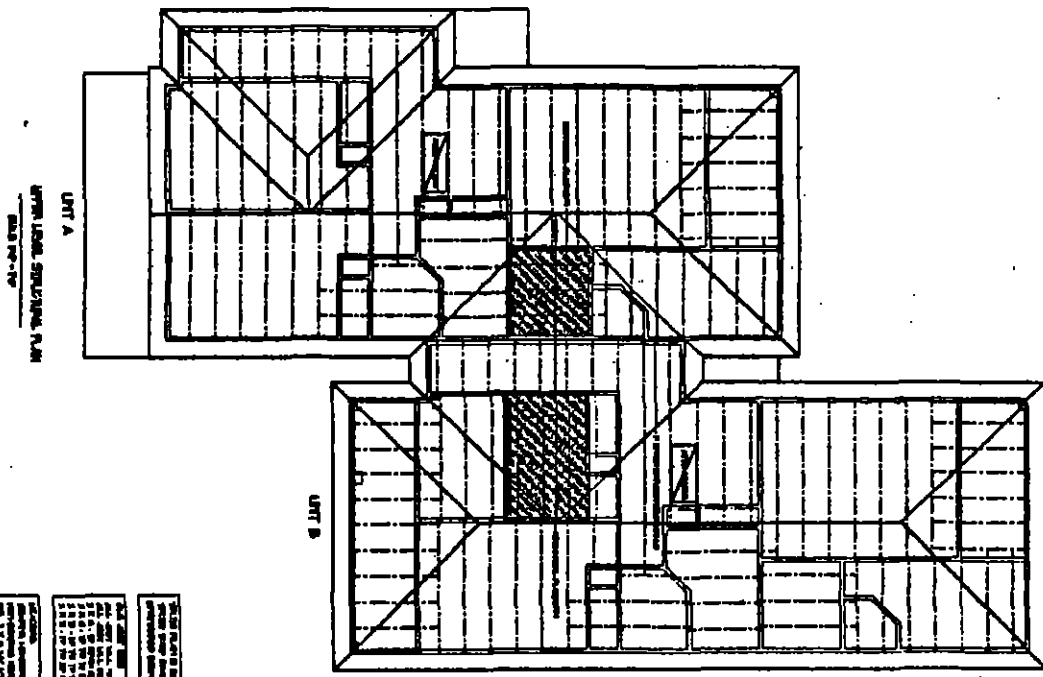
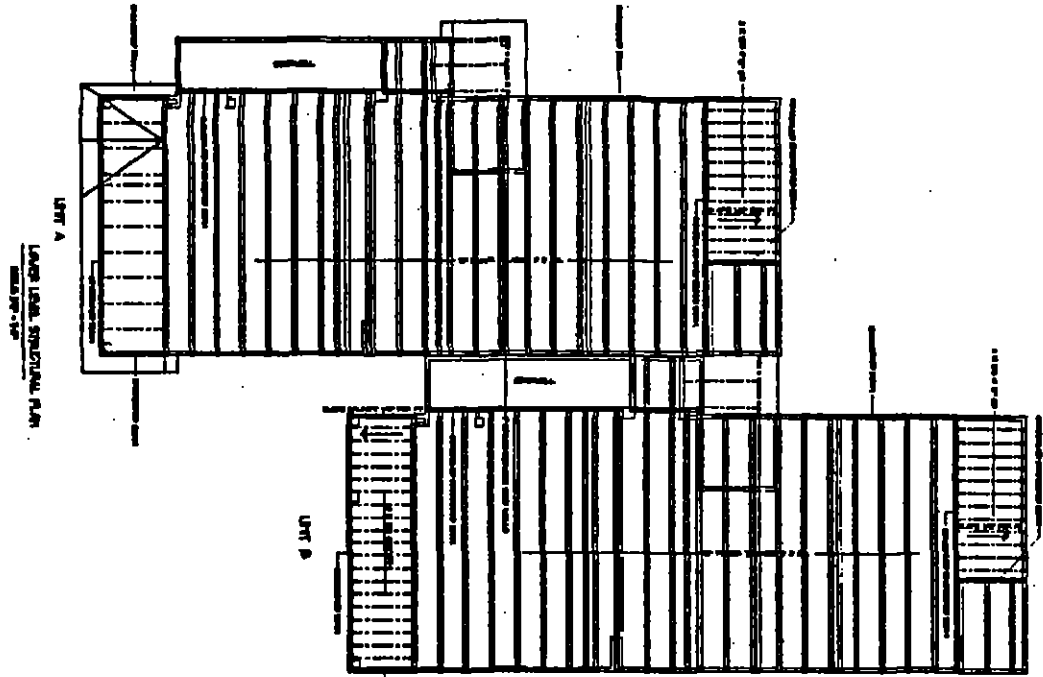
THIS SURVEY HAS BEEN REVIEWED
BY THE UNDERSIGNED & CONDITIONS
ARE HEREBY NOTED
[Signature]

<p>SUBJECT TO: CO-OWNERSHIP LAND TITLE / WEST / OF NO. 16-00000</p>		<p>SCALE: 1" = 20'</p>
<p>THE STATE OF TEXAS COUNTY OF WILLAMSON</p>		
<p>THAT SURVEYOR FOR CASTLEBERRY SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-TOP-GROUND-SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.</p>		
<p>THIS SURVEY IS COPYRIGHT 2011 BY CASTLEBERRY SURVEYING, INC. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN GRANTED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THIS SURVEY.</p>		
<p>THIS AREA IS NOT KNOWN TO BE A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP ASSESSMENT E DATED JULY 16, 1993. HOWEVER AT PRESENT TIME, NO FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED ON THE FLOOD MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT REPRESENT ACCURACY OR INACCURACY OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOODING OR FLOOD DAMAGE.</p>		
<p>CASTLEBERRY SURVEYING, INC. NORTH OFFICE: _____ SOUTH OFFICE: _____</p>		<p>STATE OF TEXAS CLYDE C. CASTLEBERRY JR. 4335 LAND SURVEYOR</p>

NOTE: SINCE THIS (S.T.) WITH A
BEN PROGRESSIVE PRICE
WAS PROPOSED TO
THOSE WITH A BEN
REPRESENT PRICE
CUTS REPLY TO

LEGEND:

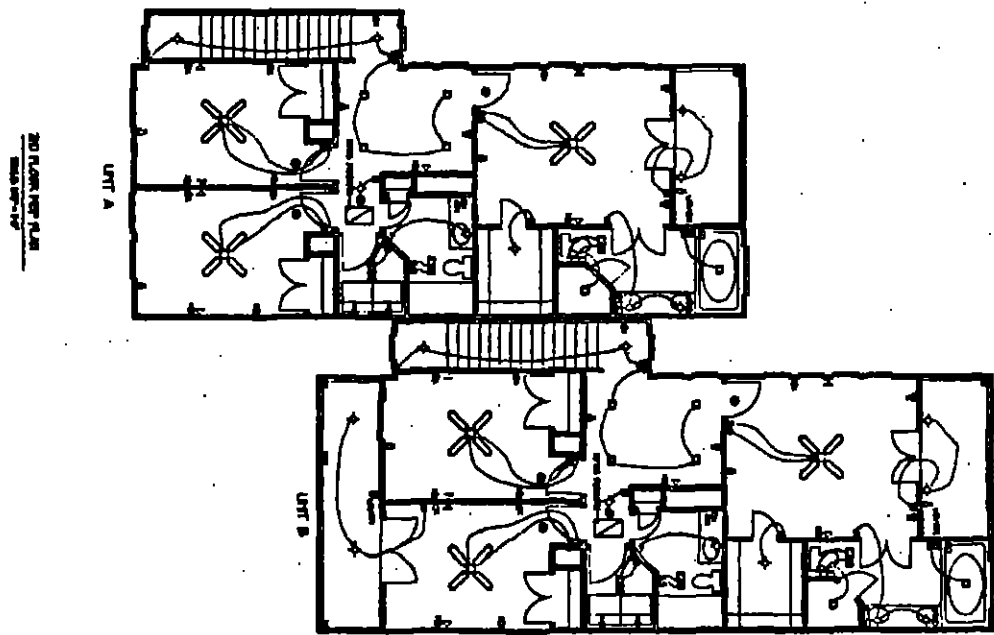
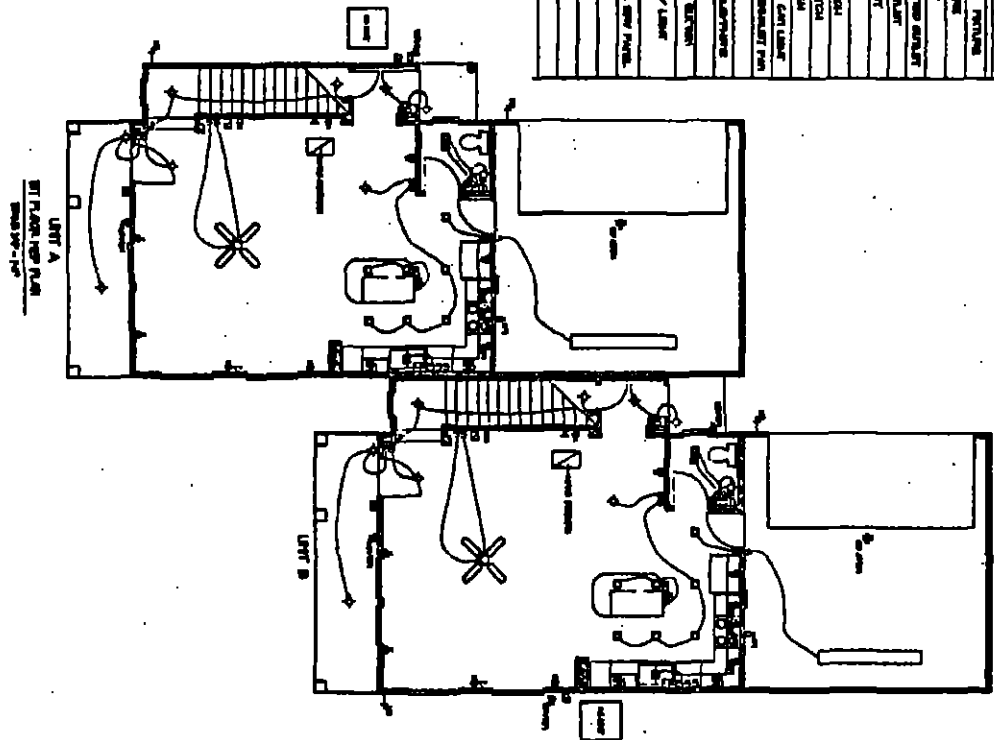
- EXISTING ROADWAY
- EXISTING POWER
- EXISTING FENCE
- EXISTING CURB
- EXISTING DRIVE



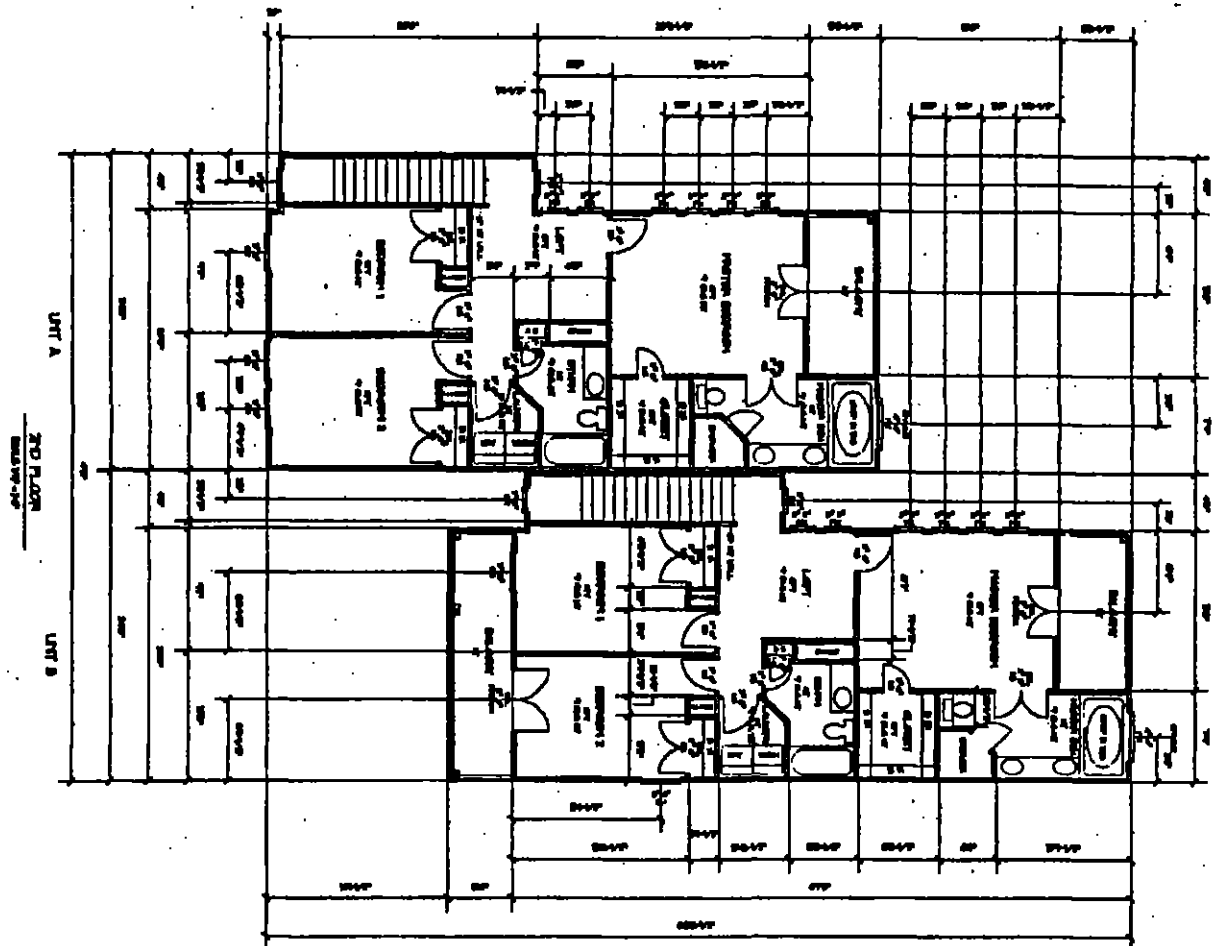
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK CONCRETE ON 12" DEEP JOISTS.
4. ALL ROOFS ARE 12" DEEP TRUSSES WITH 1/2" PLATE GIRTS.
5. ALL STAIRS ARE 10" DEEP WITH 1/2" PLATE GIRTS.
6. ALL FOUNDATIONS ARE 12" DEEP CONCRETE ON 12" DEEP JOISTS.
7. ALL EXTERIOR WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
8. ALL INTERIOR WALLS ARE 5" THICK UNLESS NOTED OTHERWISE.
9. ALL CEILING ARE 12" DEEP TRUSSES WITH 1/2" PLATE GIRTS.
10. ALL FLOORS ARE 4" THICK CONCRETE ON 12" DEEP JOISTS.

LEGEND

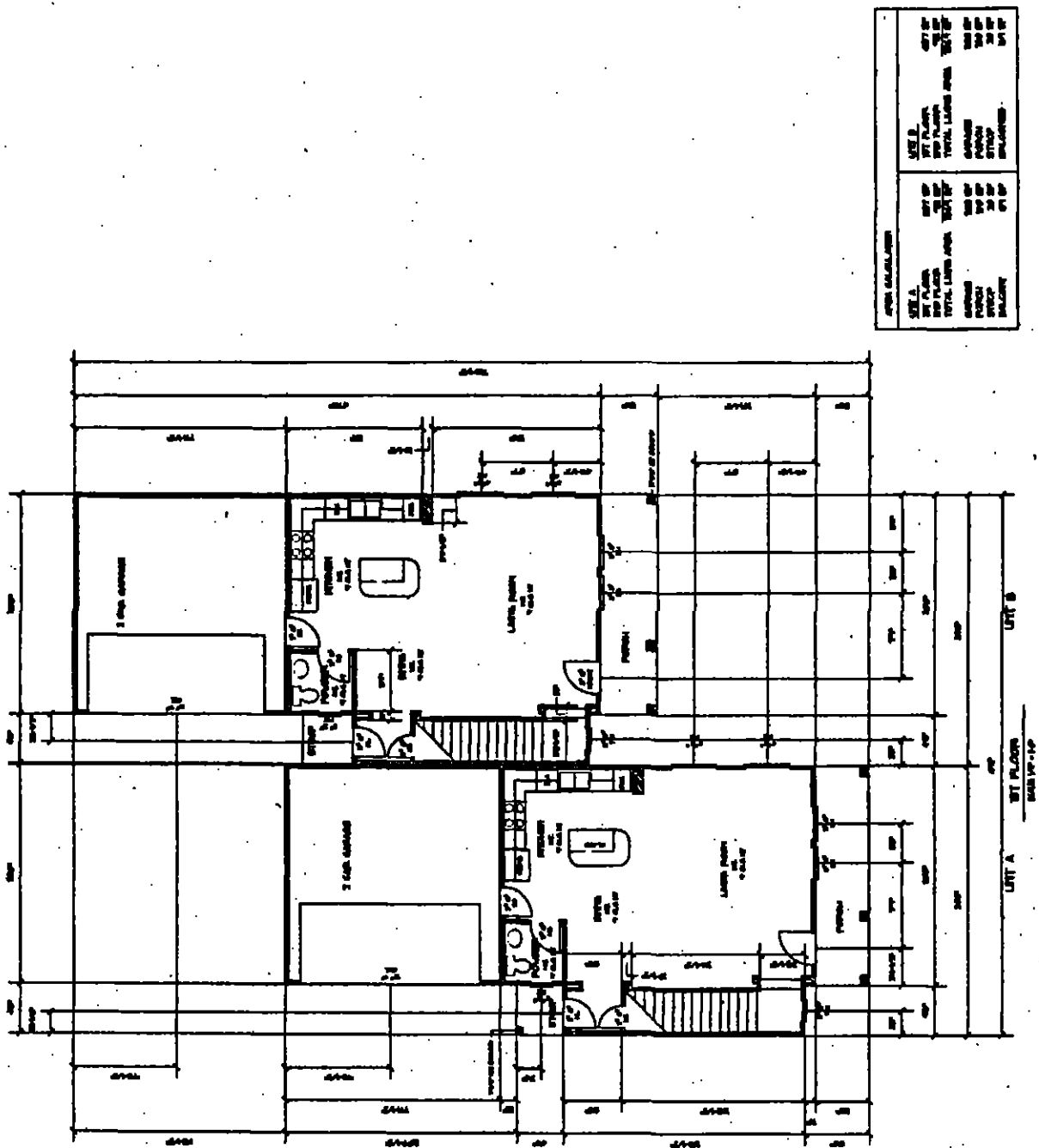
SYM	DESCRIPTION
1	APPROXIMATE TRENCH
2	LABYRINTH
3	BYE BAY
4	BYE BAY
5	BYE BAY
6	BYE BAY
7	BYE BAY
8	BYE BAY
9	BYE BAY
10	BYE BAY
11	BYE BAY
12	BYE BAY
13	BYE BAY
14	BYE BAY
15	BYE BAY
16	BYE BAY
17	BYE BAY
18	BYE BAY
19	BYE BAY
20	BYE BAY
21	BYE BAY
22	BYE BAY
23	BYE BAY
24	BYE BAY
25	BYE BAY
26	BYE BAY
27	BYE BAY
28	BYE BAY
29	BYE BAY
30	BYE BAY
31	BYE BAY
32	BYE BAY
33	BYE BAY
34	BYE BAY
35	BYE BAY
36	BYE BAY
37	BYE BAY
38	BYE BAY
39	BYE BAY
40	BYE BAY
41	BYE BAY
42	BYE BAY
43	BYE BAY
44	BYE BAY
45	BYE BAY
46	BYE BAY
47	BYE BAY
48	BYE BAY
49	BYE BAY
50	BYE BAY
51	BYE BAY
52	BYE BAY
53	BYE BAY
54	BYE BAY
55	BYE BAY
56	BYE BAY
57	BYE BAY
58	BYE BAY
59	BYE BAY
60	BYE BAY
61	BYE BAY
62	BYE BAY
63	BYE BAY
64	BYE BAY
65	BYE BAY
66	BYE BAY
67	BYE BAY
68	BYE BAY
69	BYE BAY
70	BYE BAY
71	BYE BAY
72	BYE BAY
73	BYE BAY
74	BYE BAY
75	BYE BAY
76	BYE BAY
77	BYE BAY
78	BYE BAY
79	BYE BAY
80	BYE BAY
81	BYE BAY
82	BYE BAY
83	BYE BAY
84	BYE BAY
85	BYE BAY
86	BYE BAY
87	BYE BAY
88	BYE BAY
89	BYE BAY
90	BYE BAY
91	BYE BAY
92	BYE BAY
93	BYE BAY
94	BYE BAY
95	BYE BAY
96	BYE BAY
97	BYE BAY
98	BYE BAY
99	BYE BAY
100	BYE BAY

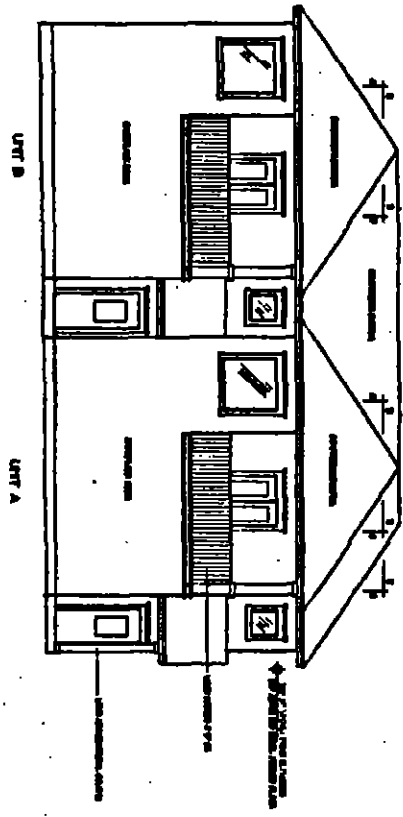
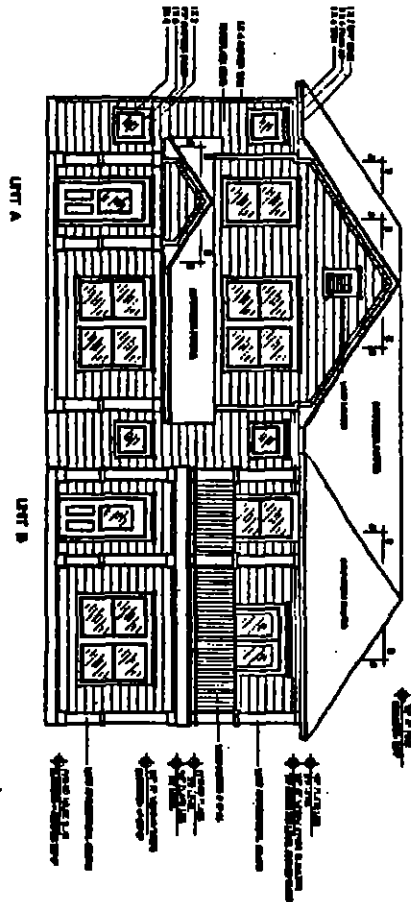


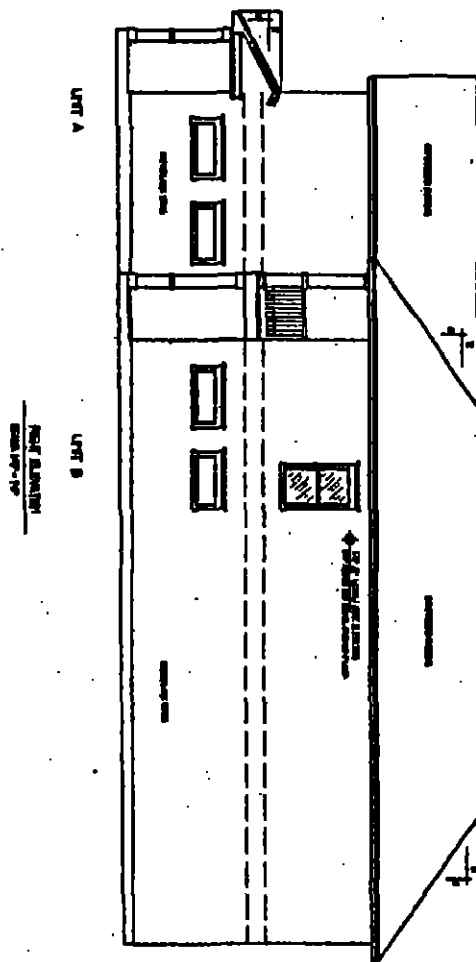
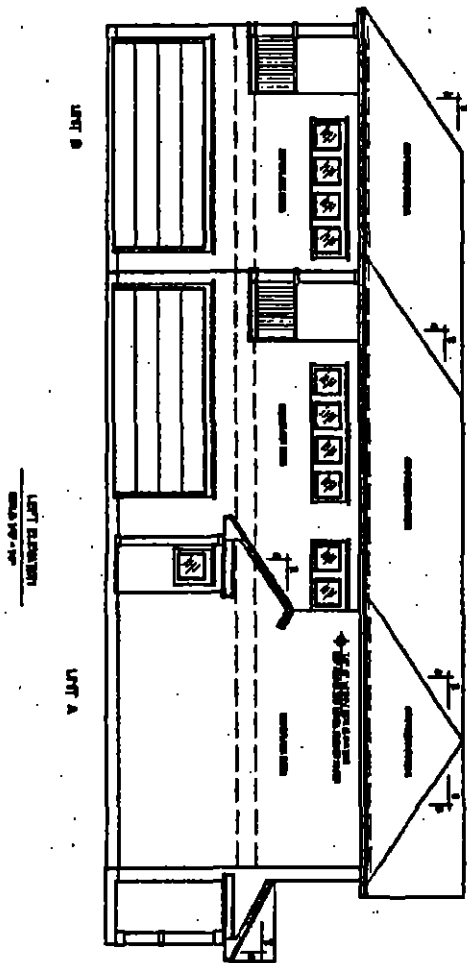
CUSTOM BOARD	ART ADAMS CUSTOM HOME DESIGNS 301 S. GARDEN DRIVE ROUND ROCK, TX 78664 EMAIL: AADAM@AOL.COM	DUPLEX 1569-1569	



CUSTOM HOME	ART ADAMS CUSTOM HOME DESIGNS 3041 POWERS DRIVE BOUND ROCK, TX 76061 PHONE: 817-955-0000 E-MAIL: AADAMS@GMAIL.COM	DUPLEX 1569-1569	







front of lot 5
15' 2 1/2' S

1308-1/2 CHICON STREET

LOT SIZE	47,728 SF
INTERVUS COVER	
DUPLEX A	607 SF
GARAGE	308 SF
PORCH	100 SF
STOOP	20 SF
AC PAD	9 SF
DUPLEX B	607 SF
GARAGE	308 SF
PORCH	100 SF
STOOP	20 SF
AC PAD	9 SF
DRIVES & PARKING	734 SF
SIDEWALKS	145 SF
TOTAL % OF INTERVUS COVER	44.7%

15' ON THE. ALL SIDES OF DUPLEX
SPOT UTILITIES IN THE FIELD IF NOT SHOWN

LEGAL DESCRIPTION

PART OF LOT 5 AND LOT 6, BLOCK 5, C.R. JOHNS SUBDIVISION
A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT
RECORDED IN PLAT RECORDS VOLUME 1, PAGE 3, TRAVIS COUNTY, TEXAS

SCALE 1" = 20.0'

ART ADAMS

CUSTOM HOME DESIGNS

1501 SOMERSET DRIVE

ROUND ROCK, TX 78681

PH: 512-255-0000

E-MAIL: AADAMS255@AOL.COM

DATE

DRAWN BY

CHECKED BY

DATE

TITLE

DATE

1306 Chilcon St. FAR (Floor To Area Ratio) Determination

*** Lot Size**

Sides Of Property	Square Footage	
East Side	73.830	Sq. Ft.
West Side	73.840	Sq. Ft.
North Side	97.850	Sq. Ft.
South Side	97.500	Sq. Ft.
Average Of Short Sides ((East & West Sides)/2)	73.835	Sq. Ft.
Average Of Long Side ((North & South Sides)/2)	97.675	Sq. Ft.
Total Square Footage	7,211.834	Sq. Ft.

Building Coverage

Floor Spaces	Square Footage
1st Floor Conditioned Areas	1,314.000 Sq. Ft.
2nd Floor Conditioned Areas	1,824.000 Sq. Ft.
Total Conditioned Areas:	3,138.000 Sq. Ft.
Covered Patios	200.000 Sq. Ft.
Covered Porches	238.000 Sq. Ft.
Total Patios & Porches:	438.000 Sq. Ft.
Total Combined Square Footage	3,576.000 Sq. Ft.

Floor To Area Ratio

Inclusions/Exclusions	Ratio
Excluding Covered Patios & Porches	0.435118
Including Covered Patios & Porches	0.495852

*Note: The lot size determinations were made based off a survey completed on the property on 3/3/2006, and included on the following page.

FIELD NOTES FOR
PARTS OF LOTS 5 & 6, BLOCK "5"
C. R. JOHN'S SUBDIVISION
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND BEING PARTS OF LOT 5 AND LOT 6, BLOCK "5", C. R. JOHN'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO CALAVAN FAMILY PARTNERSHIP, LTD. BY DEED RECORDED IN DOCUMENT NO. 2005008388 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron rod with a cap stamped "Waterloo" found at the intersection of the westerly right-of-way line of Chicon Street and the northerly line of an alley, for the southeast corner of Lot 5 and the tract herein described;

THENCE, departing the westerly right-of-way line of Chicon Street and along the northerly line of said alley with the southerly line of Lot 5 and Lot 6, S 80°00'00"W, a distance of 97.85 FEET to a ½" Iron rod with a cap stamped "Waterloo" found at the southeast corner of a tract of land conveyed to Timethia Johnson by deed recorded in Document No. 2004014571 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE, departing the northerly line of said alley and crossing into Lot 6 with the common line of said Johnson tract and this tract, N 09°57'42"W, a distance of 73.83 FEET to a ½" Iron rod found at the southwest corner of a tract of land conveyed to Nuralee Lee by deed recorded in Volume 4647, Page 141 of the Deed Records of Travis County, Texas, for the northwest corner of the tract herein described;

THENCE, departing the easterly line of said Johnson tract and crossing Lot 6 and Lot 5 with the common line of said Lee tract and this tract, N 79°59'43"E, a distance of 97.50 FEET to a ½" Iron rod found on the westerly right-of-way line of Chicon Street, at the southeast corner of said Lee tract, for the northeast corner of the tract herein described;

THENCE, along the westerly right-of-way line of Chicon Street, S 10°13'55"E, a distance of 73.84 FEET to the POINT OF BEGINNING.

See SNS Engineering "Plat of Survey" No. 06176, page 2 of 2 attached hereto and made a part hereof.

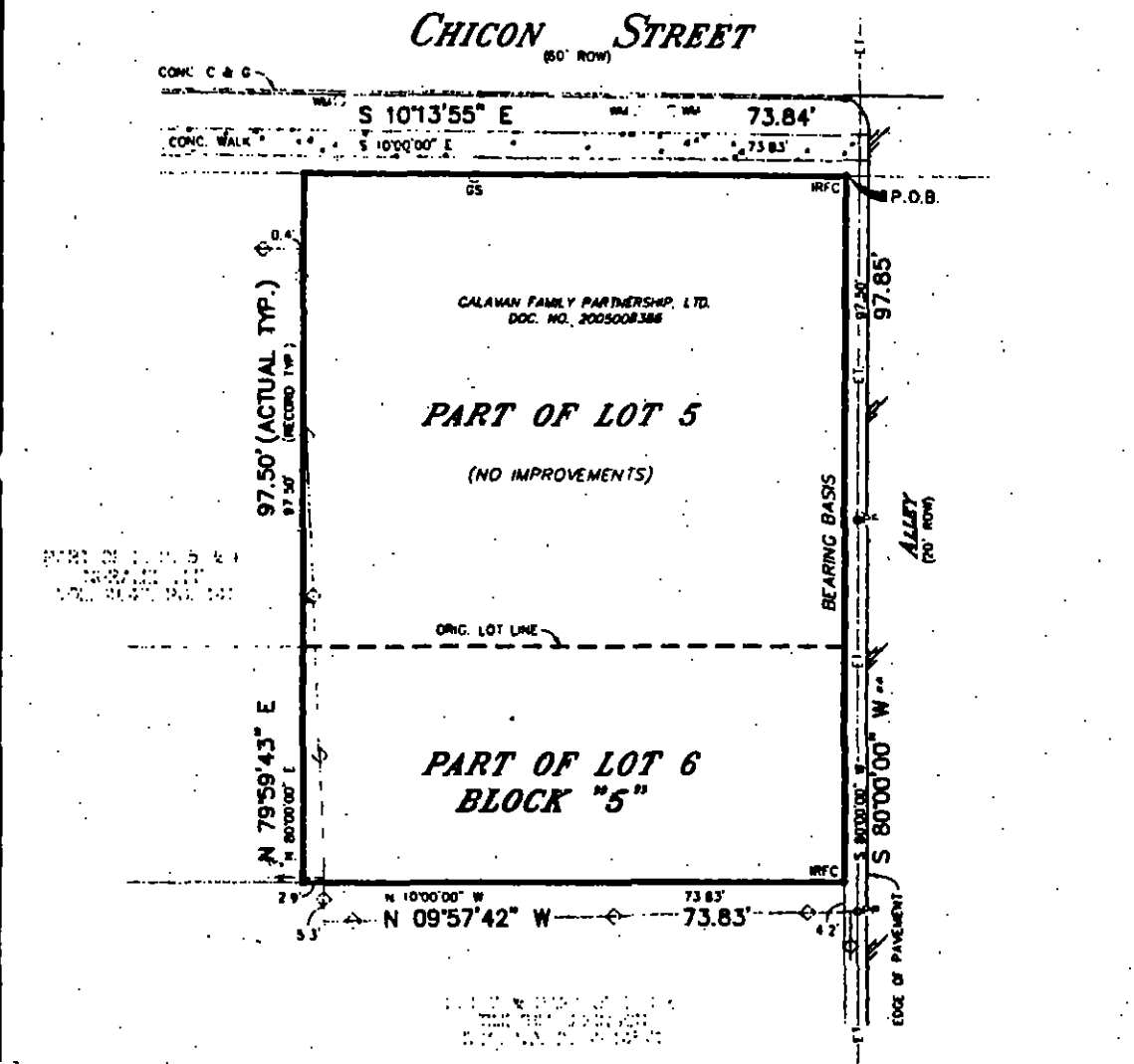
Mary P. Hawkins

Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas



LEGEND
 PP. POWER POLE
 -E- OVERHEAD ELEC / TELE LINE
 WM. WATER METER
 GAS GAS SERVICE SIGN
 CHAM LINK FENCE
 WIRE FENCE
 IRFC 1/2" IRON ROD FOUND W/CAP
 STAMPED "WATERLOO"

PAGE 1 OF 2



** SCALED FROM TAX MAP

* PART OF LOTS 5 & 6 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. **06176**

SCALE 1" = 20'

OF 0309943-GRT

Sold lot is in Zone X as identified by the
 Federal Emergency Management Agency on
 Community Plan No. 48453C 0165E
 Dated JUNE 16, 1993

All corners are 1/2-inch iron rod found unless
 otherwise noted. To the land holders and to
 the owners of the premises surveyed.

LOT NO. 5 BLOCK NO. 5
 ADDITION OR SUBDIVISION C. R. JOHN'S SUBDIVISION, VOLUME 1, PAGE 3, PLAT RECORDS
 STREET ADDRESS 1308 1/2 CHICON STREET CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR JONATHAN JENSEN REFERENCE JONATHAN JENSEN
 TO INDEPENDENCE TITLE COMPANY & CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT AND THAT
 THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
 PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON

SNS ENGINEERING, INC.

12488 Los Indios Trail, Suite 101

Austin, Texas 78729

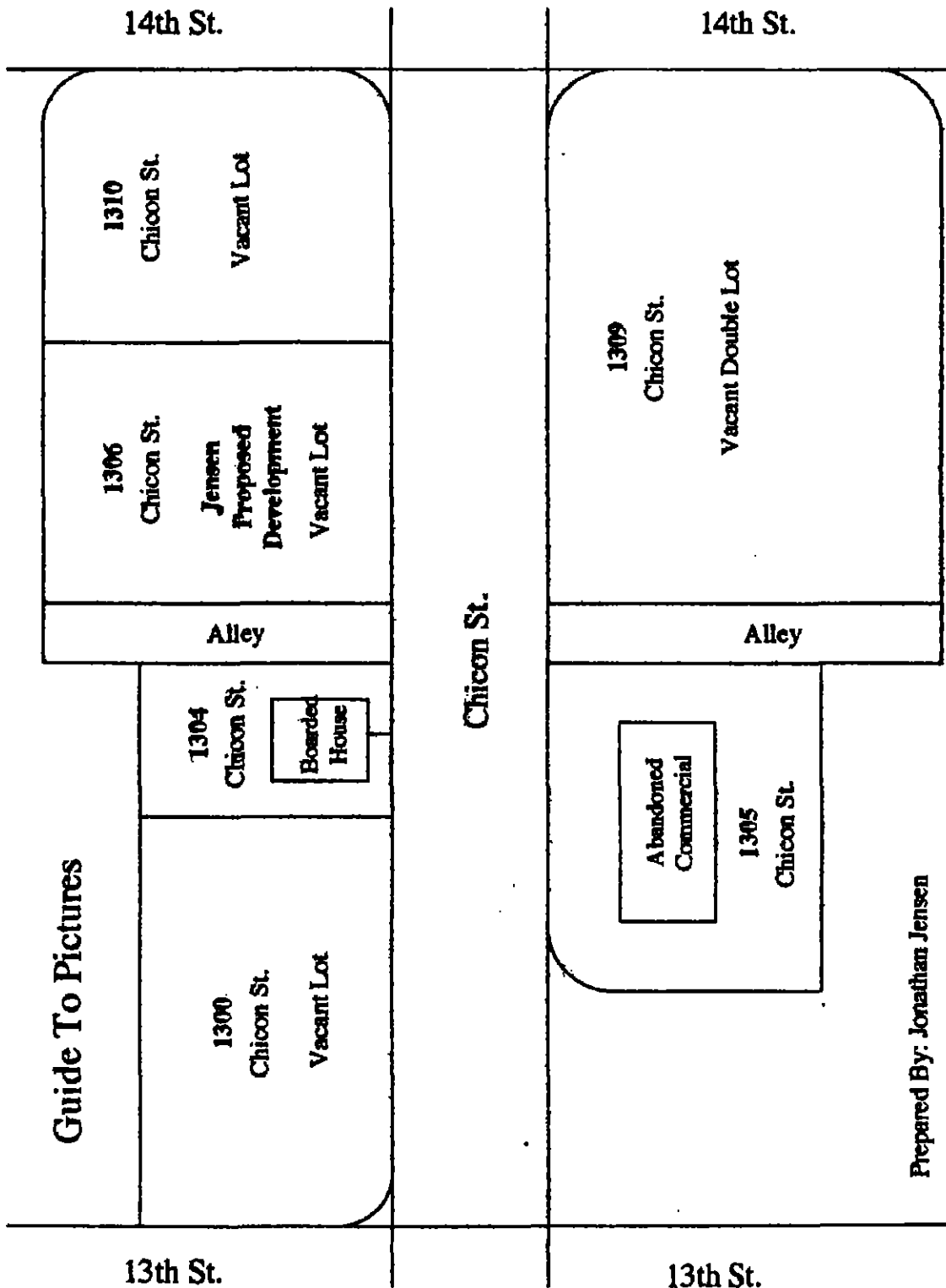
(512) 335-3844 * (512) 250-8885 (Fax) W/M

549/34



Mary P. Hawkins

Date: 03-03-2006

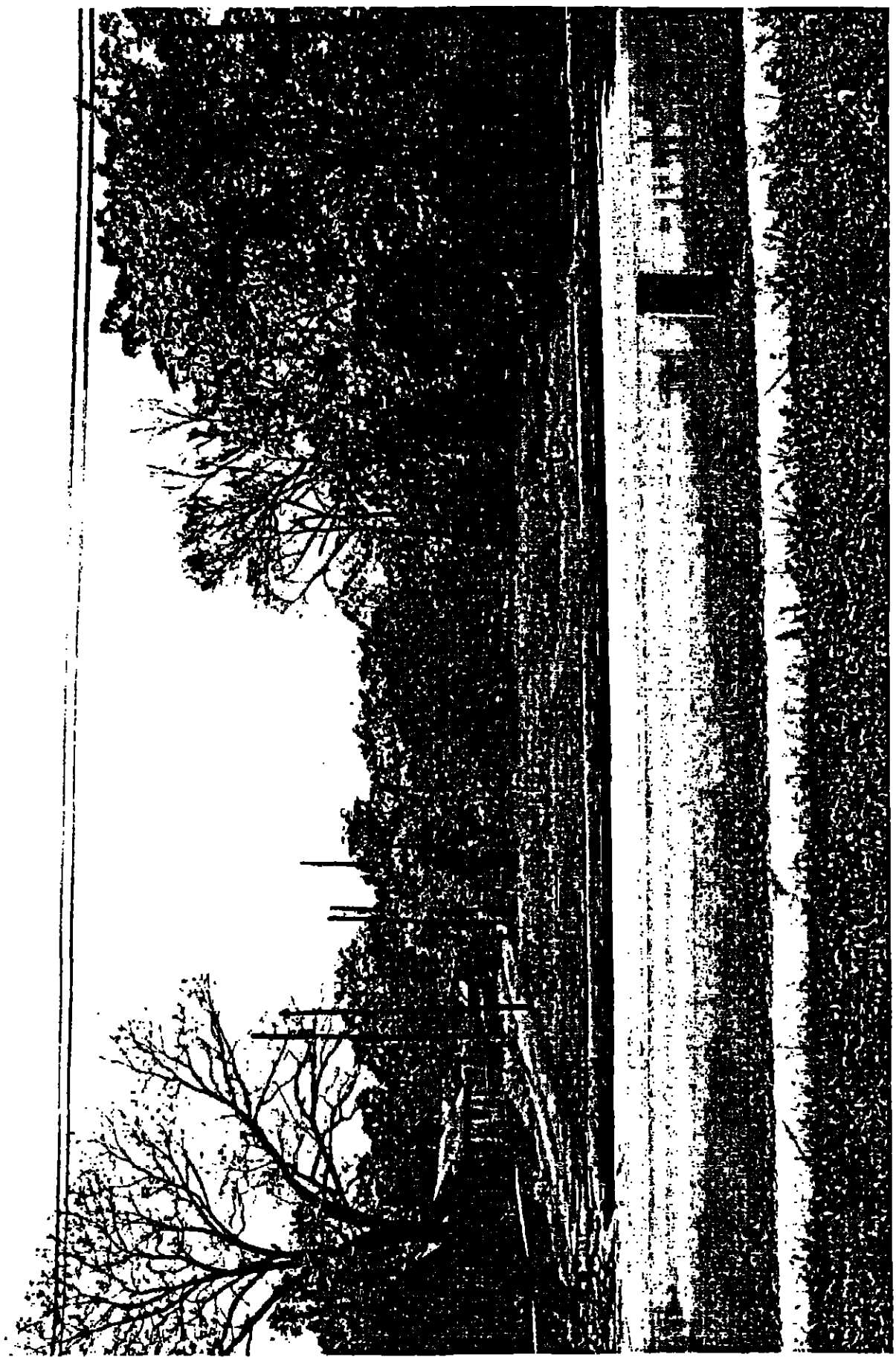




1306 Chicon St. Lot

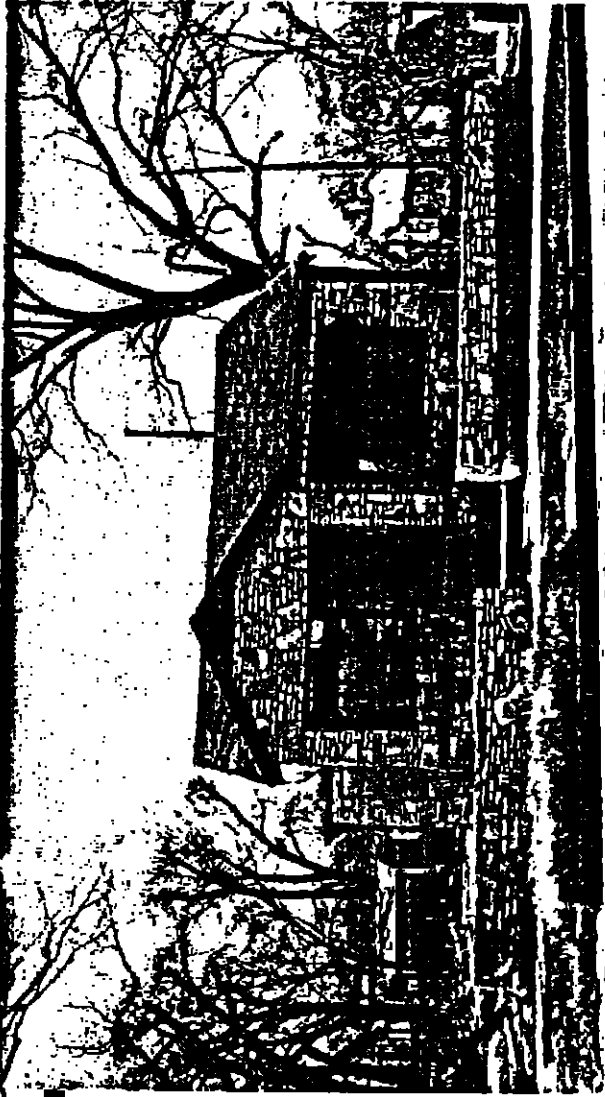
Facing South On Chicon St. Between 13th St. and 14th St.

1306 Chicon St. Lot

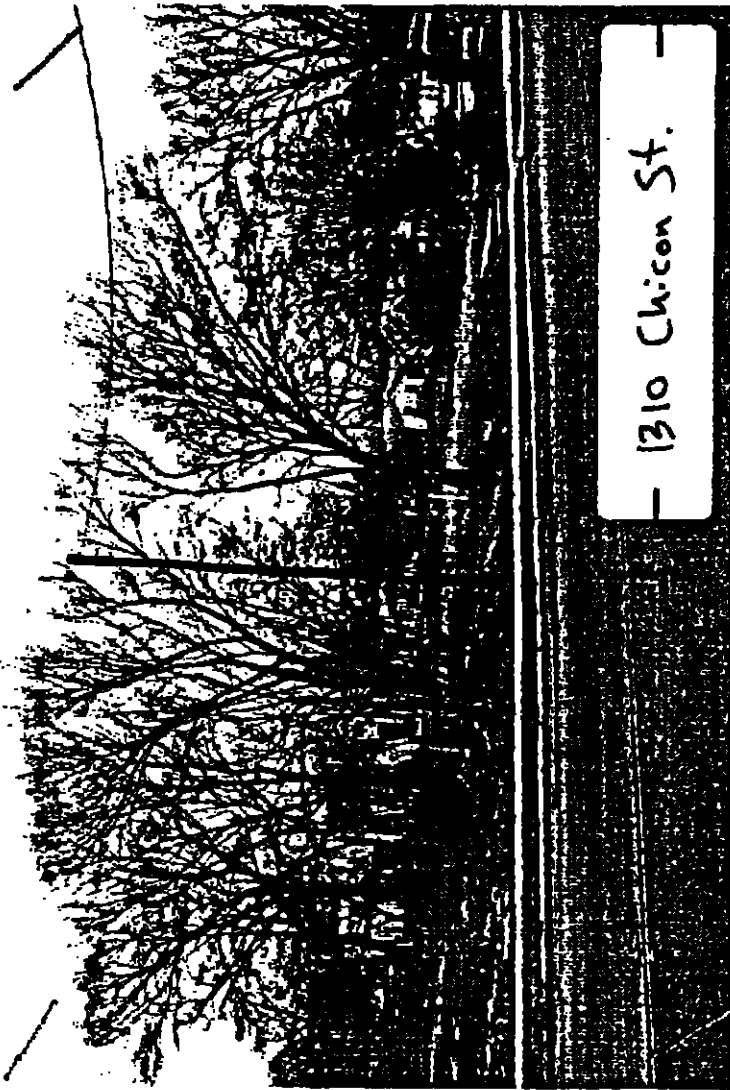




- 1300 Chicon St.



- 1304 Chicon St.



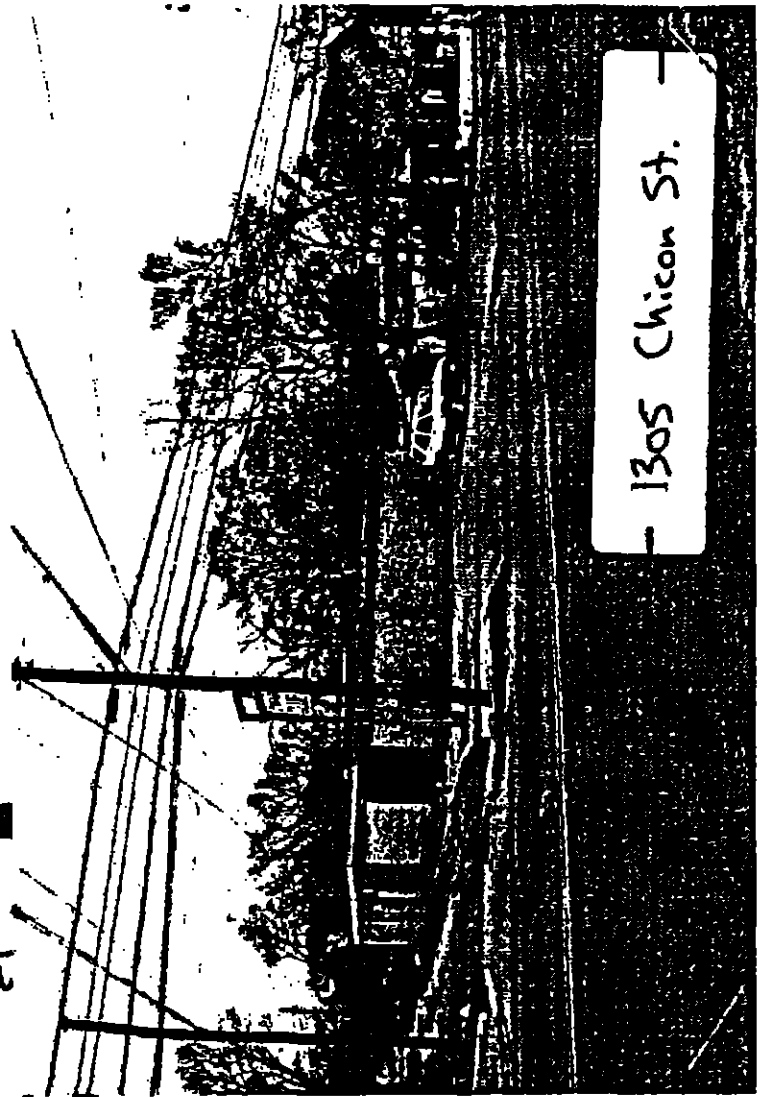
— 1310 Chicon St. —



— 1306 Chicon St. —



1309 Chicon St.



1305 Chicon St.