

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

Thursday, June 22, 2006

#66

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 single family residence at 1422 Preston Avenue, Austin, TX.

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

Additional Backup Material (click to open) <input type="checkbox"/> Backup documentation 1 <input type="checkbox"/> Backup documentation 2 <input type="checkbox"/> Backup documentation 3

For More Information: Sylvia Benavidez - 974-2522, Joi 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 lot where, before March 9 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of the following:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) 20 percent more square feet than the existing or pre-existing structure.

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. John C. Nelson is requesting a waiver from Ordinance No. 20060309-058 in order to construct a two story single family residence at 1422 Preston, Austin, TX. The two story structure will have 3822 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage 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-06-4754R

COUNCIL DATE: June 22, 2006

APPLICATION DATE: May 11, 2006

OWNER: John C. Nelson

ADDRESS: 1422 Preston Avenue

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 11, 2006, the applicant submitted an application for a waiver from Part 4 Section (C) of Ordinance 20060309-058 that for a building permit for a new structure on a lot where, before March 9, 2006, a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) 20 percent more square feet than the existing or pre-existing structure.

DEVELOPMENT REGULATIONS

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

- (a) 0.4 to 1 FAR would allow 3017 s.f.
 - Proposed structure creates 3822 s.f. on 7543 s.f. lot, which equates to a 0.50 FAR.
- (b) Proposed structure will exceed 2500 s.f. by 1322 s.f.
- (c) An application for a demolition permit has been filed with the Historic Preservation Office to demolish an existing single family residence totaling 1485 s.f.
 - Ordinance allows for 20 percent increase over previous structure size
 - $1485 \text{ s.f.} + 297 \text{ s.f. (20 percent)} = 1782 \text{ s.f. maximum size allowed}$
 - $\text{Proposed } 3822 \text{ s.f.} - 1782 \text{ s.f.} = 2040 \text{ s.f. over maximum allowed}$

SETBACKS

Existing Setbacks

1422 Preston Avenue	35 ft
1424 Preston Avenue	35 ft
1422 Preston Avenue	35 ft
1420 Preston Avenue	39.7 ft
1418 Preston Avenue	35 ft
1416 Preston Avenue	35 ft
1414 Preston Avenue	37 ft
1412 Preston Avenue	35 ft
1410 Preston Avenue	35 ft
1408 Preston Avenue	35 ft
1406 Preston Avenue	35 ft
1404 Preston Avenue	35 ft
1402 Preston Avenue	39.8 ft
1400 Preston Avenue	39.8 ft

SETBACKS CALCULATIONS

Under Part 5, Section D (5) of Ordinance 20060309-058, except as provided in Paragraph (6), for a lot on a block face on which four or more lots are developed for a use described in Subsection (B), the setback for the proposed duplex is figured thusly:

- a. the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
 - 39.8 ft. and 35 ft. are disregarded
- b. the minimum front setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average;
 - $35.95 \text{ (avg. of remaining lots)} - 3.595 \text{ (10 percent)} = 32.355 \text{ ft. minimum setback}$
- c. the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.
 - $35.95 \text{ (avg. of remaining lots)} + 3.595 \text{ (10 percent)} = 39.545 \text{ ft. maximum setback}$

Applicant proposes a front setback of 35 ft, so no waiver will be required for the Part 5, Setback Section of the ordinance.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Construct a new two story 3822 s.f. single family residence at 1422 Preston Avenue
- Proposed front set back of 35 ft.
- Demolish existing single family residence of 1485 s.f. (demo application was filed concurrently with waiver application)

Applicant proposes additional construction:

- 353 s.f. attached carport
- 368 s.f. detached garage (existing)
- 124 s.f. covered patio
- 55 s.f. covered porch
- 109 s.f. walkway and steps on private property
- 667 s.f. new driveway area.

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the West Austin Neighborhood Group, Austin Neighborhood Council, and the Pemberton Heights Neighborhood Association.

WAIVER

The applicant requests the waiver under Part 4, Section C on the following grounds:

- 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.
- Letters from the neighborhood indicating support.

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number <u>BP. 06. 4754R</u>	
Building Permit No. _____	_____
Plat No. _____	Date _____
Reviewer _____	

PRIMARY PROJECT DATA

Service Address 1422 Preston Ave., Austin, TX. 78703 Tax Parcel No. 01-1600-0239-0000

Legal Description
Lot * Block * Subdivision * → See Attachment #1 (Description) Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

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

Description of Work
☒ New Residence
☐ Duplex
☐ Garage ☐ attached ☒ detached - Keep existing garage
☐ Carport ☐ attached ☐ detached
☐ Pool
☐ Remodel (specify) _____
☐ Addition (specify) _____
☐ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-3 Height of building 31.25 +/- ft. # of floors 2
of stories at highest point

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? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

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

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ 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>7543 +/-</u> sq. ft.
Job Valuation	<u>\$ 450,000 +/-</u>
(Labor and materials)	
Total Job Valuation (remodels and additions)	
\$ _____	(Labor and materials)

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

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>John C. Nelson (Fax 467-8558)</u>	Telephone (h) <u>469-7625</u> (w) <u>467-9686</u>
BUILDER	Company Name <u>Builder is to be determined</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY /SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

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

☒ telephone ☐ e-mail: _____

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

Service Address 1422 Preston Avenue, Austin, TX. 78703

Applicant's Signature John C. Nelson

Date 5/11/06

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.	1672 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	2150 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport		
✓ attached (Carport)	sq.ft.	353 sq.ft.
✓ detached (Garage)	368 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 - rear	sq.ft.	124 sq.ft.
i. Covered porches - front	sq.ft.	55 sq.ft.
j. Balconies	sq.ft.	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.) 368 sq.ft. 4354 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 2572 sq.ft. 34.1 % 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)	2572	sq.ft.
b. Driveway area on private property	667	sq.ft.
c. Sidewalk / walkways on private property + steps	109	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3366 sq.ft. 44.62 % of lot

* - All calculations are based on information from project architect, Paul DeGroot.

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.

APPLICANT'S SIGNATURE John C. Wilson DATE 5/11/2006

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

** CITY OF AUSTIN GIS QUERY REPORT
**-----
** Mon Jun 05 14:58:58 2006

AREA:
6469.41 square feet

JURISDICTION:
141--FULL PURPOSE

LAND STATUS:
ID -- 24543 , CaseNum -- N/A , OrdNum -- N/A, Acres--27974.1
Description--AUSTIN CITY LIMITS,
Type--FULL, Date--nil
ID -- 25040 , CaseNum -- , OrdNum -- , Acres--18581.4
Description--FULL PURPOSE ON OR BEFORE 03/14/1946,
Type--FULL, Date--19460314

WATERSHED:
33--JOHNSON CREEK
61--SHOAL CREEK

FLOOD PLAIN:
2147--

MUDS:

BCWO:
Ddz--DEVELOP

WATER REGULATION:
ID--2, Water Type--REG, Water Name--URBAN

NEIGHBORHOOD ASSOCIATION:
88--West Austin Neighborhood Group
344--M.K. Hage
511--Austin Neighborhoods Council
644--Pemberton Heights Neighborhood Association
742--Austin Independent School District

ZONING:
2.16958e+006--SF-3
2.1697e+006--ROW
2.1697e+006--SF-3

ZONING OVERLAYS:

OVERLAY NAME -- SUB NAME

NRHD--OLD WEST AUSTIN

DEVELOPMENT AGREEMENTS:

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City of Austin as a working report and is not
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Watershed Protection & Development Review,
City of Austin |

Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206



Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name John Nelson Phone 469-7625
Address 1422 Preston Ave, Austin, TX. 78703
Legal Description Please see attached
Lot _____ Block _____ Commercial/Residential? Residential

Service Main Size _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? _____ Voltage 200/240 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total A/C Load _____ (# of units) _____ (Tons)
Largest A/C unit _____ (Tons) LRA of Largest A/C Unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Addition / Electrical to pull permit

John C. Nelson - John C. Nelson 5/11/06 469-7625
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____ Date _____
Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

AE APPROVED
MAY 11 2006
RLS 130-36

Attachment #1 to Residential
Permit Application - 1422 Preston Ave.
(Legal Description)

Property (including any improvements):

TRACT 1:

Being the East Forty-five feet (45') of Lot Twenty-two (22), Block Fifteen (15), PEMBERTON HEIGHTS, SECTION THREE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, page 223, Plat Records of Travis County, Texas.

TRACT 2:

The West Ten feet (10') of Lot One (1), Block Seventeen (17), PEMBERTON HEIGHTS SECTION 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, page 29, Plat Records of Travis County, Texas.

**CITY OF AUSTIN
REQUEST TO WAIVE DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 20060309-058**

STREET ADDRESS: 1422 Preston Avenue, Austin, TX. 78703
 LEGAL DESCRIPTION: Subdivision # - Please see attached legal description
 Lot(s) * Block * Outlot Division
 Zoning District: Neighborhood Plan (if applicable):

Type of work to be done (Select appropriate option and provide description of the proposed project):
☒ New Construction: 2 Story Residence - 3822 +/- square feet
☐ 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: Please see attached Proof of Hardship and Proof of Financial Investment in Project.

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

Explain: Based on the attached letter from Alan Rhames of Axiom Engineers, Inc., the proposed project is not expected to have a negative impact on drainage and should reduce impervious cover.

Waiving the regulation will not have a substantially adverse impact on neighboring properties

Explain: It is our understanding that the proposed project fits within applicable rules prior to the above ordinance. We attempted to contact neighbors to discuss the project and make our plans available.
Please see attached Neighbor Letters.

- ☐ 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:

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: John C. Nelson

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. 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:

Waiver Application - Attachment #1
1422 Astor Avenue (Legal Description)

Property (including any improvements):

TRACT 1:

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**Supplemental Information Submitted by
Applicant**

PROOF OF HARDSHIP

CITY OF AUSTIN - REQUEST TO WAIVE DEVELOPMENT REGULATIONS UNDER ORDINANCE NUMBER 2060216-043 (Kristen and John Nelson - 1422 Preston Avenue, Austin, TX. 78703)

I purchased a small two bedroom house at 1422 Preston Avenue in 1986. I grew up a few blocks away and have lived almost my entire life in a very small area within the Pemberton Heights neighborhood. My wife and I had twins in 2003 and, despite being cramped, stayed in our house because we value our location, relationships with neighbors, and our neighborhood.

In large part because we haven't found anything to buy in the neighborhood which sufficiently meets the needs of our growing family and makes financial sense, we have been working with an architect for a few years on plans to build on our current lot on Preston Avenue. Prior to the enactment of the above-referenced ordinance, we spent a considerable amount of money on architect fees and countless hours ourselves trying to design a two story house that we consider to be compatible with our neighborhood.

My parents built a house on our street a few years ago and our houses are close enough that we walk back and forth frequently. My father passed away in June, 2005, and it has been comforting to be close to my mother during a very difficult time. The desire to remain close to her is also an important factor in us wanting to stay on Preston Avenue.

My wife and I are expecting our third child in early June and we leased a house until summer 2007 with the intention of finalizing our house plans and, hopefully, starting work shortly after receiving the requisite approvals. We moved and started paying rent on January 15, 2006 (while our house on Preston Avenue was and still remains vacant). We were shocked to first learn of the proposed moratorium in a newspaper article on February 4, 2006. The above ordinance was enacted less than a week later. While the house we have been planning for the past few years does seemingly fit within the development rules before the above-referenced ordinance was enacted, it apparently does not fit within the temporary development regulations of this ordinance based on the floor to area ("FAR") Ratio.

We are obviously not in this for a quick profit, and just want to build a house on property that I have owned and paid taxes on for almost twenty years. We attempted to contact our next-door neighbors and other neighbors we know about our intentions to build and, after making our proposed plans and elevations available, seem to have considerable neighbor support for the project.

We hope that the City Council will consider our application and allow us to build the proposed house to accommodate our growing family. Sincerely, John C. Nelson



May 2, 2006

Mr. John C. Nelson
3404 Glenview Avenue
Austin, Texas 78703

Re: 1422 Preston Avenue
Austin, Texas

Dear Mr. Nelson:

In accordance with your request, I have performed a brief analysis of the impact of the proposed reconstruction of your home located at 1422 Preston Avenue on storm water runoff in the surrounding neighborhood. Our analysis consisted of the following actions:

1. A site visit was conducted at the subject property, as was a windshield survey of the drainage patterns in the surrounding neighborhood.
2. City of Austin topographic maps were reviewed.
3. A property survey conducted by All Points Surveying dated 07-10-2003 and indicating existing development on the property was reviewed (attached as Exhibit 1).
4. A lot layout plan and Impervious cover summary prepared by Paul DeGroot, project architect, dated 4-19-2006 and indicating the proposed development on the property was reviewed (attached as Exhibit 2). Impervious cover calculations prepared by Mr. DeGroot were also reviewed (attached as Exhibit 3).

Our report is as follows:

EXISTING CONDITIONS

The subject property is a single-family residential lot located in near west Austin north of 15th street and east of Mopac Boulevard. The property is essentially rectangular with a width of approximately 55.0 feet and a depth of approximately 137.5 feet. The property fronts on Preston Avenue (to the south) which consists of a 28-foot wide curbed-and-guttered street in a fifty-foot right-of-way. The lot is virtually flat with a barely defined drainage divide located parallel to the street roughly along the front of the home. The property contains a one-story wood framed pier-and beam house, a one story wood frame detached garage, a wood deck, a concrete driveway, concrete sidewalk, a concrete storage pad and a concrete animal pen. Per the architect's calculations, the site currently contains 3,592 square feet of impervious cover plus a 341 square foot wooden deck. The lawn is covered with Saint Augustine grass and a variety of landscaping.

PROPOSED CONDITIONS

A two-story wood frame house with a covered carport and a cover porch is proposed for the site. The existing detached garage will remain. The concrete driveway, concrete storage pad

and a concrete animal pen will be removed. The forward portion of the driveway will be reconstructed as two parallel concrete strips to allow the overall site impervious cover to remain below 45 percent. The installation of all proposed improvements will result in an impervious cover on the lot of approximately 3,356 square feet.

DISCUSSION AND CONCLUSIONS

The property straddles the drainage divide between the Johnson Creek watershed to the west and the Shoal Creek watershed to the east. The drainage divide on Preston Avenue is located about 25 feet to the west in front the adjacent Lot 21. Runoff from the front lawn generally drains into Preston Avenue then travels in the concrete gutter eastward to McCallum Drive and subsequently eastward on Gaston Avenue to an existing curb inlet located at the northwest corner of Wooldridge Drive and Gaston Avenue. Flow from this point, flow is conveyed to the natural Shoal Creek drainage system via buried storm sewer.

Runoff from the back yard appears to drain by sheet flow to the north to Westover Road. Flow entering Westover travels in the concrete gutter westward two blocks to Jefferson Street thence southward to a curb inlet located on the northeast corner of the intersection of Jefferson Street and Preston Avenue. Flow subsequently crosses under the Mopac Expressway (via culvert) to the natural Johnson Creek drainage system.

The impervious cover calculations prepared by the project architect appear to be accurate. Accordingly, the proposed improvements will reduce overall impervious cover on the lot from approximately 3,592 square feet (not counting the deck) to 3,356 square feet. This represents a reduction of approximately 236 square feet. A larger reduction would be realized if the existing deck were considered to be partially impervious. The location of the proposed house, driveway, etc. are such that the existing drainage patterns on the property will generally remain the same. The length of the critical flow path for areas draining both to the front and rear will also remain essentially unchanged. Due to the reduction in impervious cover, we believe that the proposed improvements to the property located at 1422 Preston Avenue will not have a significant impact on the storm runoff flows on either of the adjacent streets. Because of the small reduction of impervious cover, it is possible that a slight (on the order of perhaps three percent) reduction in storm runoff rates from the property may occur. Please note that our conclusions are based on the assumption that the lawn areas on the lot will be restored at the completion of construction to an equal or better condition than those that exist today.

If you have any questions, please feel free to call.

Very truly yours

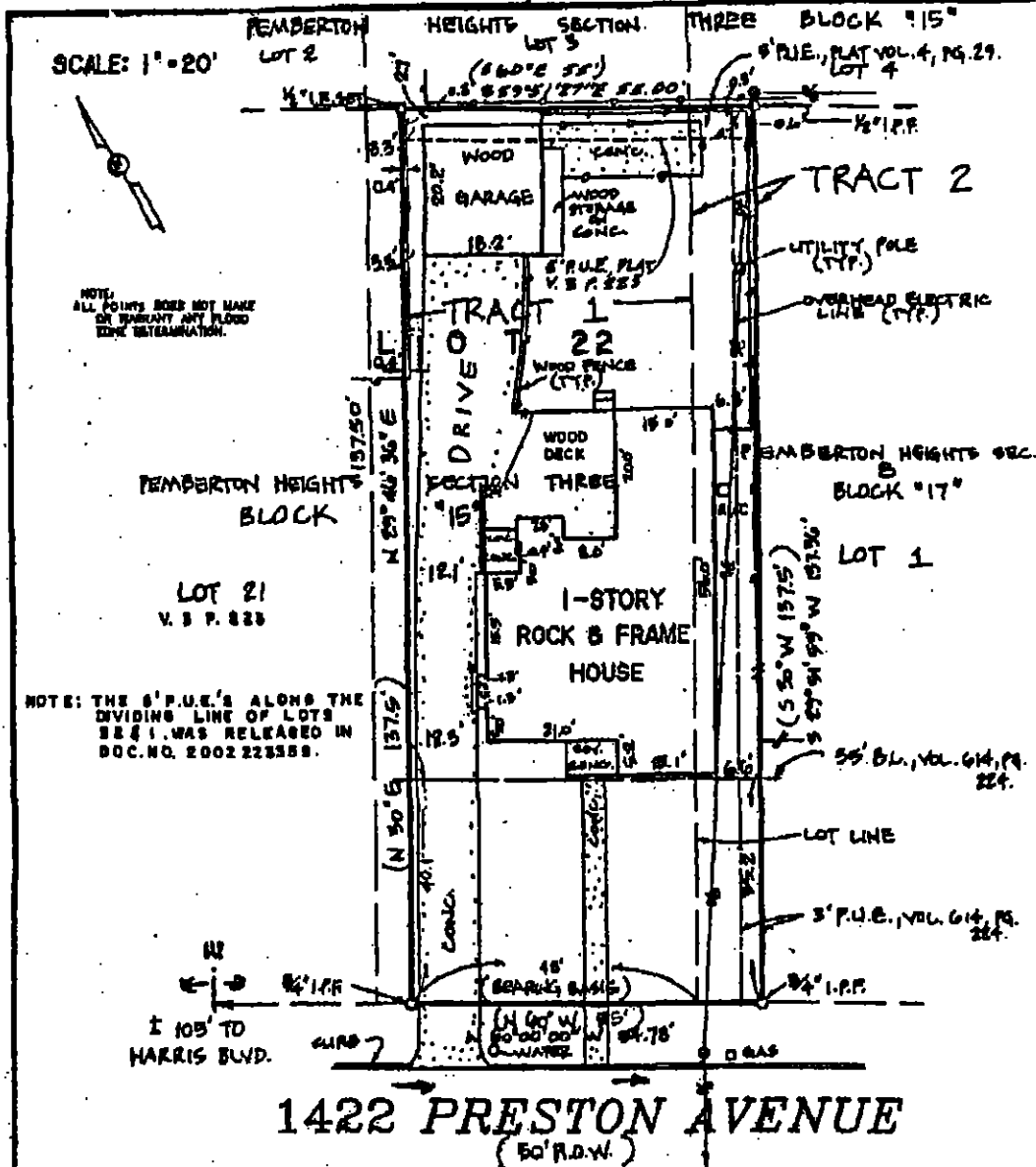
Axiom Engineers Inc.


Alan D. Rhames, P.E.

Attachments



05-02-06



* TRACT IS THE EAST 45' OF LOT 22, BLOCK "15", OF PEMBERTON HEIGHTS, SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 223, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

* TRACT IS THE WEST 10' OF LOT 1, BLOCK "17", OF PEMBERTON HEIGHTS, SECTION B A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 4 PAGE 29, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT No. _____	SECTION _____	BLOCK _____	PHASE _____	SUBDIVISION / ADDITION _____	Book _____	Page(s) _____	Original _____	PLAT RECORD _____
CITY _____				COUNTY, TEXAS _____	Street Address: 1422 PRESTON AVENUE	Reference: JOHN NELSON		

TO THE LENDERS AND/OR OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE AUSTIN, INC.

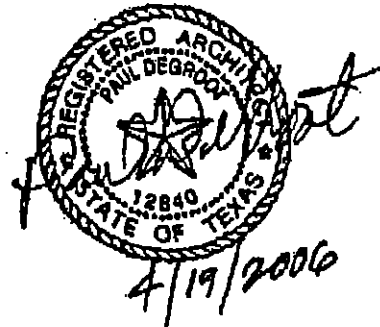
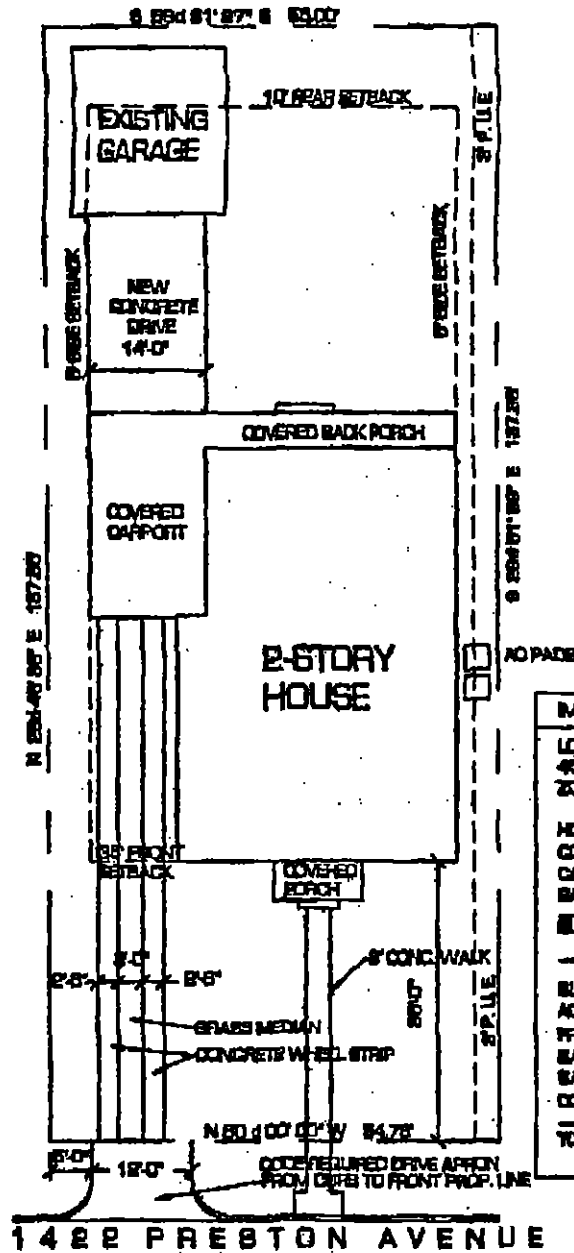
The undersigned (has hereby certify that this survey was the only made on the ground of the property legally described herein and is correct, and that there are no discrepancies, boundary line conflicts, encroachments, or projections, overlapping of improvements, visible within lines of record in place, except as shown hereon, and that said property has been surveyed in and shown as shown hereon.

DATE 7-10-2005
TITLE CO. S.T.A. INC.
S.F. No. 85080075
Job No. 4 3-21-05
SCALE: 1"=20'



ALL POINTS SURVEYING, INC.
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN, TX 78704
TEL: 512-467-8558 - FAX (512) 467-8558

Field Work	By	Date
Surveying	JD	7-17-05
Plan Check	LD	7-17-05
Corrections		
UP DATE	P.D.	8-18-05

EXHIBIT 2**IMPERVIOUS COVER CALCULATIONS**

LOT AREA =	7,843 SQ. FT.
45% MAX. IMPERVIOUS =	3,524 SQ. FT.
ZONING = SF-8	
HOUSE FOOTPRINT =	1878 SQ. FT.
COVERED FRONT PORCH =	60 SQ. FT.
CARPORT/BACK PORCH =	477 SQ. FT.
GARAGE =	888 SQ. FT.
BLDG. COVER =	3258 SQ. FT.
	84.1%
BLDG. COVER =	2878 SQ. FT.
NO PADS =	18 SQ. FT.
FRONT WALK & STEPS =	108 SQ. FT.
BACK STEPS =	7 SQ. FT.
BACK CONC. DRIVE =	841 SQ. FT.
CONC. WHEEL STRIPS =	828 SQ. FT.
TOTAL IMPERVIOUS =	3258 SQ. FT.
	44.8%

Plan North



01 SITE PLAN - NELSON RESIDENCE

1422 PRESTON AVENUE

1" = 20'

PAUL DEGROOT, ARCHITECT

EXHIBIT 3

Paul DeGroot, Architect
 8202 Highland Hills Drive
 Austin, Texas
 78731

Phone: 512 345 2228
 Fax: 512 345 2538

Existing Impervious Cover - 1422 Preston Ave.

To: John Nelson, homeowner
 1422 Preston Ave.
 Austin, TX 78703

From: Paul DeGroot, Architect

Re: Calculation of the existing impervious cover at
 1422 Preston Ave., Austin, Texas

Date: April 18, 2006

Dear John:

Based on the copy of the survey you gave me, below are my calculations of the amount of impervious cover that exists presently at your property at 1422 Preston Avenue:

Lot Area = 7543 sq. ft.

Zoning = SF-3

Maximum Allowable Impervious Cover = 45 % of Lot Area = 3394 sq. ft.

Building Area Calculation

House footprint = 1482 sq. ft.
 Front porch = 41 sq. ft.
 Back porch = 37 sq. ft.
 Garage footprint = 387 sq. ft.

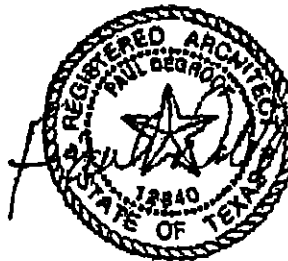
Total Building Footprint = 1937 sq. ft. (25.67 %)

Impervious Cover Calculation

Total building footprint = 1937 sq. ft.
 Dog pen slab = 188 sq. ft.
 Wood storage area slab = 48 sq. ft.
 AC pad = 0 sq. ft.
 Front sidewalk = 128 sq. ft.
 Driveway = 1287 sq. ft.
 Wood deck = 170 sq. ft. (341 sq. ft. @ 50% impervious = 170)

Total Impervious Cover Existing = 3752 sq. ft. (49.8 % of Lot Area)

Paul DeGroot, Architect



Paul DeGroot
 4/19/2006

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: REID WITTLIFF, 1420 PRESTON Ave.
Name and Home Address Austin, TX 78703


NEXT DOOR
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: I think this is a great project
and will add to the overall feel
of the neighborhood and our house -
which is right next door.

Signed: 

Date: 5-4-06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

Susan ~~Wright~~ N. Liff
Name and Home Address

1420 Preston Ave. / 78703

Next door
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments:

The Nelsons are wonderful neighbors and we
look forward to their continued involvement in the
neighborhood.

Signed:

Susan N. Liff

Date:

5/4/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: Albany Taylor 1423 Preston Ave
Name and Home Address

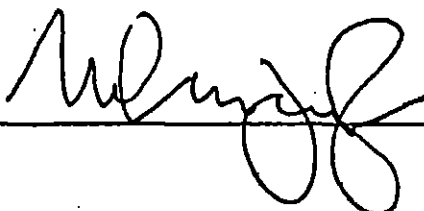
across the street
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: _____

Signed: 

Date: 5/10/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

Joan Taylor 1423 Preston Ave
Name and Home Address

across the street
Location relative to 1422 Preston Avenue

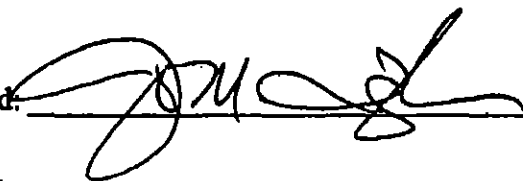
RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☒ b) I neither oppose nor support the proposed Project;
- ☐ c) I support the proposed Project.

Comments: _____

Signed: _____



Date: 5-10-06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

JOEL HOWARD 1418 PRESTON

Name and Home Address

2 DOORS EAST

Location relative to 1422 Preston Avenue

RE:

Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: Thank it will be a great addition to the street.

Signed:

Joel Howard

Date:

5/10/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: JAMES H. HOLLAND JR. 1413 PRESTON
Name and Home Address

ACROSS THE STREET + FOUR DOWN
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: 3800 SF IS APPROPRIATE (IN KEEPING WITH)
FOR THE STREET, SIZE, AND DESIGN.

Signed:

James H. Holland Jr.

Date: 5-10-06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

KRISTEN HOWARD

1413 PRESTON AVENUE

Name and Home Address

ACROSS THE STREET 4 DOWN

Location relative to 1422 Preston Avenue.

RE:

Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments:

I have seen the plans and feel
the house will be in keeping with the street
and neighborhood.

Signed:

Kristen Howard

Date:

8/10/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

Elizabeth B. Changer 2612 Worldridge
Name and Home Address

House backs on Preston at McCallum
Location relative to 1422 Preston Avenue

RE:

Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

a) I oppose the proposed Project;

b) I neither oppose nor support the proposed Project;

☒ _____

c) I support the proposed Project.

Comments:

Lifelong resident of the neighborhood.

Signed:

Elizabeth B. Changer

Date:

5-10-06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

Tom Granger - 2612 Woodbridge
Name and Home Address

house backs on Preston at McCallum
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: The new house will be a great
addition to the neighborhood.

Signed:

Tom Granger

Date:

5/10/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: RICHARD W. CHOTE 1512 PRESTON
Name and Home Address

SAME STREET
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: _____

Signed: Richard W. Chote Date: 05/04/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: Eleanor J. Chate 1512 Preston Ave
Name and Home Address

Same street
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: I have seen the plans & they
have taken care to design something
that will fit into the neighborhood style-wise
& also watched impervious cover & required
set back from street & sides.

Signed: Eleanor J. Chate

Date: 05/04/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: ROBERT W. JONES ✓ 1505 PRESTON Ave
Name and Home Address

same street

Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: I believe this proposed project would greatly enhance our neighborhood. The project design is consistent with the integrity of both Preston Ave and Pemberton Heights. A taxpaying homeowner should have the right to refurbish their property as they see fit as long as it is consistent with the neighborhood.

Signed: Robert W. Jones

Date: 05/04/06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM:

Marsha Jones - 1505 Preston Ave
Name and Home Address

Same Street

Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments:

As a long time resident of Pemberton, and
a property owner who has lived
next to a remodel/new construction
prior to the council rule, I can say the
Nelson's plans are more compatible
with the history, spirit and tradition
of the neighborhood. If only all were
as respectful as what they've proposed.

Signed:

Date:

4 May 06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: Jon Belcher 1502 Preston Ave
Name and Home Address

Four homes west
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: The design is traditional and fits the area
I like the fact that they are increasing the
pervious cover.

Signed: Jon Belcher Date: 5-4-06

Neighbor Letter

TO: AUSTIN CITY COUNCIL

FROM: Carol Corley Nelson 2620 Harris Blvd.
Name and Home Address
Corner of Preston and Harris
Across Preston and 3 doors away
Location relative to 1422 Preston Avenue

RE: Proposed construction at 1422 Preston Avenue (Kristen and John Nelson)
as generally set forth in the proposed elevation and site plan (4/19/06)
prepared by Paul DeGroot, Architect (The "Project")

I have reviewed the proposed site plan and elevation for the above-referenced Project and (mark or initial one of the following indicating choice):

- ☐ a) I oppose the proposed Project;
- ☐ b) I neither oppose nor support the proposed Project;
- ☒ c) I support the proposed Project.

Comments: We moved to our present location
looking forward to being close to our
son and daughter-in-law and their
growing family.

Signed: Carol C. Nelson

Date: May 10, 2006

SUMMARY OF PROOF OF FINANCIAL INVESTMENT

(As of May 10, 2006)

1) Architect Fees (Paul DeGroot)

Invoice #/Date/Amount

2002.94	10/1/2002	\$552.50
2002.110	11/1/2002	\$455.00
2006.6	2/1/2006	\$420.00
2006.12	3/1/2006	\$717.50
2006.22	4/2/2006	\$1,168.83
2006.23	4/28/2006	\$1,183.69

TOTAL **\$ 4,497.52**

2) Rent (2207 Meadowbrook Drive)

Period/Amount

1/15/2006 to 2/14/2006	\$2,500.00
2/14/2006 to 3/14/2006	\$2,500.00
3/15/2006 to 4/14/2006	\$2,500.00
4/15/2006 to 5/14/2006	\$2,500.00
5/15/2006 to 6/14/2006 (mailed 5/9/06)	\$2,500.00

TOTAL **\$12,500.00**

3) Other

Moving Fees	1/30/06	\$488.00
Axiom Engineers Inc.	5/1/06	\$367.50
(Drainage Impact Assessment)		
Renter's Insurance	2/2/06	\$212.26

TOTAL **\$ 1,067.76**

TOTAL OF ALL AMOUNTS

\$18,065.28

DATE	INVOICE #
10/1/2002	2002.84

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2002.35	Nelson Residence	Schematic Design

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design: services in association with the Schematic Design phase	8.5	65.00	552.50

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total	\$552.50
Due on receipt			

Invoice

Paul DeGroot, Architect

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

DATE	INVOICE #
11/1/2002	2002.110

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2002.35	Nelson Residence	Schematic Design

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design services in association with the Schematic Design phase	7	65.00	455.00

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total	\$455.00
Due on receipt			

Invoice

Paul DeGroot, Architect

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

DATE	INVOICE #
2/1/2008	2008.8

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2006.02	New House 1422 Preston	Design Phase

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design services in association with the Design Phase	6	70.00	420.00

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total	\$420.00
Due on receipt			

Like all registered architects, state law requires me to inform you that the Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practice of registered architects in Texas. (TBAE, PO Box 12337, Austin, TX 78711-2337, phone 512 305 8000, www.tbae.state.tx.us)

Invoice

Paul DeGroot, Architect

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

DATE	INVOICE #
3/1/2006	2006.12

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2006.02	New House 1422 Preston	Design Phase

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design services in association with the Design Phase	10.25	70.00	717.50

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total \$717.50
Due on receipt		

Like all registered architects, state law requires me to inform you that the Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practice of registered architects in Texas. [TBAE, PO Box 12337, Austin, TX 78711-2337, phone 512 305 8000, www.tbae.state.tx.us.org]

Invoice

Paul DeGroot, Architect

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

DATE	INVOICE #
4/2/2008	2008.22

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2008.02	New House 1422 Preston	Design Phase

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design services in association with the Design Phase	18.5	70.00	1,155.00
Reimbursable Expenses-Reprographic printing: Miller Blueprint 3/21/06		8.22	8.22
Reimbursable Expenses-Reprographic printing: Miller Blueprint 3/31/06		5.81	5.81

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total	\$1,168.83
Due on receipt			

Like all registered architects, state law requires me to inform you that the Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practice of registered architects in Texas. [TBAE, PO Box 12337, Austin, TX 78711-2337, phone 512 305 9000, www.tbae.state.tx.us.org]

Invoice

Paul DeGroot, Architect

6202 Highland Hills Drive
Austin, TX 78731

Office 512 345 2228

DATE	INVOICE #
4/28/2008	2006.23

BILL TO
John & Kristen Nelson 1422 Preston Avenue Austin, TX 78703

PROJECT #	PROJECT NAME	INVOICE PERIOD
2006.02	New House 1422 Preston	Design Phase

DESCRIPTION	HOURS LABOR	RATE	AMOUNT
Architectural Design: services in association with the design phase	15	70.00	1,050.00
Reimbursable Expenses-Reprographic printing: progress prints, Miller Blueprint 4/17/08		7.47	7.47
Reimbursable Expenses-Reprographic printing: progress prints, Miller Blueprint 4/18/08		13.53	13.53
Reimbursable Expenses-Reprographic printing: original prints for signature, Miller Blueprint 4/27/08		13.53	13.53
Reimbursable Expenses-Reprographic printing: permit set printing, Miller Blueprint 4/28/08		89.16	89.16

TERMS	Please make check payable to Paul DeGroot, and remit to the above address. Thank you very much.	Total	\$1,183.69
Due on receipt			

Like all registered architects, state law requires me to inform you that the Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practice of registered architects in Texas. [TBAE, PO Box 12337, Austin, TX 78711-2337, phone 512 305 9000, www.tbae.state.tx.us.org]

PROPOSAL/CONTRACT FOR MOVING SERVICES.
WESTLAKE MOVING COMPANY, INC. TxDOT # 8218889
 486 Commercial Dr, Buda, TX 78610
 (512) 328-3880 Fax: (512) 312-2643 ☒ Household Goods
☐ Other

Quote #: 1885
 Move Date: 01/30/06
 Est. Arrival Time: 9/3



Shipper: KRISTEN NELSON

Unless otherwise noted, movers will proceed directly to here after loading.

Origin:
 HOUSE
 1422 PRESTON
 Austin, TX 78703
 469-7625
 Movers can park within 100 feet** ☐ Change Initials
 0 Flight(s) of stairs. ☐

Destination:
 HOUSE
 2207 HEADWATER LANE
 Austin, TX 78703
 Movers can park within 100 feet** ☐ Change Initials
 1 Flight(s) of stairs. ☐

**Approx. 30 pieces = 100 ft.

Extra Stop #1:

0 100

Extra Stop #2:

0 100

Work/Other #:

Please confirm address.

Special Notes:

When charges are based on an hourly rate: Shipper acknowledges that this Proposal is complete without the number of hours. Initials

Inventory/Services:

1 Full Size Sofa	1 Large Chairs	1 Bookcase/Etgr	1 King Beds
2 Crib/Baby Bed	2 Armoire/Ward	4 Dresser	1 Dining Table
6 Small Chairs	1 Buffet/Server	1 Fridge/Freeze	2 Grill or Bike
1 Outdoor Tbl	6 Outdoor Chr	1 MAIL TABLE	1 EXER BIKE
1 LG MIRROR	1 SAFE		

© Copyright 1994-2004, Moveware Systems, All Rights Reserved
 Do not duplicate without written permission (512) 613-6883

* Must be Disassembled or Disconnected by the Shipper, unless otherwise noted.

CARRIER'S LIABILITY: A household goods carrier's liability for loss or damage to any shipment is \$.80 per pound per article, unless the carrier and shipper agree, in writing, to a greater level of liability. Initials WN (see below)

INCREASED CARRIER LIABILITY: \$ 24,990 is the minimum declaration value of this shipment based on the above listed inventory. The shipper agrees to release, and the carrier accepts, the shipment at a value not exceeding \$
 Deductible \$
 This increased liability shall cost \$ THIS IS NOT INSURANCE. Declines Initials

Shipper's Signature [Signature] Date 1/24/06 Carrier's Signature [Signature] Date 1/24/06

Transportation charges are due prior to unloading at the final destination. Payment must be by: Cash, Cashier's Check, Money Order, Check or Credit Card. All Checks and Credit Cards are subject to approval. \$25.00 service charge on all returned checks. Checks not accepted for loading of rental trucks, moves into storage or non-local moves. Waiting time charges of \$50.00 per mover/packer per hour shall be assessed upon any delays in service caused by the shipper.

Binding Quoted Move Price: \$ 488.00

Increased Carrier Liability: \$

Initials WN Packing Materials/Services: \$

Initials WN Miscellaneous Services: \$

Initials WN Inventory Changes: \$

Extra Stairs/Walks: \$

Storage Balance Due: \$

State TX D# 2186-1601-4136 Dob 3/30/64 Chk# 10/31/07
 CCA 488.00
 App # 1 Ref # 488.00
☒ I agree to pay the above total amount according to card issuer agreement.

Total Amount Due: \$ 488.00

* See Attached Addendum

Dr 1 # 1 Dr 2 # 1 Mv 1 # 1 Mv 2 # 1 Mv 3 # 1 Mv 4 # 1 Trk 1 # 1 Trk 2 # 1 Invoice/Contract # 4462

Post #: 13462 Adv Src: Trl Quote By: 48 01/28/2006 Est. #2988: 714 Equip: 37

Shipper's Signature [Signature] Date 1/24/06 Carrier's Signature [Signature] Date 1/24/06
 The above signed authorizes the above moving services. I acknowledge receipt of the pamphlet "Your Rights and Responsibilities When You Move in Texas" Initials

Shipper's Signature [Signature] Date 1/24/06 Carrier's Signature [Signature] Date 1/24/06
 The above signed accepts delivery of the shipment.

I will not be present at any shipment's destination but authorize its delivery. I accept delivery of my shipment.

Shipper's Signature [Signature] Date 1/24/06 Carrier's Signature [Signature] Date 1/24/06

NOTICE: This is a contract for moving services and is subject to the terms and conditions on the front and back of this document and any addendum. THIS PROPOSAL IS FOR LISTED ITEMS AND SERVICES ONLY. ADDITIONAL ITEMS AND SERVICES MAY RESULT IN ADDITIONAL COSTS.

Pink: Shipper's (prior to loading) Canary: Shipper's Delivery Receipt (after unload) White: Carrier's Copy Posted By: [Signature]



2711 W. Anderson Lane
Suite 210
Austin, Texas 78757

Invoice

Invoice Date:	Invoice #:
5/1/2006	500-02_1

Bill To:	
Mr. John C. Nelson Nelson Investments 3404 Glenview Avenue Austin, Texas 78703	
Project:	500-02_John Nelson_1422 Preston Ave.
Job No.	500-02

Description	Hours/Qty	Rate	Amount
Professional Engineer	3.50	105.00	367.50
Thank you for your business.			Invoice Total \$367.50
			Total Balance Due \$367.50

www.axiomtaxas.com
Ph: (512) 451-7100
Fax: (512) 451-7120



9800 Fredericksburg Road
San Antonio, Texas 78288

KRISTEN HARVEY NELSON
1422 PRESTON AVE
AUSTIN TX 78703-1902

February 2, 2006

kristennelson@austin.rr.com

Reference: 9578513

Dear Mrs. Nelson,

Thank you for requesting a premium quote for renters insurance for 2207 MEADOWBROOK DR, AUSTIN, TX 78703. The annual premium depends on the type of coverage you select, as detailed below.

Annual premium: \$212.26

• Personal property deductible:	\$100
• Personal property coverage (with replacement cost):	\$65,000
• Personal liability:	\$100,000
• Medical payments to others:	\$1,000
• Physical damage to property of others:	\$0

If you have questions, or to apply for renters insurance, please call a member service representative at 800 531 8080.

Sincerely,

Bonnie Hamar

Bonnie Hamar
Southeast Regional Office
USAA Texas Lloyd's Company

SUMMARY OF ATTACHED TCAD APPRAISAL ROLL INFORMATION

Owner Name/Address/Total Living Area/Deed Date (All Per TCAD Appraisal Roll)

Subject:

Nelson, John Corley	1422 Preston Avenue	1,485	08/28/1986
----------------------------	----------------------------	--------------	-------------------

Next Door Neighbors:

Witliff, Reid and Susan	1420 Preston Avenue	3,465	11/11/2003
--------------------------------	----------------------------	--------------	-------------------

Wiley, Gary & Doris	1424 Preston Avenue	1,794	07/15/2003
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Rear Neighbor:

Hille, James R	1417 Westover Rd.	2,178	01/05/2004
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Across the Street:

Craig, Richard Flinn	1419 Preston Avenue	3,549	03/18/1976
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Araiza, Roberto & Sharon	1421 Preston Avenue	1,840	11/27/1996
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Taylor, Mark B. & Joan M	1423 Preston Avenue	1,333	04/17/2003
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Smith, Evan Andrew & Julia Null	1425 Preston Avenue	5,966	07/05/2002
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TaxNetUSA: Travis County

Property ID Number: 115683 Ref ID2 Number: 01160002390000

Owner's Name **NELSON JOHN CORLEY**

Property Details

Mailing Address 3404 GLENVIEW AVENUE
AUSTIN, TX 78703-1449

Deed Date 08281988

Deed Volume 09858

Location 1422 PRESTON AV 78703

Deed Page 00450

Legal E 45 FT OF LOT 22 BLK 15 PEMBERTON
HEIGHTS SEC 3 LOT 1 BLK 17 *W 10 FT OF
PEMBERTON HEIGHTS SEC 8

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block 15; 17

Tract or Lot 22; 1

Docket No.

Abstract Code 810600

Neighborhood Code Z7640

Value Information

2006 Preliminary

Land Value 190,000.00

Improvement Value 247,065.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 410,924.00

10% Cap Value 28,141.00

Total Value 437,065.00

Data up to date as of 2006-04-24

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	410,924.00	410,924.00	437,065.00	437,065.00
01	AUSTIN ISD	1.823000	410,924.00	395,924.00	437,065.00	437,065.00
02	CITY OF AUSTIN	0.443000	410,924.00	410,924.00	437,065.00	437,065.00
03	TRAVIS COUNTY	0.498300	410,924.00	328,739.00	437,065.00	437,065.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	410,924.00	328,739.00	437,065.00	437,065.00
68	AUSTIN COMM COLL DIST	0.099100	410,924.00	405,824.00	437,065.00	437,065.00

Improvement Information

Improvement ID	State Category	Description
113242	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113242	119173	1ST	1st Floor	WV	1974	1,485
113242	437899	011	PORCH OPEN 1ST F	.	1974	40
113242	437900	011	PORCH OPEN 1ST F	.	1974	30
113242	437901	031	GARAGE DET 1ST F	WV	1974	360
113242	437902	095	HVAC RESIDENTIAL	.	1974	1,485
113242	437903	251	BATHROOM	.	1974	2
113242	437904	320	OBS DRIVEWAY	SDC	1974	1
113242	437905	320	OBS DRIVEWAY	MSC	1974	1

113242	437906	522	FIREPLACE	*	1974	1
113242	437907	581	STORAGE ATT	WW	1974	48

Total Living Area 1,485

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115394	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	373,567.00	373,567.00
2005	01	AUSTIN ISD	373,567.00	358,567.00
2005	02	CITY OF AUSTIN	373,567.00	373,567.00
2005	03	TRAVIS COUNTY	373,567.00	298,854.00
2005	2J	TRAVIS CO HOSPITAL DIST	373,567.00	298,854.00
2005	88	AUSTIN COMM COLL DIST	373,567.00	358,567.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	358,752.00	339,806.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	358,752.00	339,806.00
2004	02	CITY OF AUSTIN	358,752.00	339,806.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	358,752.00	339,806.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	358,752.00	339,806.00
2004	88	AUSTIN COMMUNITY COLLEGE DISTRICT	358,752.00	339,806.00
2003				
2003	0A		331,843.00	308,733.00
2003	01		331,843.00	293,733.00
2003	02		331,843.00	308,733.00
2003	03		331,843.00	246,985.00
2003	88		331,843.00	303,733.00
2002				
2002	0A		370,473.00	280,667.00
2002	01		370,473.00	265,667.00
2002	02		370,473.00	280,667.00
2002	03		370,473.00	224,534.00
2002	88		370,473.00	275,667.00
2001				
2001	0A		370,473.00	255,152.00
2001	01		370,473.00	240,152.00
2001	02		370,473.00	255,152.00
2001	03		370,473.00	204,122.00
2001	88		370,473.00	230,152.00
2000				
2000	01		289,929.00	216,957.00
2000	02		289,929.00	231,957.00
2000	03		289,929.00	185,566.00

2000

68

269,929.00

226,987.00

TaxNetUSA: Travis County

Property ID Number: 115682 Ref ID2 Number: 01160002380000

Owner's Name **WITTLIFF REID & SUSAN**Mailing Address 1420 PRESTON AVE
AUSTIN, TX 78703-1902

Location 1420 PRESTON AV 78703

Legal E 40 FT OF LOT 1 * & W 35 FT OF LOT 2 BLK
17 PEMBERTON HEIGHTS SEC 8

Property Details

Deed Date 11112003
 Deed Volume 00000
 Deed Page 00000
 Exemptions HS,
 Freeze Exempt F.
 ARB Protest F
 Agent Code 2049
 Land Acres 0.0000
 Block 17
 Tract or Lot 1; 2
 Docket No. 2003274043TR
 Abstract Code S10608
 Neighborhood Code Z7850

Value Information

2006 Preliminary

Land Value 253,000.00
 Improvement Value 545,574.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 759,000.00
 10% Cap Value 39,574.00
 Total Value 798,574.00

Data up to date as of 2006-04-24

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	759,000.00	759,000.00	798,574.00	798,574.00
01	AUSTIN ISD	1.623000	759,000.00	744,000.00	798,574.00	798,574.00
02	CITY OF AUSTIN	0.443000	759,000.00	759,000.00	798,574.00	798,574.00
03	TRAVIS COUNTY	0.499300	759,000.00	607,200.00	798,574.00	798,574.00
2J	TRAVIS CO HOSPITAL DIST	0.077800	759,000.00	607,200.00	798,574.00	798,574.00
68	AUSTIN COMM COLL DIST	0.099100	759,000.00	751,410.00	798,574.00	798,574.00

Improvement Information

Improvement ID	State Category	Description
113241	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113241	119171	18T	1st Floor	WW	1985	2,108
113241	119172	1/2	Half Floor	WW	1985	1,369
113241	437891	011	PORCH OPEN 1ST F	*	1985	300
113241	437892	011	PORCH OPEN 1ST F	*	1985	50
113241	437893	031	GARAGE DET 1ST F	WW	1985	508
113241	437894	095	HVAC RESIDENTIAL	*	1985	3,485
113241	437895	251	BATHROOM	*	1985	2
113241	437896	320	OBS DRIVEWAY	MSC	1985	1

113241	437897	320	OBS DRIVEWAY	SDC	1985	1
113241	437898	522	FIREPLACE	*	1985	1
113241	1835708	531	OBS FENCE	WAA	1985	1

Total Living Area 3,465

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115393	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	690,000.00	690,000.00
2005	01	AUSTIN ISD	690,000.00	675,000.00
2005	02	CITY OF AUSTIN	690,000.00	690,000.00
2005	03	TRAVIS COUNTY	690,000.00	652,000.00
2005	2J	TRAVIS CO HOSPITAL DIST	690,000.00	652,000.00
2005	68	AUSTIN COMM COLL DIST	690,000.00	683,100.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	729,392.00	729,392.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	729,392.00	729,392.00
2004	02	CITY OF AUSTIN	729,392.00	729,392.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	729,392.00	729,392.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	729,392.00	729,392.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	729,392.00	729,392.00
2003				
2003	0A		728,581.00	598,760.00
2003	01		728,581.00	583,760.00
2003	02		728,581.00	598,760.00
2003	03		728,581.00	479,008.00
2003	68		728,581.00	592,772.00
2002				
2002	0A		752,902.00	544,328.00
2002	01		752,902.00	529,328.00
2002	02		752,902.00	544,328.00
2002	03		752,902.00	435,462.00
2002	68		752,902.00	538,885.00
2001				
2001	0A		801,544.00	494,844.00
2001	01		801,544.00	479,844.00
2001	02		801,544.00	494,844.00
2001	03		801,544.00	395,876.00
2001	68		801,544.00	489,844.00
2000				
2000	01		762,027.00	434,859.00
2000	02		762,027.00	449,859.00

2000	03	762,027.00	359,887.00
2000	68	762,027.00	444,859.00

TaxNetUSA: Travis County

Property ID Number: 115684 Ref ID2 Number: 01160002400000

Owner's Name **WILEY GARY N & DORIS L**Mailing Address 5608 WINDMIER CIR
DALLAS, TX 75252-5006

Location 1424 PRESTON AV 78703

Legal LOT 21 * & W 6 FT OF LOT 22 BLK 15
PEMBERTON HEIGHTS SEC 3

Property Details

Deed Date 07152003
 Deed Volume 00000
 Deed Page 00000
 Exemptions
 Freeze Exmpt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.0000
 Block 15
 Tract or Lot 21; 22
 Docket No. 2003168905TR
 Abstract Code 810600
 Neighborhood Code Z7650

Value Information

2006 Preliminary

Land Value 209,000.00
 Improvement Value 287,747.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 496,747.00
 10% Cap Value 0.00
 Total Value 496,747.00

Data up to date as of 2006-04-24

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.003000	496,747.00	496,747.00	496,747.00	496,747.00
01	AUSTIN ISD	1.623000	496,747.00	496,747.00	496,747.00	496,747.00
02	CITY OF AUSTIN	0.443000	496,747.00	496,747.00	496,747.00	496,747.00
03	TRAVIS COUNTY	0.499300	496,747.00	496,747.00	496,747.00	496,747.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	496,747.00	496,747.00	496,747.00	496,747.00
68	AUSTIN COMM COLL DIST	0.099100	496,747.00	496,747.00	496,747.00	496,747.00

Improvement Information

Improvement ID
113243State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113243	119174	18T	1st Floor	WV	1936	1,794
113243	437908	011	PORCH OPEN 1ST F	*	1936	156
113243	437909	031	GARAGE DET 1ST F	WV	1936	342
113243	437910	251	BATHROOM	*	1936	1
113243	437911	622	FIREPLACE	*	1936	1
113243	3041805	90	Sketch Only	90	0	120

Total Living Area 1,794

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115395	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	519,243.00	519,243.00
2005	01	AUSTIN ISD	519,243.00	519,243.00
2005	02	CITY OF AUSTIN	519,243.00	519,243.00
2005	03	TRAVIS COUNTY	519,243.00	519,243.00
2005	2J	TRAVIS CO HOSPITAL DIST	519,243.00	519,243.00
2005	68	AUSTIN COMM COLL DIST	519,243.00	519,243.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	453,394.00	453,394.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	453,394.00	453,394.00
2004	02	CITY OF AUSTIN	453,394.00	453,394.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	453,394.00	453,394.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	453,394.00	453,394.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	453,394.00	453,394.00
2003				
2003	0A		452,697.00	452,697.00
2003	01		452,697.00	452,697.00
2003	02		452,697.00	452,697.00
2003	03		452,697.00	452,697.00
2003	68		452,697.00	452,697.00
2002				
2002	0A		465,512.00	366,025.00
2002	01		465,512.00	351,025.00
2002	02		465,512.00	366,025.00
2002	03		465,512.00	292,820.00
2002	68		465,512.00	361,025.00
2001				
2001	0A		491,141.00	332,750.00
2001	01		491,141.00	317,750.00
2001	02		491,141.00	332,750.00
2001	03		491,141.00	266,200.00
2001	68		491,141.00	327,750.00
2000				
2000	01		505,411.00	287,500.00
2000	02		505,411.00	302,500.00
2000	03		505,411.00	242,000.00
2000	68		505,411.00	297,500.00

TaxNetUSA: Travis County

Property ID Number: 115644 Ref ID2 Number: 01160002020000

Owner's Name **HILLE JAMES R**Mailing Address 1417 WESTOVER RD
AUSTIN, TX 78703-1909

Location 1417 WESTOVER RD 78703

Legal LOT 2 * & W 8 FT OF LOT 3 BLK 15
PEMBERTON HEIGHTS SEC 3

Property Details

Deed Date 01052004
 Deed Volume 00000
 Deed Page 00000
 Exemptions HS,
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.0000
 Block 15
 Tract or Lot 2; 3
 Docket No. 2004003385TR
 Abstract Code 810600
 Neighborhood Code Z7650

Value Information

2006 Preliminary

Land Value 209,000.00
 Improvement Value 330,860.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 539,860.00
 10% Cap Value 0.00
 Total Value 539,860.00

Data up to date as of 2006-04-24

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	539,860.00	539,860.00	539,860.00	539,860.00
01	AUSTIN ISO	1.623000	539,860.00	524,860.00	539,860.00	539,860.00
02	CITY OF AUSTIN	0.443000	539,860.00	539,860.00	539,860.00	539,860.00
03	TRAVIS COUNTY	0.469300	539,860.00	431,888.00	539,860.00	539,860.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	539,860.00	431,888.00	539,860.00	539,860.00
66	AUSTIN COMM COLL DIST	0.099100	539,860.00	534,461.00	539,860.00	539,860.00

Improvement Information

Improvement ID	State Category	Description
113205	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113205	119110	1ST	1st Floor	WS	1939	2,178
113205	437586	031	GARAGE DET 1ST F	WS	1939	462
113205	437587	085	HVAC RESIDENTIAL	*	1939	2,178
113205	437588	251	BATHROOM	*	1939	2
113205	437589	512	DECK UNCOVERED	*	1939	312
113205	437590	622	FIREPLACE	*	1939	1
113205	1835700	539	FENCE FV	F-V	1939	1
113205	1975508	631	PORCH CLOS UNFIN	*	1939	36

Total Living Area 2,178

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115355	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	577,235.00	577,235.00
2005	01	AUSTIN ISD	577,235.00	562,235.00
2005	02	CITY OF AUSTIN	577,235.00	577,235.00
2005	03	TRAVIS COUNTY	577,235.00	461,788.00
2005	2J	TRAVIS CO HOSPITAL DIST	577,235.00	461,788.00
2005	68	AUSTIN COMM COLL DIST	577,235.00	571,463.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	550,000.00	541,785.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	550,000.00	541,785.00
2004	02	CITY OF AUSTIN	550,000.00	541,785.00
2004	03	TRAVIS COUNTY (M&O,MS,SPEC RD & BRIDGE)	550,000.00	541,785.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	550,000.00	541,785.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	550,000.00	541,785.00
2003				
2003	0A		482,514.00	482,514.00
2003	01		482,514.00	477,514.00
2003	02		482,514.00	482,514.00
2003	03		482,514.00	394,011.00
2003	68		482,514.00	487,514.00
2002				
2002	0A		507,271.00	507,271.00
2002	01		507,271.00	482,271.00
2002	02		507,271.00	507,271.00
2002	03		507,271.00	405,817.00
2002	68		507,271.00	502,188.00
2001				
2001	0A		536,785.00	536,785.00
2001	01		536,785.00	521,785.00
2001	02		536,785.00	536,785.00
2001	03		536,785.00	429,428.00
2001	68		536,785.00	531,417.00
2000				
2000	01		520,000.00	505,000.00
2000	02		520,000.00	520,000.00
2000	03		520,000.00	418,000.00
2000	68		520,000.00	514,800.00

TaxNetUSA: Travis County

Property ID Number: 115712 Ref ID2 Number: 01160005040000

Owner's Name **CRAIG RICHARD FLINN**

Property Details

Mailing Address 1419 PRESTON AVE
AUSTIN, TX 78703-1901

Deed Date 03181978

Deed Volume 05405

Location 1419 PRESTON AV 78703

Deed Page 01715

Legal E 40 FT OF LOT 2 * & W 25 FT OF LOT 3 BLK
27 PEMBERTON HEIGHTS SEC 8

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block 27

Tract or Lot 2, 3

Docket No.

Abstract Code 810608

Neighborhood Code 27650

Value Information

2006 Preliminary

Land Value 231,000.00

Improvement Value 460,459.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 658,991.00

10% Cap Value 32,468.00

Total Value 691,459.00

Data up to date as of 2006-04-24

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	658,991.00	658,991.00	691,459.00	691,459.00
01	AUSTIN ISD	1.623000	658,991.00	643,991.00	691,459.00	691,459.00
02	CITY OF AUSTIN	0.443000	658,991.00	658,991.00	691,459.00	691,459.00
03	TRAVIS COUNTY	0.489300	658,991.00	627,193.00	691,459.00	691,459.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	658,991.00	627,193.00	691,459.00	691,459.00
68	AUSTIN COMM COLL DIST	0.099100	658,991.00	652,401.00	691,459.00	691,459.00

Improvement Information

Improvement ID
113268State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113268	118219	1ST	1st Floor	WV	1940	1,839
113268	438104	2ND	2nd Floor	WS	1940	1,690
113268	438105	011	PORCH OPEN 1ST F	*	1940	90
113268	438106	011	PORCH OPEN 1ST F	*	1940	209
113268	438107	031	GARAGE DET 1ST F	WV	1940	475
113268	438108	065	HVAC RESIDENTIAL	*	1940	3,549
113268	438109	251	BATHROOM	*	1940	3
113268	438110	622	FIREPLACE	*	1940	1

113208

2516678

011

PORCH OPEN 1ST F

1940

12

Total Living Area 3,549

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115423	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	599,083.00	599,083.00
2005	01	AUSTIN ISD	599,083.00	584,083.00
2005	02	CITY OF AUSTIN	599,083.00	599,083.00
2005	03	TRAVIS COUNTY	599,083.00	479,268.00
2005	2J	TRAVIS CO HOSPITAL DIST	599,083.00	479,268.00
2005	68	AUSTIN COMM COLL DIST	599,083.00	593,092.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	605,246.00	544,621.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	605,246.00	544,621.00
2004	02	CITY OF AUSTIN	605,246.00	544,621.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	605,246.00	544,621.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	605,246.00	544,621.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	605,246.00	544,621.00
2003				
2003	0A		602,747.00	485,110.00
2003	01		602,747.00	480,110.00
2003	02		602,747.00	485,110.00
2003	03		602,747.00	396,088.00
2003	68		602,747.00	490,110.00
2002				
2002	0A		412,622.00	338,979.00
2002	01		412,622.00	323,979.00
2002	02		412,622.00	338,979.00
2002	03		412,622.00	271,183.00
2002	68		412,622.00	333,979.00
2001				
2001	0A		433,912.00	308,163.00
2001	01		433,912.00	293,163.00
2001	02		433,912.00	308,163.00
2001	03		433,912.00	246,530.00
2001	68		433,912.00	303,163.00
2000				
2000	01		321,350.00	285,149.00
2000	02		321,350.00	280,149.00
2000	03		321,350.00	224,119.00
2000	68		321,350.00	275,149.00

TaxNetUSA: Travis County

Property ID Number: 115711 Ref ID2 Number: 01160005030000

Owner's Name **ARAIZA ROBERTO & SHARON**

Property Details

Mailing Address
SHARON STURGEON ARAIZA
1421 PRESTON AVE
AUSTIN, TX 78703-1901

Location
1421 PRESTON AV 78703

Legal
LOT 1 * & W 10 FT OF LOT 2 BLK 27 PEMBERTON
HEIGHTS SEC 8

Deed Date 11271996
Deed Volume 12824
Deed Page 02413
Exemptions HS,
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0000
Block 27
Tract or Lot 1, 2
Docket No.
Abstract Code 810606
Neighborhood Code 27850

Value Information

2006 Preliminary

Land Value 220,000.00
Improvement Value 230,514.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 412,701.00
10% Cap Value 37,813.00
Total Value 450,514.00

Data up to date as of 2006-04-24

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	412,701.00	412,701.00	450,514.00	450,514.00
01	AUSTIN ISD	1.823000	412,701.00	397,701.00	450,514.00	450,514.00
02	CITY OF AUSTIN	0.443000	412,701.00	412,701.00	450,514.00	450,514.00
03	TRAVIS COUNTY	0.499300	412,701.00	330,161.00	450,514.00	450,514.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	412,701.00	330,161.00	450,514.00	450,514.00
68	AUSTIN COMM COLL DIST	0.099100	412,701.00	407,701.00	450,514.00	450,514.00

Improvement Information

Improvement ID
113267

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113267	119217	18T	1st Floor	WV	1940	1,840
113267	438096	011	PORCH OPEN 1ST F	*	1940	24
113267	438097	011	PORCH OPEN 1ST F	*	1940	112
113267	438098	031	GARAGE DET 1ST F	WV	1940	400
113267	438099	095	HVAC RESIDENTIAL	*	1940	1,840
113267	438100	251	BATHROOM	*	1940	1
113267	438101	320	OBS DRIVEWAY	LSC	1940	1
113267	438102	822	FIREPLACE	*	1940	1

113267 438103 531 OBS FENCE CAA 1940 1
 Total Living Area 1,840

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115422	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	375,183.00	375,183.00
2005	01	AUSTIN ISD	375,183.00	360,183.00
2005	02	CITY OF AUSTIN	375,183.00	375,183.00
2005	03	TRAVIS COUNTY	375,183.00	300,146.00
2005	2J	TRAVIS CO HOSPITAL DIST	375,183.00	300,146.00
2005	68	AUSTIN COMM COLL DIST	375,183.00	370,183.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	386,000.00	341,075.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	386,000.00	341,075.00
2004	02	CITY OF AUSTIN	386,000.00	341,075.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	386,000.00	341,075.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	386,000.00	341,075.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	386,000.00	341,075.00
2003				
2003	0A		385,846.00	310,069.00
2003	01		385,846.00	295,069.00
2003	02		385,846.00	310,069.00
2003	03		385,846.00	248,055.00
2003	68		385,846.00	305,069.00
2002				
2002	0A		395,921.00	281,881.00
2002	01		395,921.00	268,881.00
2002	02		395,921.00	281,881.00
2002	03		395,921.00	225,805.00
2002	68		395,921.00	278,881.00
2001				
2001	0A		416,472.00	258,256.00
2001	01		416,472.00	241,256.00
2001	02		416,472.00	258,256.00
2001	03		416,472.00	205,005.00
2001	68		416,472.00	251,256.00
2000				
2000	01		399,189.00	217,950.00
2000	02		399,189.00	232,950.00
2000	03		399,189.00	186,368.00
2000	68		399,189.00	227,950.00

TaxNetUSA: Travis County

Property ID Number: 115710 Ref ID2 Number: 01160005020000

Owner's Name **TAYLOR MARK B & JOAN M**

Property Details

Mailing Address 1423 PRESTON AVE
AUSTIN, TX 78703-1901

Location 1423 PRESTON AV 78703

Legal LOT 3 * & E 25 FT OF LOT 2 BLK 14
PEMBERTON HEIGHTS SEC 2

Deed Date 04172003

Deed Volume 00000

Deed Page 00000

Exemptions HS,

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.0000

Block 14

Tract or Lot S; 2

Docket No. 2003089354TR

Abstract Code 810689

Neighborhood Code 27650

Value Information

2006 Preliminary

Land Value 253,000.00

Improvement Value 195,227.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 448,227.00

10% Cap Value 0.00

Total Value 448,227.00

Data up to date as of 2006-04-24

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	448,227.00	448,227.00	448,227.00	448,227.00
01	AUSTIN ISD	1.823000	448,227.00	433,227.00	448,227.00	448,227.00
02	CITY OF AUSTIN	0.443000	448,227.00	448,227.00	448,227.00	448,227.00
03	TRAVIS COUNTY	0.488300	448,227.00	358,582.00	448,227.00	448,227.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	448,227.00	358,582.00	448,227.00	448,227.00
88	AUSTIN COMM COLL DIST	0.099100	448,227.00	443,227.00	448,227.00	448,227.00

Improvement Information

Improvement ID	State Category	Description
113266	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113266	119218	18T	1st Floor	WV	1935	1,333
113266	438087	011	PORCH OPEN 1ST F	*	1935	130
113266	438088	051	CARPORT DET 1ST	*	1935	840
113266	438089	095	HVAC RESIDENTIAL	*	1935	1,333
113266	438090	251	BATHROOM	*	1935	1
113266	438091	320	OBS DRIVEWAY	LSC	1935	1
113266	438092	320	OBS DRIVEWAY	SDC	1935	1
113266	438093	822	FIREPLACE	*	1935	1

113266	438094	631	OBS FENCE	CAA	1935	1
113266	438085	671	STORAGE DET	WW	1935	224

Total Living Area 1,333

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115421	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	424,827.00	424,827.00
2005	01	AUSTIN ISD	424,827.00	409,827.00
2005	02	CITY OF AUSTIN	424,827.00	424,827.00
2005	03	TRAVIS COUNTY	424,827.00	339,862.00
2005	2J	TRAVIS CO HOSPITAL DIST	424,827.00	339,862.00
2005	68	AUSTIN COMM COLL DIST	424,827.00	419,827.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	424,827.00	424,827.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	424,827.00	424,827.00
2004	02	CITY OF AUSTIN	424,827.00	424,827.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	424,827.00	424,827.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	424,827.00	424,827.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	424,827.00	424,827.00
2003				
2003	0A		408,823.00	408,823.00
2003	01		408,823.00	393,823.00
2003	02		408,823.00	408,823.00
2003	03		408,823.00	326,896.00
2003	68		408,823.00	403,823.00
2002				
2002	0A		417,336.00	417,336.00
2002	01		417,336.00	402,336.00
2002	02		417,336.00	417,336.00
2002	03		417,336.00	333,869.00
2002	68		417,336.00	412,336.00
2001				
2001	0A		434,763.00	434,763.00
2001	01		434,763.00	419,763.00
2001	02		434,763.00	434,763.00
2001	03		434,763.00	347,810.00
2001	68		434,763.00	429,763.00
2000				
2000	01		412,521.00	397,521.00
2000	02		412,521.00	412,521.00
2000	03		412,521.00	330,017.00

2000	08	412,521.00	407,521.00
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TaxNetUSA: Travis County

Property ID Number: 115709 Ref ID2 Number: 01160005010000

Owner's Name **SMITH EVAN ANDREW & JULIA NULL**Mailing Address
JULIA NULL SMITH
1425 PRESTON AVE
AUSTIN, TX 78703-1901

Location 1425 PRESTON AV 78703

Legal LOT 1 * & W 25 FT OF LOT 2 BLK 14 PEMBERTON HEIGHTS
SEC 2

Property Details

Deed Date 07052002
 Deed Volume 00000
 Deed Page 00000
 Exemptions HS,
 Freeze Exempt F
 ARB Protest F
 Agent Code 2094
 Land Acres 0.0000
 Block 14
 Tract or Lot 1; 2
 Docket No. 2002124144TR
 Abstract Code 810699
 Neighborhood Code 27650

Value Information

2006 Preliminary

Land Value 220,000.00
 Improvement Value 710,959.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 893,978.00
 10% Cap Value 35,981.00
 Total Value 930,959.00

Data up to date as of 2006-04-24

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	893,978.00	893,978.00	930,959.00	930,959.00
01	AUSTIN ISD	1.623000	893,978.00	878,978.00	930,959.00	930,959.00
02	CITY OF AUSTIN	0.443000	893,978.00	893,978.00	930,959.00	930,959.00
03	TRAVIS COUNTY	0.499300	893,978.00	715,182.00	930,959.00	930,959.00
2J	TRAVIS CO HOSPITAL DIST	0.077600	893,978.00	715,182.00	930,959.00	930,959.00
68	AUSTIN COMM COLL DIST	0.069100	893,978.00	885,038.00	930,959.00	930,959.00

Improvement Information

Improvement ID	State Category	Description
113265	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
113265	119214	1ST	1st Floor	WP	1950	3,098
113265	119215	2ND	2nd Floor	WP	1950	2,858
113265	438077	011	PORCH OPEN 1ST F	*	1950	351
113265	438078	012	PORCH OPEN 2ND F	*	1950	525
113265	438079	041	GARAGE ATT 1ST F	WP	1950	972
113265	438080	065	HVAC RESIDENTIAL	*	1950	5,868
113265	438081	251	BATHROOM	*	1950	4
113265	438082	413	STAIRWAY EXT	A	1950	1

113285	438083	436	FENCE MASON SF	AVG	1950	1,000
113285	438084	522	FIREPLACE	*	1950	1
113285	438085	861	MASONRY TRIM SF	AVG	1950	1,000
113285	438086	812	TERRACE UNCOVERD	*	1950	420

Total Living Area 5,966

Land Information

Land ID	Type Code	SPTS Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
115420	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2005				
2005	0A	TRAVIS CENTRAL APP DIST	812,707.00	812,707.00
2005	01	AUSTIN ISD	812,707.00	797,707.00
2005	02	CITY OF AUSTIN	812,707.00	812,707.00
2005	03	TRAVIS COUNTY	812,707.00	850,166.00
2005	2J	TRAVIS CO HOSPITAL DIST	812,707.00	850,166.00
2005	68	AUSTIN COMM COLL DIST	812,707.00	804,660.00
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	850,863.00	850,863.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	850,863.00	850,863.00
2004	02	CITY OF AUSTIN	850,863.00	850,863.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	850,863.00	850,863.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	850,863.00	850,863.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	850,863.00	850,863.00
2003				
2003	0A		800,000.00	800,000.00
2003	01		800,000.00	785,000.00
2003	02		800,000.00	800,000.00
2003	03		800,000.00	840,000.00
2003	68		800,000.00	792,000.00
2002				
2002	0A		1,033,890.00	1,033,890.00
2002	01		1,033,890.00	1,018,890.00
2002	02		1,033,890.00	1,033,890.00
2002	03		1,033,890.00	827,112.00
2002	68		1,033,890.00	1,023,551.00
2001				
2001	0A		1,070,433.00	1,070,433.00
2001	01		1,070,433.00	1,055,433.00
2001	02		1,070,433.00	1,070,433.00
2001	03		1,070,433.00	858,346.00
2001	68		1,070,433.00	1,059,729.00
2000				
2000	01		942,378.00	895,311.00

2000	02	942,378.00	710,311.00
2000	03	942,378.00	868,249.00
2000	06	942,378.00	703,208.00



TRAVIS CENTRAL APPRAISAL DISTRICT

8314 Cross Park Drive
Austin, Tx 78754

P.O. Box 149012
Austin, Tx 78714

Internet Address WWW.TRAVISCAD.ORG

Main Telephone Number (512) 834-9377
Fax Number (512) 835-9371

Appraisal Information (512) 834-8138
TDD (512) 836-3328

SCALE

MAP NO.

11600

T-1017-WAP
REV. 11/03
11/03 - 5/02

ADDITIONAL
ASSESSMENT CHARTER
ARTICLE 10
CITY OF AUSTIN
TRAVIS COUNTY

FAR CALCULATION - 1422 Preston Avenue (Kristen and John Nelson)
(Prepared by project architect-Paul DeGroot)

FAR (FLOOR-TO-AREA-RATIO) CALCULATIONS

1ST FLOOR (AIRCONDITIONED) = 1672 SQ. FT. GROSS*

2ND FLOOR (AIRCONDITIONED) = 2150 SQ. FT. GROSS*

TOTAL (AIRCONDITIONED) = 3822 SQ. FT. GROSS*
* INCLUDES EXTERIOR WALLS

LOT AREA = 7543 SQ. FT.

$$\frac{\text{GROSS FLOOR AREA}}{\text{LOT AREA}} = \frac{3822 \text{ SQ. FT.}}{7543 \text{ SQ. FT.}} = 0.5067 \text{ FAR}$$



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

05/12/2006

File Number: CBI-06-0229

Address: 1422 PRESTON AVE

Tax Parcel ID: 0116000239

Map Date: 10/24/2003

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 East Forty-Five feet (45') of Lot Twenty-two (22), Block Fifteen (15), Pemberton Heights, Section Three in the current deed, recorded on 09/02/1986, in Volume 9858, Page 450, Travis County Deed Records. This parcel existed in its current configuration on August 31, 1987, as evidenced by a deed recorded on 09/02/1986, in Volume 9858, Page 450, 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 wastewater service on 10/30/1941. 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

35'	35'	35'	39.7'	35'	35'	37'	35'	35'	35'	35'	35'	35'	39.8'
1426	1424	1422	1420	1418	1416	1414	1412	1410	1408	1406	1404	1402	1400

PRESTON AVE

McCALLUM DR

Average = 36.16'

Average (after removing largest and smallest) = 35.95'

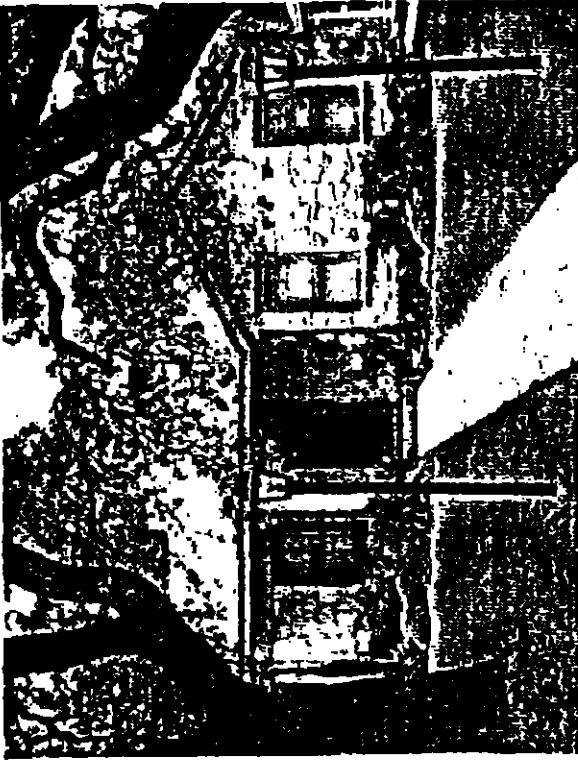
NOTES:

- 1) Drawing is NOT to scale.
- 2) Numbers are approximate.

HARRIS BLVD



**Subject House
1422 Preston Ave.**



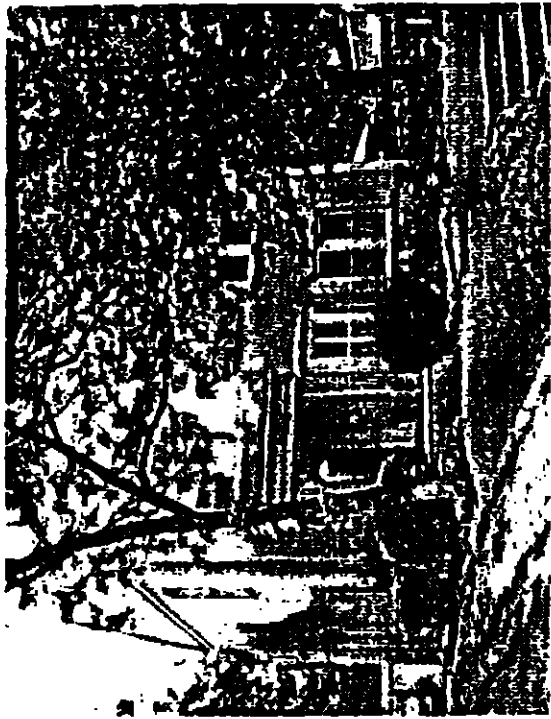
**Neighbor - West
1424 Preston Ave.**



**Neighbor - East
1420 Preston Ave.**



**Neighbor - Rear
1417 Westover**



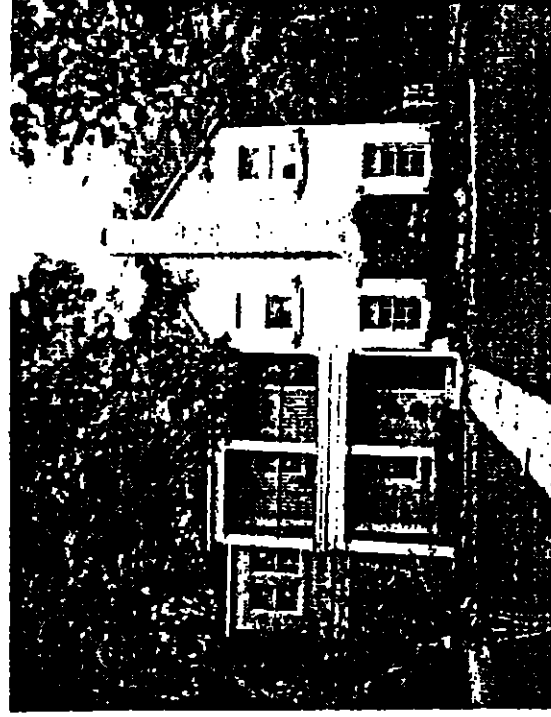
1402 Preston Ave



1404 Preston Ave



1413 Preston Ave



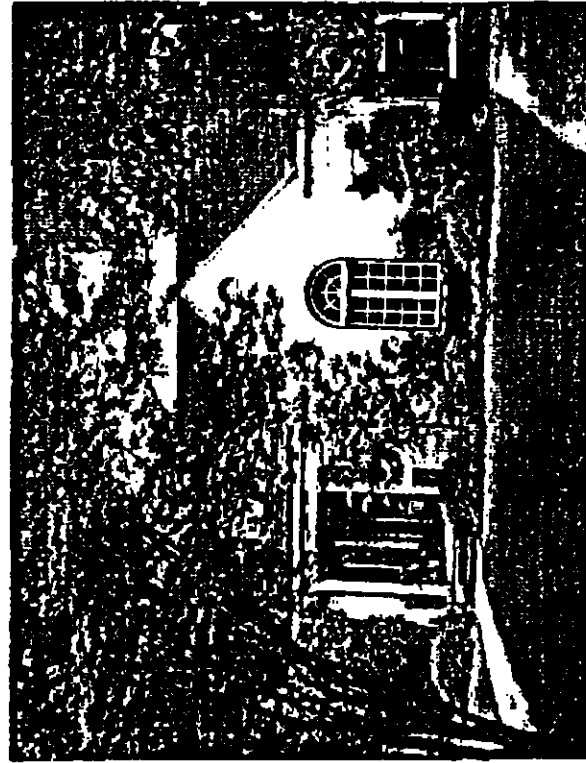
1415 Preston Ave



1419 Preston Ave



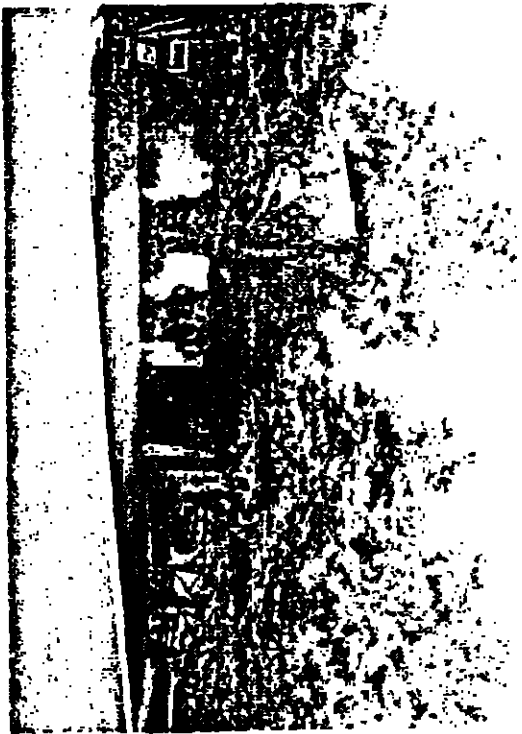
1421 Preston Ave



1423 Preston Ave



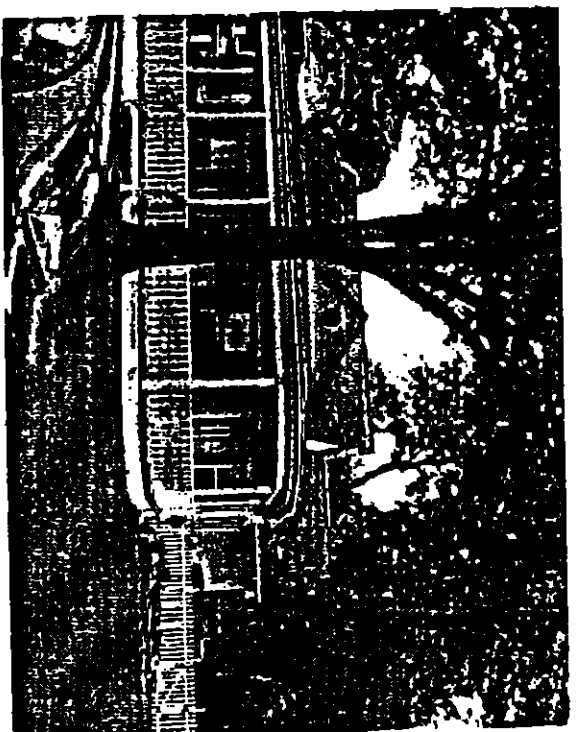
1425 Preston Ave



1425 Preston Ave
(Harris Blvd Side)



1602 Preston Ave



1600 Preston Ave