CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET

DATE: Jan 5, 2011 **CASE NUMBER:** 10-104084RA

_Y__William Burkhardt (Chairman)
_Y__Karen McGraw (Vice Chairman)
_Y__Jean Stevens Motion to PP to Feb 2, 2011
_Y__Lucy Katz
_Y__Beth Engelland
_Y__Keith Jackson 2nd the Motion
_Y__Chuck Mains

APPLICANT: Leslie Hoard

ADDRESS: 4212 Ramsey Ave.

MODIFICATION REQUESTED: The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2700) to 46.1% (3110) square feet to allow a 410 sq foot two story addition to an existing two story single family residence.

COMMISSION'S DECISION: The public hearing was closed on Board Member Jean Stevens motion to POSTPONE TO February 2, 2011 requesting additional information, Board Member Keith Jackson second on a 7-0 vote; POSTPONED TO February 2, 2011.

Sylvia Benavidez, Executive Secretary

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2010-104084 PA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4212 Ramsey Ave

LEGAL DESCRIPTION: Subdivision – Rosedale C

Lot(s) 7 Block 11 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Leslie Heard on behalf of myself/ourselves as authorized agent for Leslie Heard affirm that on 12, 6, 2010

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
_____ Maximum Linear feet of Gables protruding from setback plane
_____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation
(*Please describe request. Please be brief but thorough*).

Adding a living space above the existing Detached garage for a home office & guest bedroom (as needed). Not to be occupied/used as a separate dwelling unit from the maximum 2700 square ft. to 3103 square ft. (403 square feet)

in a SF3 zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

FAR guidelines do not allow square footage I will be used as a home office. I will not require adding another structure or coverage.

REQUEST:

2. The request for the modification is unique to the property in that:

Will convert existing garage space (above) not adding a new building, will not be occupied

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Will not require a new building, very common in the area (two across the street). Will not be rented or another occupant.

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

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

Mailing Address 4212 Ramsey Ave

City, State Austin, TX Zip 78756

Phone 512 203 6620 Printed Name Leslie Hoad

Signature [signature] Date 12/6/10

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

Mailing Address 4212 Ramsey Ave

City, State Austin, TX Zip 78756

Phone 512 203 6620 Printed Name Leslie Hoad

Signature [signature] Date 12/6/10

CITY F/ STIN

RESIDENTIAL PERMIT APPLICATION "A"

PR Number 2010-104084 KH
uild. Permit No.
Plat No. Date 12-6-10
Reviewer

PRIMARY PROJECT DATA

Service Address 4212 Ramsey Ave Tax Parcel No. 02230207170000

Legal Description
Lot 7 Block 11 Subdivision Rosedale Section C 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
X Garage ___attached X detached
___Carport ___attached ___detached
___Pool

X Remodel *(specify)* second floor addition to garage
X Addition *(specify)* second addition to garage
___Other *(specify)*

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 14.5 ft. # of floors 2 Height of Other structure(s) 20 ft. # of floors 2
- Does this site currently have water and wastewater availability? X Yes ___ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**
- Does this site have a septic system? ___ Yes ___ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

Does this site have a Board of Adjustment ruling? ___Yes X No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ___Yes X No

Does this site front a paved street? X Yes ___No A paved alley? ___Yes X No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? X Yes ___No

VALUATIONS FOR REMODELS ONLY

Building $
Electrical $
Mechanical $
Plumbing $
Driveway/ Sidewalk $
TOTAL $
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6750 sq.ft.
Job Valuation – Principal Building $ 45,000
(Labor and materials)
Job Valuation – Other Structure(s) $
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 45,000
(Labor and materials)

PERMIT FEES
(For office use only)

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

OWNER / BUILDER INFORMATION

OWNER Name Dan & Leslie Hoard Telephone (h) 203-6620 (w)

BUILDER Company Name DKH Homes LP Metropolitan Custom Homes Telephone 454-6939 Pager 632-5859

Contact/Applicant's Name Ken Hasbrouck FAX

DRIVEWAY/ SIDEWALK Contractor DKH Homes LP Telephone

CERTIFICATE OF OCCUPANCY Name Dan & Leslie Hoard Telephone 203-6620

Address 4212 Ramsey Ave City Austin ST TX ZIP 78756

If you would like to be notified when your application is approved, please select the method:
___ telephone ✓ e-mail: leslie.hoard@gmail.com

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

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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 acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater that 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.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Josie Hernandez DATE 12/6/10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6141

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

Not Garage Apt.
Need - ESPA (Electrical Service plan Application) Apprvd.
WTR/WW (Austin Wtr Utility Service Plan) Apprvd.
Tree (Application must be apprvd)

Service Address 4212 Ramsey Ave.

Applicant's Signature _____ Date _____

RESIDENTIAL PERMIT APPLICATION "C"

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.	1st floor conditioned area	1438 sq.ft.	____ sq.ft.
b.	2nd floor conditioned area	1177 sq.ft.	442 sq.ft.
c.	3rd floor conditioned area	____ sq.ft.	____ sq.ft.
d.	Basement	____ sq.ft.	____ sq.ft.
e.	Garage / Carport	____ sq.ft.	____ sq.ft.
	___ attached	____ sq.ft.	____ sq.ft.
	✓ detached	427 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	102 sq.ft.	____ sq.ft.
j.	Balconies	58 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 Cvd Entry	19 sq.ft.	____ sq.ft.
	TOTAL BUILDING AREA *(add a. through l.)*	3221 / 2044 sq.ft.	~~427~~ 442 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* Map 7700 — 2044 sq.ft. / 30 % 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)*	2044 sq.ft.
b.	Driveway area on private property	889 sq.ft.
c.	Sidewalk / walkways on private property	____ sq.ft.
d.	Uncovered patios	____ sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	____ sq.ft.
f.	Air conditioner pads	____ sq.ft.
g.	Concrete decks	____ sq.ft.
h.	Other (specify) patio - stoop - HVAC	18 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 2951 sq.ft. / 43.7 % of lot

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4212 Ramsey Ave

Applicant's Signature [signature] **Date** 12/6/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*)	1438 sq.ft.	____ sq.ft.
b. 1st floor area with ceiling height over 15 feet.	____ sq.ft.	____ sq.ft.
c. TOTAL *(add a and b above)*	1438 **sq.ft.**	____ **sq.ft.**
II. 2nd Floor Gross Area See note [1] below		
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	1177 sq.ft.	442 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	53 sq.ft.	____ sq.ft.
f. TOTAL *(add d and e above)*	1230 **sq.ft.**	____ **sq.ft.**
III. 3rd Floor Gross Area See note [1] below		
g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*.	____ sq.ft.	____ sq.ft.
h. 3rd floor area with ceiling height > 15 feet	____ sq.ft.	____ sq.ft.
i. TOTAL (add g and h above)	____ **sq.ft.**	____ **sq.ft.**
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	____ sq.ft.	____ sq.ft.
V. Garage		
k. ___ attached *(subtract 200 square feet if used to meet the minimum parking requirement)*	____ sq.ft.	____ sq.ft.
l. X detached *(subtract 450 square feet if more than 10 feet from principal structure)* 427	____ sq.ft.	____ sq.ft.
VI. Carport (*open on two or more sides without habitable space above it subtract 450 square feet*)	____ sq.ft.	____ sq.ft.
VII. TOTAL	2668 **sq.ft.**	442 **sq.ft.**

Max 2700 sf	**TOTAL GROSS FLOOR AREA** (*add existing ar[illegible] from VII above*) 3110 **sq. ft.**
410 sf	**GROSS AREA OF LOT** 6750 **sq. ft.**
	FLOOR AREA RATIO (gross floor area /gross area of lot) 46.1

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floors below
d. It is the highest habitable portion of the building; and
e. Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax

Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1ϕ or 225 amps 3ϕ

☐ **Check this box if this is for a building permit only.**

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Leslie Hoard Phone 9220366000

Email leslie.hoard@gmail.com Fax _____

Project Name garage addition (2nd story) ☐ New Construction ☒ Remodeling

Project Address 4212 Ramsey Ave **OR**

Legal Description 4212 Ramsey - Rosedale C Lot 7 Block 11

Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service (Usually less than 24 months)

Who is your electrical service provider? ☐ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1ϕ) or ☐ Three-phase (3ϕ)

Service Main Size(s) _____ (amps) Number of Meters? _____

AE Service Length _____ (ft.) Conductor _____ (type & size)

SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____

Total AC Load _____ (Tons) Largest AC unit _____ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: New construction/remodel of garage to add second story

Leslie Hoard 12/8/10 _____
ESPA Completed by (Signature & Print name) Date Phone

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

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
DEC 0 8 2010
242-200
JGM

GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1934-1455

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3	6079574

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51604
3	1037	Homeless Neighborhood Organization	51610
4	786	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	1228	Sierra Club, Austin Regional Group	51750
7	66	Rosedale Neighborhood Assn.	51776
8	1075	League of Bicycling Voters	51886
9	1224	Austin Monorail Project	51887
10	283	North Austin Neighborhood Alliance	51955
11	1236	The Real Estate Council of Austin, Inc.	52018
12	1200	Super Duper Neighborhood Objectors and Appealers Organization	52041

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DESCRIPTIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1945	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	363099.382466077	414252932.454092	205

Watershed Classification

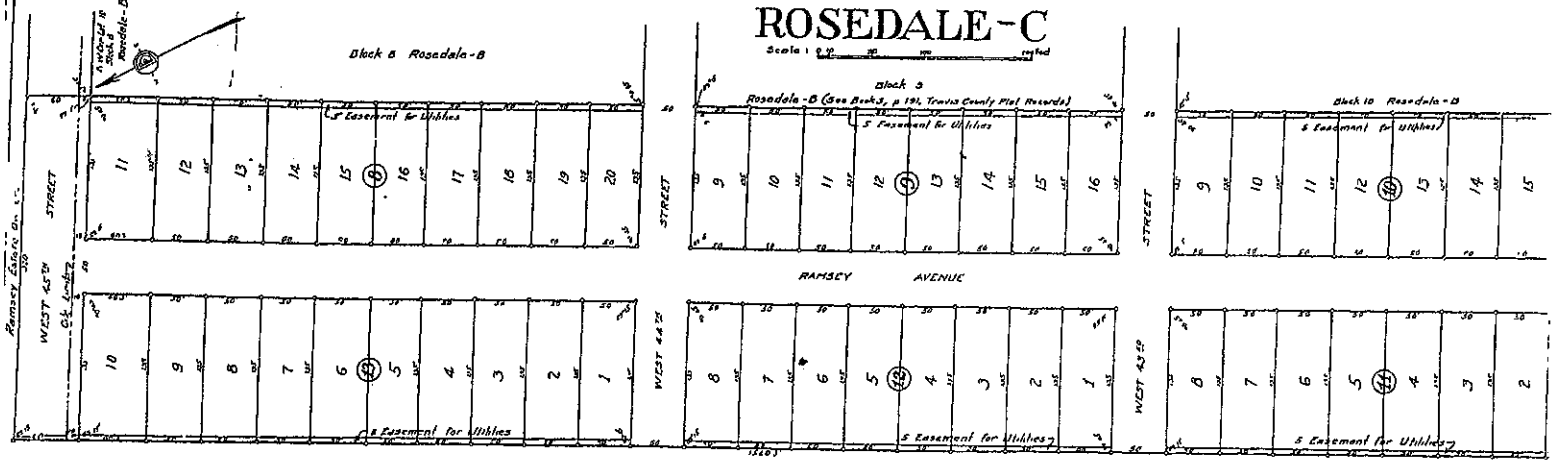
Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE

ROSEDALE-C

Scale 1" = 100 feet



DEDICATION

State of Texas)
County of Travis) Know all men by these presents that we, Jessie Ramsey Murray, joined by her husband, RV Murray, pro forma, and Euphie Ramsey Taylor, joined by her husband, Carl C Taylor, pro forma, by our attorneys in fact, H F Nitschke and Winnie Ramsey Nitschke, specially thereto constituted by power of attorney, dated the 13th day of January, A.D., 1931 and recorded in the records of Travis County, Texas, in Book 392, page 266, and Winnie Ramsey Nitschke, joined by her husband H F Nitschke, pro forma, the owners of the property shown on this plat, do hereby adopt the foregoing plan for sub dividing the same, to be known as Rosedale-C, and do hereby dedicate to the use of the public the streets as shown thereon.

Witness our hands this the 20th of October A.D. 1933

Jessie Ramsey Murray. R V Murray
Euphie Ramsey Taylor Carl C Taylor
H F Nitschke and Winnie Ramsey Nitschke
Attorneys in fact
Winnie Ramsey Nitschke H F Nitschke

State of Texas)
County of Travis) Before me a notary public in and for Travis County, Texas on this day personally appeared H F Nitschke and Winnie Ramsey Nitschke, both known to me to be the persons whose names are subscribed to the foregoing instrument as the attorneys in fact of Jessie Ramsey Murray, Euphie Ramsey Taylor, RV Murray, and Carl C Taylor and acknowledged to me that they subscribed the above names there to as principals and their own names as attorneys in fact, and executed the same for the purposes and consideration there in expressed, and in the capacity therein set forth.

Given under my hand and seal of office this the 20th day of Oct, 1933

(Notary Seal)

Laura E Nitschke
Notary public, Travis County, Texas

APPROVAL

Approved and accepted by the City planning commission of Austin, Travis County, Texas
Austin, Texas Oct 23, 1933

H F Kuchler Chairman
Wilhelmine Tiemann Secretary
J Lee Ramsey Member

State of Texas)
County of Travis) Before me the undersigned authority, on this day personally appeared H F Nitschke and Winnie Ramsey Nitschke, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Winnie Ramsey Nitschke, wife of the said H F Nitschke, having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Winnie Ramsey Nitschke, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 20th day of Oct, 1933

(Notary Seal)

Laura E Nitschke
Notary Public, Travis County, Texas

Filed for Record Jan 10, 1934 4.15 PM
Recorded Jan 12 1934 - 12. M

ENGINEERING NOTES

"Rosedale-C" is a subdivision of 11 a 55.66 acre tract out of the Gar League in Travis County, Texas, of 427, page 263 of the Deed Reco All distances are in feet An iron with the ground, marks the corners (o = Iron Stake) All angles hav to the nearest minute with the time of subdivision this propert Jessie Ramsey Murray, Euphie and Winnie Ramsey Nitschke inside and partly outside of th limits of the city of Austin Surveyed during October, 193 Panick Engineering Company

Civil

TECHNICAL DATA

Approved by the city engineer of Austin, Travis County, Texas
Austin, Texas Oct 21

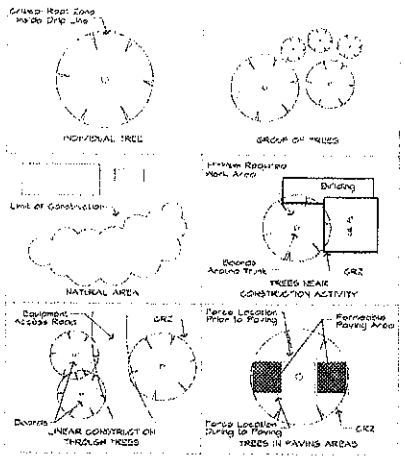
City

ESPA APPVD !

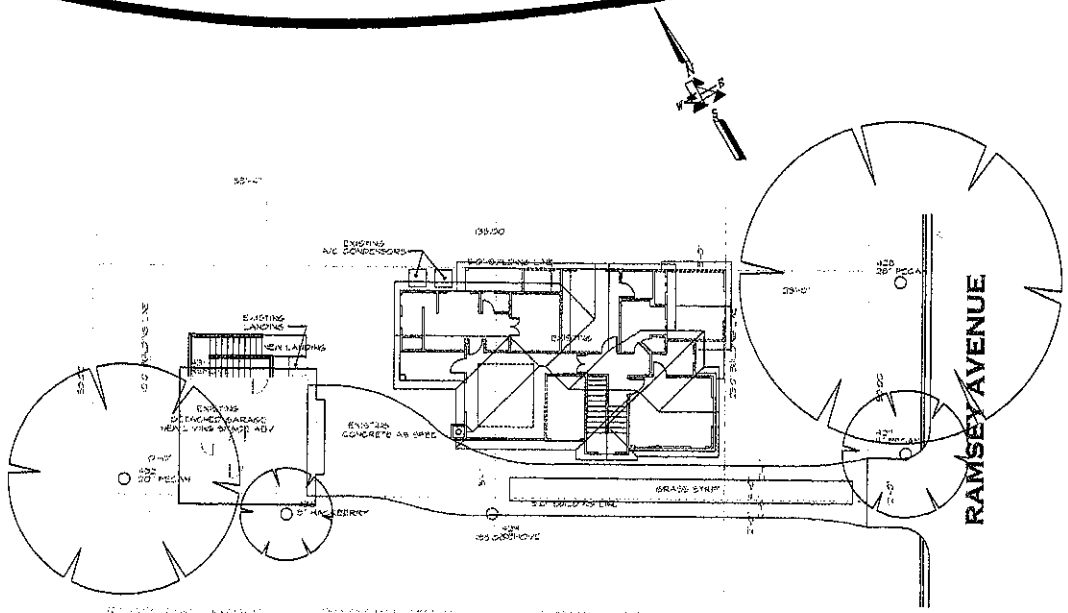
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
DEC 0 8 2010
242-200
JGM

STANDARD TREE PROTECTION LOCATIONS
(SECT ON 17.01)



Source: City of Austin Tree Standards (modified for City of Lakeway)



1. LOT IS ESSENTIALLY FLAT.
2. PROPOSE EROSION CONTROL AS REQUIRED
3. PROVIDE DRAINAGE AWAY FROM HOUSE TO STREET OR REAR PROPERTY LINE

TAX ID # 02-2302071C000D ZONING: SF-3

EXISTING IMPERVIOUS COVER

TOTAL LOT:	6,750 S.F.	
ALLOWABLE BUILDING COVERAGE 40%	2,700 S.F.	
ALLOWABLE IMPERVIOUS COVERAGE 45%	3,037.50 S.F.	
EXISTING HOUSE:	1398 S.F.	
EXISTING GARAGE:	421 S.F.	
EXISTING DRIVEWAY:	884 S.F.	
HVAC PAD: (2) 3X5' pads	15 S.F.	
EXISTING GARAGE LANDING	4 S.F.	
EXISTING TOTAL IMPERVIOUS COVER:	2,802 S.F.	41.5%
EXISTING TOTAL BUILDING COVERAGE:	1421 S.F.	21.05%

EXISTING FLOOR - AREA - RATIO

ALLOWABLE F.A.R. - 10-0-10	2,700 S.F.
EXISTING F.A.R.	2,466 S.F.
EXISTING SECOND FLOOR PORCH	86 S.F.
EXISTING DETACHED GARAGE (ENCLOSED AREA)	0 S.F.
EXISTING TOTAL F.A.R.	2661 S.F.

NEW IMPERVIOUS COVER

EXISTING TOTAL IMPERVIOUS COVER:	2,802 S.F.	41.5%
EXISTING TOTAL BUILDING COVERAGE:	1421 S.F.	21.05%
NEW LANDING:	20 S.F.	
NEW OPEN STAIRS (50%)	100 S.F.	
TOTAL IMPERVIOUS COVER:	3,090 S.F.	44.89%
TOTAL BUILDING COVERAGE:	1421 S.F.	21.05%

PROPOSED FLOOR AREA

ALLOWABLE F.A.R. - 10-0-10	2,700 S.F.
EXISTING F.A.R.	2466 S.F.
NEW F.A.R.	442 S.F.
TOTAL F.A.R.	3,08 S.F.

LEGAL DESCRIPTION

LOT: 1 BLOCK D
SUBDIVISION: HOLIDAY S E
"TRAVIS COUNTY" TEXAS

SURVEY

SURVEY PREPARED BY: Tri-Tech Surveying Co.

NOTES

- BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE
- BUILDER TO DETERMINE LOCATION OF HOUSE AND FINISHED FLOOR ELEVATION
- PROVIDE UNDERGROUND UTILITY LINES
- REMOVE TREES AT BUILDING ONLY

SITE PLAN

SCALE: 1"=20'-0"

TABLE OF CONTENTS

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A2.1 FIRST FLOOR PLAN
SCHEMATIC ROOF FRAMING PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 FIRST FLOOR HVAC PLAN
FIRST FLOOR ELEC PLAN

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CUSTOM HOMES
KEITH HUBBARD
(512) 632-2559

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ELLIOT H. JOHNSON
AIA TEXAS #17926
3404 BURLESON COVE AUSTIN TEXAS 78745
(512) 632-2559
ELLIOT@IMAGESOF.NET

AN ADDITION FOR
DANIEL & LESLIE ROARK
1211 Ramsey Avenue
Austin Texas

DATE:
REVISED:

A1.1

Austin WATER

Austin Water Utility

Water & Wastewater Service Plan Verification (W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: Leslie Hoard (Please Print or Type) Phone: 512 203 6620 Alternate Phone: _____

Service Address: 4212 Ramsey

Lot: 7 Block: 11 Subdivision/Land Status: Rosedale C Tax Parcel ID No.: 221226

Existing Use: vacant (Circle one) single-family res duplex garage apartment other _____

Proposed Use: vacant (Circle one) single-family res duplex garage apartment other remodel

Number of existing bathrooms: 3 Number of proposed bathrooms: 1

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No X

City of Austin Office Use

Water Main size: 6" Service stub size: 1/2" Service stub upgrade required? N New stub size: _____

Existing Meter number: 259526 Existing Meter size: 5/8" Upgrade required? Y New size 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System ✓ WW Main size: ___

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date 12/08/10 Phone 512-203-6620

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

WWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

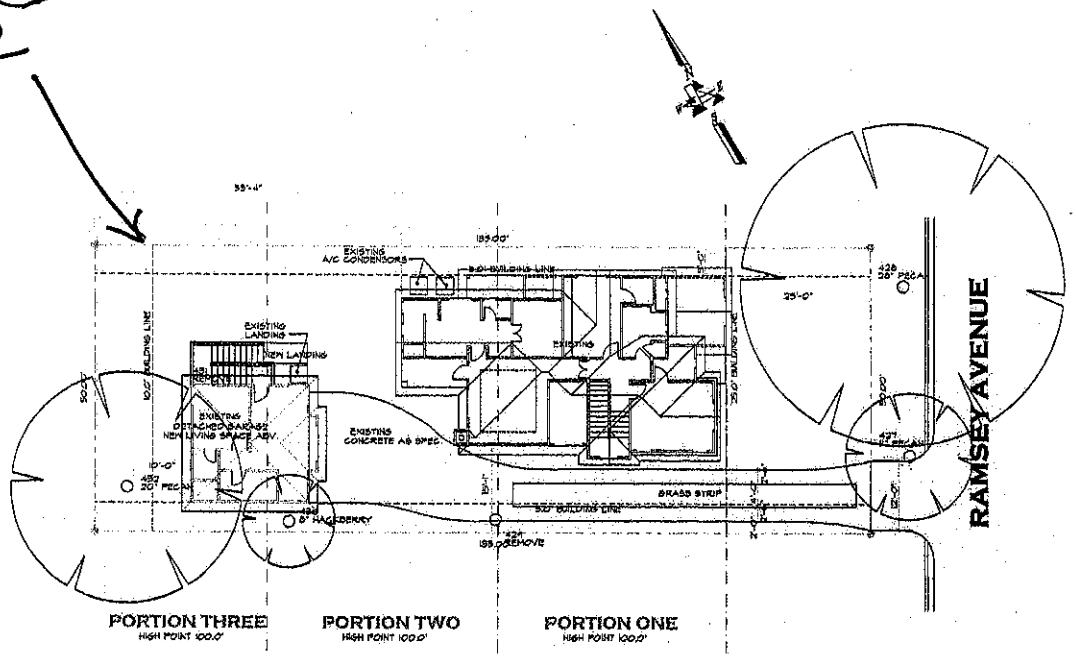
NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

RECEIVED
DEC 08 2010
WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

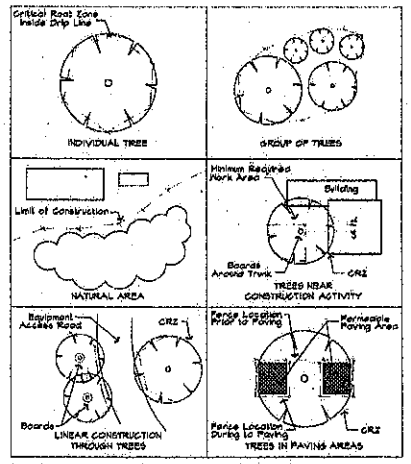
4212 Ramsey Avenue



1. LOT IS ESSENTIALLY FLAT.
2. PROVIDE EROSION CONTROL AS REQUIRED.
3. PROVIDE DRAINAGE AWAY FROM HOUSE TO STREET OR REAR PROPERTY LINE.

STANDARD TREE PROTECTION LOCATIONS

(SECTION 1161)



Source: City of Austin Tree Standards (modified for City of Lakeway)

TAX ID # 02-2502071170000 ZONING: SF-3

EXISTING IMPERVIOUS COVER

TOTAL LOT:	6,750 S.F.
ALLOWABLE BUILDING COVERAGE 40%	2,700 S.F.
ALLOWABLE IMPERVIOUS COVERAGE 45%	3,037.50 S.F.
EXISTING HOUSE:	1,584 S.F.
EXISTING GARAGE:	427 S.F.
EXISTING DRIVEWAY:	884 S.F.
HVAC PAD: (2) 3'x3' pads	18 S.F.
EXISTING GARAGE LANDING:	9 S.F.
EXISTING TOTAL IMPERVIOUS COVER:	2,802 S.F. 45%
EXISTING TOTAL BUILDING COVERAGE:	1,921 S.F. 28.50%

EXISTING FLOOR - AREA - RATIO

ALLOWABLE F.A.R. = 1.0-0.40	2,700 S.F.
EXISTING FAR	2,605 S.F.
EXISTING SECOND FLOOR PORCH	36 S.F.
EXISTING DETACHED GARAGE (EXCLUDE 450)	0 S.F.
EXISTING TOTAL F.A.R.	2,641 S.F.

NEW IMPERVIOUS COVER

EXISTING TOTAL IMPERVIOUS COVER:	2,802 S.F. 45%
EXISTING TOTAL BUILDING COVERAGE:	1,921 S.F. 28.50%
NEW LANDING:	28 S.F.
NEW OPEN STAIRS (50%)	100 S.F.
TOTAL IMPERVIOUS COVER:	3,030 S.F. 44.89%
TOTAL BUILDING COVERAGE:	1,921 S.F. 28.50%

EXISTING FLOOR - AREA - RATIO

ALLOWABLE F.A.R. = 1.0-0.40	2,700 S.F.
EXISTING FAR	2661 S.F.
NEW FAR	442 S.F.
TOTAL FAR	3,103 S.F.

2000 INTERNATIONAL RESIDENTAL CODE

- THESE CONSTRUCTION DRAWINGS WERE PREPARED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, HOWEVER, IT IS THE BUILDER'S SOLE RESPONSIBILITY FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- SCHEMATIC ROOF FRAMING PLAN AND SCHEMATIC FOUNDATION PLAN WHICH ARE INCLUDED IN THE CONSTRUCTION DRAWINGS OF THE PROJECT ARE NOT ENGINEERED AND ARE PROVIDED ONLY FOR REFERENCE BY A PROFESSIONAL ENGINEER'S USE.
- THE DESIGN OF THE STRUCTURAL COMPONENTS OF THE RESIDENCE SHALL BE BY A LICENSED ENGINEER IN ACCORDANCE WITH THE 2000 IRC.
- PROVIDE SMOKE/HEAT DETECTORS IN THE FLOOR FRAMING ASSEMBLY PER CODE (IRC R302.6).
- PROVIDE FIREBLOCKING PER CODE (IRC R602.8).

NOTES:

- BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
- BUILDER TO DETERMINE LOCATION OF HOUSE AND FINISHED FLOOR ELEVATION.
- PROVIDE UNDERGROUND UTILITY LINES.
- REMOVE TREES AT BUILDING ONLY.

SURVEY PREPARED BY: Tri-Tech Surveying Co.
8500 Mesa Drive, Suite B
Austin, Texas 78731
512-346-0333 Fax 512-346-0334

SITE PLAN

SCALE: 1"=10'-0"

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TABLE OF CONTENTS

A-1.0 SITE PLAN
A-1.1 FIRST FLOOR PLAN, SCHEMATIC ROOF FRAMING PLAN
A-2.0 EXTERIOR ELEVATIONS
A-2.1 FIRST FLOOR, WET PLAN, INTERIOR ELEVATIONS

LEGAL DESCRIPTION

LOT: 1, BLOCK II
SECTION: ROSEDALE
TRAVIS COUNTY, TEXAS

METROPOLITAN
CUSTOM HOMES
[redacted]

IMAGES OF...
ELLIOT H. JOHNSON
[redacted]

AN ADDITION FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin, Texas

DATE: 8/27/2010
REVISED:

A-1.1

PHANTOM LOADING

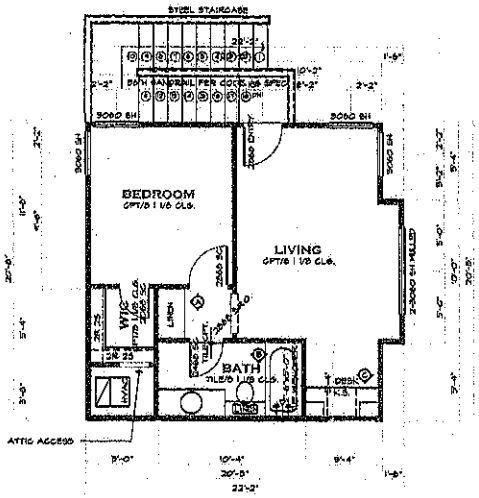
- UP TO 40% OF A RESIDENTIAL HOME'S ELECTRICITY CAN BE CONSUMED BY SMALL APPLIANCES AND CHARGERS THAT DRAW POWER 24 HOURS A DAY, EVEN WHEN NOT IN USE.
- THE ELECTRICIAN SHALL PROVIDE A THREE-WAY SWITCH:
  1. VERIFY LOCATION WITH OWNER.
  2. PROVIDE ONE SWITCH IN THE MASTER BEDROOM.
  3. PROVIDE ONE SWITCH IN A CENTRALLY LOCATED PLACE.
- THE SWITCHES WILL CONTROL:
  1. ONE OUTLET IN EVERY BEDROOM.
  2. ONE OUTLET IN THE FAMILY ROOM AND MEDIA FOR USE BY THE A/V EQUIPMENT.
  3. ONE OUTLET IN THE STUDY AND AT THE KITCHEN DESK AREA.

ELECTRICAL SYMBOL CHART

BLOCK + MKR FOR CLG. FAN	CABLE/TV OUTLET		220v OUTLET			HALL FIXTURE		SURFACE FIXTURE	
	PHONE		50V OUTLET			ROPE LIGHT		PENDANT FIXTURE	
	SMOKE DETECTOR		FLOOR OUTLET			FLOOD LIGHT		WALL-RECESSED	
	SWITCH		WATER PROOF			VENT/LITE		RECESSED FIXTURE	
FLOURESCENT	THREE-WAY SWITCH		FLOOR PHONE			HEAT/VENT/LITE		EYEBALL FIXTURE	

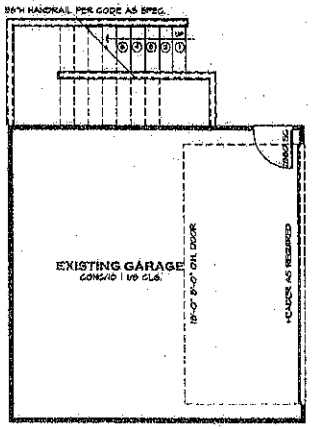
NOTES:

- THE BUILDER IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES, WHETHER OR NOT THERE IS ANY LOCAL JURISDICTION.
- ELECTRICIAN RESPONSIBLE FOR ASSURING RECEPTACLE DISTRIBUTION PER CODE (IRC 3804).
- BUILDER TO ASSURE ADEQUATE APPLIANCE ACCESS PER CODE.
- ALL KITCHEN AND BATHROOM RECEPTACLES TO BE GFCI (IRC 3804).
- PROVIDE RETURN COMBUSTION AIR TO ALL FUEL APPLIANCES PER CODE (IRC CHAPTER M1340)
- SUPPLY 220V AND 50V OR GAS AND 110 TO (HVAC UNITS) IN ATTIC.
- PROVIDE LIGHT AND PLYWOOD CATWALK AT (HVAC UNITS) IN ATTIC.
- ALL VENTS TO EXIT AT HOME WHERE POSSIBLE.
- WIRE ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- SMOKE DETECTORS TO BE INSTALLED AND INTERCONNECTED AS REQ'D BY IRC 314 (IRC 314).
- PROVIDE MOTION SENSORS AT ALL GARAGE DOORS.
- LOCATION OF ALL FLOOR OUTLETS TO BE VERIFIED BY OWNER.
- ALL RECESSED CAN LIGHTS ARE REQUIRED TO BE AIR-INFILTRATED (IECC/IRC N1102.4.3(3))
- WIRE HEAD FOR SECURITY/VERIFY WITH OWNER.
- CARBON MONOXIDE DETECTOR AS REQUIRED BY CODE (IRC 314)
- MAKEUP AIR FOR KITCHEN EXHAUST HOOD REQUIRED WHEN IN FAN IN EXCESS OF 400 CFM. (IRC M1503.4)



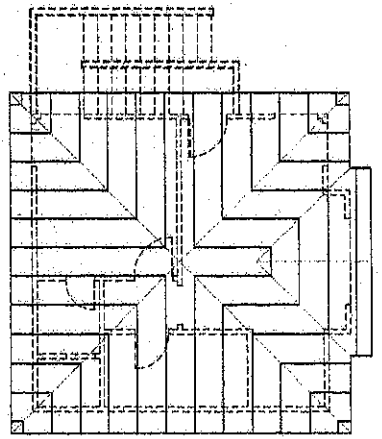
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SCHEMATIC ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

IECC ENERGY CODE NOTES:

- THIS RESIDENCE IS DESIGNED IN COMPLIANCE WITH THE 2009 IECC. THE INFORMATION PROVIDED HERE IS A SUMMARY. THE BUILDER IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- TEXAS SENATE BILL 5 - ENERGY CHAPTER 5(L) OF THE IRC FOR SINGLE-FAMILY RESIDENTIAL AND THE 2009 IECC APPLIES TO ALL CONSTRUCTION IN THE ENTIRE STATE OF TEXAS -- RESIDENTIAL, COMMERCIAL AND INDUSTRIAL, IN BOTH INCORPORATED AND UNINCORPORATED AREAS, EFFECTIVE 10/1/2003.
- 50% OF ALL LAMPS MAY BE ENERGY STAR-COMPLIANT, IF ALL OUTDOOR LUMINAIRES SHALL BE CONTROLLED BY A PHOTOCELL.
- ALL RECESSED CAN LIGHTS ARE REQUIRED TO BE AIR-TIGHT RATED (IC-AT)

HVAC

- R-6 DUCT INSULATION IS REQUIRED IF OUTSIDE THE THERMAL ENVELOPE.
- DUCT SEALING MUST BE DONE IN ACCORDANCE WITH THE MECHANICAL CODE (IMC) — ALL SEAMS, JOINTS, BOOTS, START COLLARS & ALL CONNECTIONS, ONLY MASTIC AND ALUMA AIR 9 TAPES ARE ALLOWED FOR SEALING.
- HVAC CONTRACTOR TO PROVIDE A COPY OF THE MANUAL J & MANUAL D TO THE BUILDER, THE ARCHITECT, AND THE OWNER.
- ALL HVAC UNITS(S) TO BE TESTED BY CERTIFIED THIRD PARTY CONTRACTORS. TEST REPORT MS. BECOME PART OF FINAL MECHANICAL DOCUMENTATION.
  1. ENVELOPE TESTING (BLOWER DOOR) 0.5 OR FEWER AIR CHANGES PER HOUR.
  2. DUCT TESTING (DUCT BLASTER) LEAKAGE OF 10% OR LESS OF DESIGN AIRFLOW.
  3. TOTAL SYSTEM AIRFLOW WITHIN 10% OF DESIGN.
  4. SUPPLIES BALANCED TO WITHIN 20% OF DESIGN.
  5. NO MORE THAN 8 PASCAL PRESSURE DIFFERENCE BETWEEN ROOM AND OPEN AREA(S).
  6. HVAC SYSTEM STATIC PRESSURES LESS THAN 0.5" AG FOR GAS FURNACE, 0.6" FOR HEAT PUMPS.
  7. SYSTEM FILTERS - VERIFY 6 RATING NEEDED. (IF PLEATED FILTERS MEET THIS REQUIREMENT)

EXTERIOR DESIGN	Climate Zone (by non-interpolating)	2.B
	Winter, Design Dry-bulb (F)	28
	Summer, Design Dry-bulb (F)	96
	Indoor design temperatures	72 heating / 75 cooling
	Degree Days Heating	1788
	Degree Days Cooling	3662

RECOMPUTE HEATING/COOLING	MINIMUM REQUIRED	MAX. U-FACTOR	MAX. SHGC	SKYLIGHT U-FACTOR	WALL INSULATION	FLOOR INSULATION	BASEMENT WALL INSULATION	CRAWL SPACE INSULATION
	15%	0.65	0.40	R-30	R-13	R-19	R-15	R-10
	20%	0.75	0.40	R-30	R-13	R-19	R-10	R-10
	20%	0.75	0.25	R-30	R-13	R-19	R-10	R-10
	30%	0.65	0.25	R-30	R-13	R-19	R-10	R-10
	30%	0.65	0.25	R-30	R-13	R-19	R-10	R-10

1. NO SLAB PERIMETER INSULATION IS REQUIRED BY THIS CLIMATE ZONE.

- CITY OF AUSTIN RESIDENTIAL AMENDMENTS TO THE IECC:
  1. ATTIC VENTILATION IS PROHIBITED IF IT HAPPENS TO INTRODUCE UNCONDITIONED AIR INTO LOCATIONS WITHIN THE THERMAL ENVELOPE (INSULATION).
  2. A VAPOR BARRIER (PERMEABILITY RATING OF LESS THAN 1.0) ON THE INSIDE-OF-WINTER SIDE OF FRAMING IS NOT ALLOWED. VAPOR BARRIERS ON THE WARM-SUMMER SIDE OF A WALL ARE NOT REQUIRED BY CODE AND ARE NOT RECOMMENDED.
- HEATER HEADERS WITH VERTICAL RISERS MUST HAVE HEAT TRAPS ON THE INLET AND OUTLET OF THE HEATER.
- ELECTRIC RESISTANCE (1) NATURAL GAS SERVICE IS NOT AVAILABLE (2) IS NOT EFFICIENT, AND CONTROLLED BY PROGRAMMED TIMER.
- ROOF RADIANT BARRIER REQUIRED, 89-PERCENT OR (3) OR GREATER, INSTALLED SHINY SIDE FACING DOWN. EXCEPTIONS: REFLECTIVE OR TILE ROOFING. SEALED ATTIC OR INSULATION AT ROOF, MECHANICAL DUCTS WITHIN THERMAL ENVELOPE.
- CERTIFICATE REQUIRED. MUST BE PERMANENTLY POSTED ON ELECTRICAL PANEL AND INCLUDE: R-VALUES OF INSULATION (LOCATIONS OF WINDOW, SHGC OF WINDOWS, HVAC EFFICIENCIES, WATER HEATER EFFICIENCIES.
- BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED.

SCALE: 1/4" = 1'-0"

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TEXAS. THESE ARE AVAILABLE FROM THE BOARD AND IN TEXAS CODE PUBLISHED UNDER PRINCIPLES AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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NOTES:

- FIRST FLOOR PLATE HEIGHTS ARE 9'-1" U.O.
- FIRST FLOOR HEADER HEIGHTS ARE 8'-0" U.O.
- BUILDER RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES AND ITEMS NOT LISTED.
- PROVIDE ONE SF. NET AREA OF ATTIC VENTILATION FOR 300 SF. OF TOTAL ENCLOSED ROOF AREA.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- HOOK-RODS AND SCREWS, VERIFY WITH FRAMING CREW.
- SAFETY GLASS PER CODE.
- REINFORCEMENT AT ATTIC ACCESS DOOR(S).
- STAIRS AND HANDRAILS PER CODE.
- SYPSUM BOARD IS REQUIRED ON ALL SURFACES UNDER STAIRS (IRC R314)
- ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A CLASS (B) HOUR FIRE-RATING. THIS INCLUDES: EAVES AND PROJECTIONS. (IRC R302.1)
- BOTTOM OF HEADER SILLS OF OPERABLE WINDOWS SHALL BE A MIN. OF 24" A.F.F. (IRC R312.2)

SQUARE FOOTAGE CHART

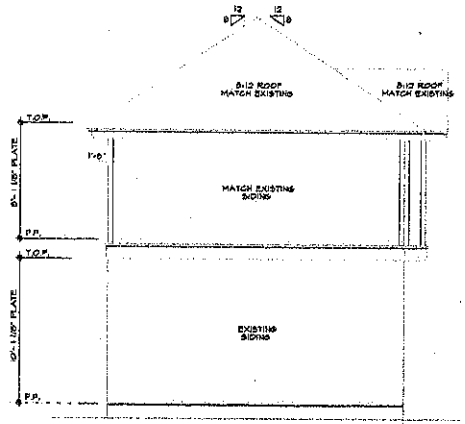
	FRAME	MASONRY	TOTAL S.F.
MAIN FLOOR	443	N/A	443

IMAGES OF...
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12554 Tree Haven Road Austin Texas 78726
512.922.0008
ELLIOT@IMAGESOF.NET

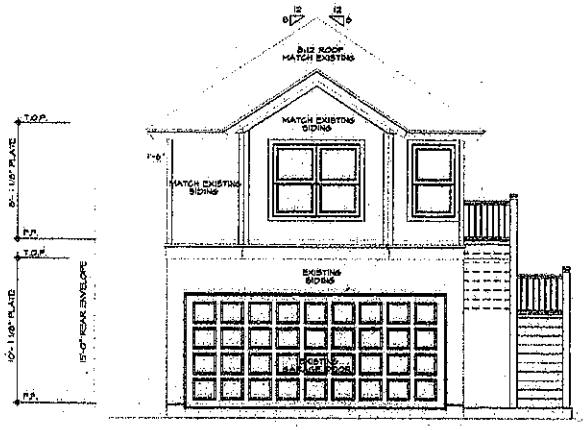
A CUSTOM RESIDENCE FOR:
STEVE + ANITA COKINS
805 Brooks Hollow Road
Austin Texas 78734

DATE: 1/20/2010
REVISED!

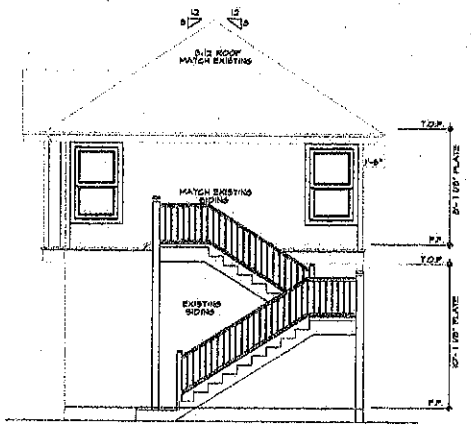
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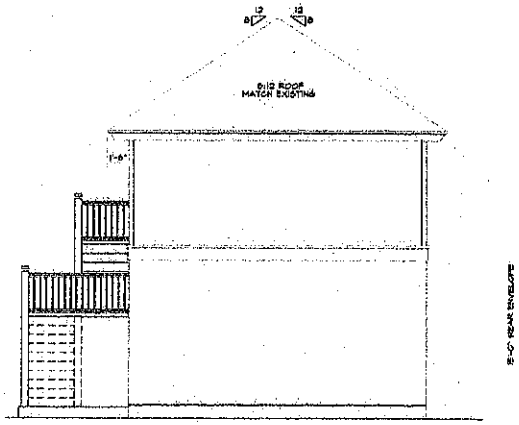
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'-0"

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL CONDUCT OF PERSONS REGISTERED AS ARCHITECTS IN TEXAS. THIS PLAN WAS PREPARED BY A PERSON NOT LICENSED BY THE BOARD. ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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NOTES:

- MASONRY STOPPED PER DEED RESTRICTIONS.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
- WINDOW DIVIDED LIGHT PATTERN IS REPRESENTATIONAL. VERIFY WITH OWNER.
- ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A ONE (1) HOUR FIRE-RATING. THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R302.1)

IMAGES OF...
ELLIOT H. JOHNSON
TBAE# 017266
1304 Red River Road Austin Texas 78701
512.627.0555
ELLIOT@IMAGESOF.NET

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

DATE: 9/01/2010
REVISED:

A-3.1

PHANTOM LOADING

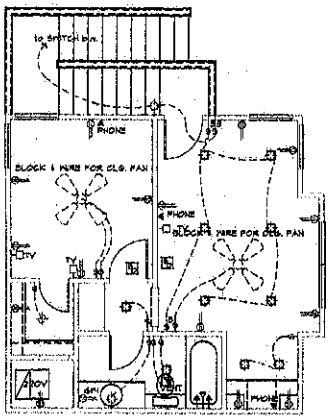
- UP TO 40% OF A RESIDENTIAL HOMES ELECTRICITY CAN BE CONSUMED BY SMALL APPLIANCES AND CHARGERS THAT DRAW POWER 24 HOURS A DAY, EVEN WHEN NOT IN USE.
- THE ELECTRICIAN SHALL PROVIDE A THREE-WAY SWITCH.
  1. VERIFY LOCATION HIGHER.
  2. PROVIDE ONE SWITCH IN THE MASTER BUDROOM.
  3. PROVIDE ONE SWITCH IN A CENTRALLY LOCATED PLACE.
- THE SWITCHES WILL CONTROL:
  1. ONE OUTLET IN EVERY BEDROOM.
  2. ONE OUTLET IN THE FAMILY ROOM AND MEDIA FOR USE BY THE A/V EQUIPMENT.
  3. ONE OUTLET IN THE ENTRY AND AT THE KITCHEN DESK AREA.

ELECTRICAL SYMBOL CHART

BLOCK 1 WIRE FOR CLG. FAN	CABLE/TV OUTLET		220V OUTLET		WALL FIXTURE		SURFACE FIXTURE	
	PHONE		TV OUTLET		ROPE LIGHT		PENDANT FIXTURE	
	SMOKE DETECTOR		FLOOR OUTLET		FLOOD LIGHT		MINI-RECESSED	
	SWITCH		WATER PROOF		VENT/LITE		RECESSED FIXTURE	
FLOURESCENT	THREE-WAY SWITCH		FLOOR PHONE		HEAT/VENT/LITE		EYEBALL FIXTURE	

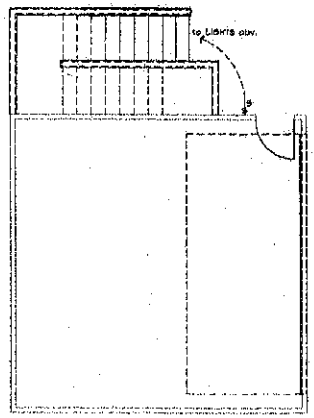
NOTES:

- THE BUILDER IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS, WHETHER OR NOT THESE IN ANY LOCAL JURISDICTION.
- ELECTRICIAN RESPONSIBLE FOR ASSURING RECEPTACLE DISTRIBUTION PER CODE (IRC E3803).
- BUILDER TO ASSURE ADEQUATE APPLIANCE ACCESS PER CODE.
- ALL KITCHEN AND BATHROOM RECEPTACLES TO BE GFCI (IRC E3802).
- PROVIDE RIGID CONDUCTION AIR TO ALL RIGID APPLIANCES PER CODE (IRC CHAPTER 11/12a)
- SUPPLY 220V AND 30V OR GAS AND 30V TO HVAC UNITS IN ATTIC.
- PROVIDE LIGHT AND FLUORIDE OUTLETS AT HVAC UNITS IN ATTIC.
- ALL VENTS TO REAR OF HOME WHERE POSSIBLE.
- ARRANGE ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- SMOKE DETECTORS TO BE INSTALLED AND INTERCONNECTED AS REQ'D BY THE IRC (IRC R314).
- PROVIDE MOTION SENSORS AT ALL GARAGE DOORS.
- LOCATION OF ALL FLOOR OUTLETS TO BE VERIFIED BY OWNER.
- ALL RECESSED CAN LIGHTS ARE REQUIRED TO BE AIR-TIGHT-RATED (I.C.A.T) (IECC 402.2.3)
- PRE-WIRE FOR SECURITY, VERIFY WITH OWNER.
- CARBON MONOXIDE DETECTOR AS REQUIRED BY CODE (IRC R31
- MAKEUP AIR FOR KITCHEN EXHAUST HOOD REQUIRED WHEN 35 FAN IS GREATER OF 400 CFM. (IRC M1503.4)



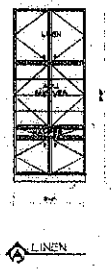
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

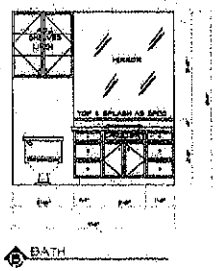


EXISTING FIRST FLOOR PLAN

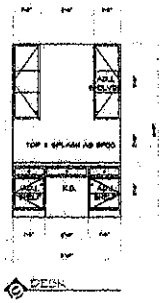
SCALE: 1/4" = 1'-0"



A LINEN



B BATH



C DESK

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A CUSTOM RESIDENCE FOR:
STEVE + ANITA COKINS
805 Brooks Hollow Road
Austin Texas 78734

DATE: 1/20/2010
REVISED:

A-5.1

GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1934-1455

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3	5703884

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	786	Home Builders Association of Greater Austin	49050
2	511	Austin Neighborhoods Council	49067
3	742	Austin Independent School District	49075
4	1037	Homeless Neighborhood Organization	49081
5	1113	Austin Parks Foundation	49101
6	66	Rosedale Neighborhood Assn.	49235
7	1228	Sierra Club, Austin Regional Group	49269
8	1075	League of Bicycling Voters	49341
9	1224	Austin Monorail Project	49343
10	283	North Austin Neighborhood Alliance	49386
11	1236	The Real Estate Council of Austin, Inc.	49427
12	1200	Super Duper Neighborhood Objectors and Appealers Organization	49504

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DESCRIPTIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	363089.382466077	414252932.454092	205

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2008-004876 BP

ISSUE DATE: 10/31/2008

BUILDING ADDRESS: 4212 RAMSEY AVE

LEGAL DESCRIPTION: Lot: 7 Block: 11 Subdivision: ROSEDALE C

PROPOSED OCCUPANCY:

R- 101 Single Family Houses
New - new two story Single family residence with covered patio and covered porch

NEW BUILDING SQUARE FOOTAGE: 2768 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR: 2000 **CODE TYPE:** International Residential Code

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:**

CONTRACTOR: David Husbands, DKH Homes L.P. dba Metropolitan Custom Homes

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

For Leon Barba, Building Official

ROW I.D. # 3320976

CITY OF AUSTIN 2008 004877

RESIDENTIAL PERMIT APPLICATION "A"

1.23.08

BP Number PR-07-170148-R
Building Permit No. 2008 004876
Plat No. _____ Date 12/14/07
Reviewer _____

IN: 12-7-2007 // DUE: 12-14-

PRIMARY PROJECT DATA

Service Address 4212 Ramsey Avenue Tax Parcel No. 02230207170000
Legal Description
Lot 7 Block 11 Subdivision Rosedale Section C 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
___ Carport ___ attached ___ detached
___ Pool
___ Remodel *(specify)* _____
___ Addition *(specify)* _____
___ Other *(specify)* 3.5/12 Ow.

Zoning (e.g. SF-1, SF-2...) SF-3 ✓

- Height of Principal building 26 ft. # of floors 2 Height of Other structure(s) 14.5 ft. # of floors 1

- Does this site currently have water and wastewater availability? ___ Yes ✓ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**
- Does this site have a septic system? ___ Yes ✓ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

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

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ✓ Yes ___ No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6750 sq.ft.
Job Valuation – Principal Building $ 392,000
(Labor and materials)
Job Valuation – Other Structure(s) $ 25,000
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 417,000
(Labor and materials)

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

	NEW/ADDITIONS	REMODELS
Building	$ 245 + 33 = 2	
Electrical	$ 140 + 34 = 1	
Mechanical	$ 79	$
Plumbing	$ 95	$
Driveway & Sidewalk	$	$
TOTAL	$	$

OWNER / BUILDER INFORMATION

OWNER — Name DAN & Leslie HOARD — Telephone (h) 589-3043 (w) _____

BUILDER — Company Name DKH Homes L.P. dba Metropolitan Custom Homes — Telephone 454-6939
Contact/Applicant's Name Keith Husbands — Pager 632-5859 FAX 261-3733

DRIVEWAY/ SIDEWALK — Contractor DKH Homes L.P. — Telephone 454-6939

CERTIFICATE OF OCCUPANCY — Name DAN & Leslie HOARD — Telephone 589-3043
Address 4612 Ramsey Ave City Austin ST TX ZIP 78756

If you would like to be notified when your application is approved, please select the method:
___ telephone ✓ e-mail: Keith@MetropolitanCustomHomes.com
You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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 acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater that 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.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Keith Husbands DATE 12/4/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) #6141

Confirmed 12/14/07 JK

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

(1) CAD PROTECTED SEALS NOT ALLOWED. MUST BE ORIGINAL WET-SEALED.
(2) ~~SITE PLAN DOESNOT MATCH CITY ARBORIST REQUIREMENTS~~ - OKAY 12/
(3) S.S sealset has wrong sized seal. - MISSING 12/26
(4) ~~DOES NOT MEET GABLE EXCLUSION RULE.~~ OKAY 12/26/07 JK
(5) ~~TENT AT REAR DOES NOT CLEAR WALL.~~ OKAY - 12/26
(6) LANDING @ GARAGE SIDE DOOR MISSING - OKAY 12/26
(7) 12' DW APRON REQUIRED @ PROPERTY LINE. OKAY 12/26
(8) - 2ND FLOOR STAIRWELL NOT INCLUDED IN 2ND FLOOR CALCS
(9) SIDEWALL ARTICULATION MUST BE ON BOTH FLOORS - OKAY 12/26 12/26/07
New Plans Rec'd 12/26/07 - 1. Seals not signed 2. 8.5 size set missing OKAY

Service Address 4212 Ramsey Avenue

Applicant's Signature Keith Husbands OKAY to Permit JK 12/26 Date

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

~~Revised~~ → original SF as presented to PI

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.	1st floor conditioned area	____ sq.ft.	1438 sq.ft.
b.	2nd floor conditioned area	____ sq.ft.	1177 sq.ft.
c.	3rd floor conditioned area	____ sq.ft.	____ sq.ft.
d.	Basement	____ sq.ft.	____ sq.ft.
e.	Garage / Carport	____ sq.ft.	____ sq.ft.
	___ attached	____ sq.ft.	____ sq.ft.
	✓ detached	____ sq.ft.	427 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.	102 sq.ft.
i.	Covered porches	____ sq.ft.	68 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.	19 sq.ft.
	Specify covered entry		
	TOTAL BUILDING AREA *(add a. through l.)*	____ sq.ft.	3221 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* 2700 — 1986 sq.ft. / 29.4 % 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)*	1986 sq.ft.
b.	Driveway area on private property	889 sq.ft.
c.	Sidewalk / walkways on private property	____ sq.ft.
d.	Uncovered patios	____ sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	____ sq.ft.
f.	Air conditioner pads	____ sq.ft.
g.	Concrete decks	____ sq.ft.
h.	Other (specify) patio / stoop / HVAC pad	18 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 3037.5 — 2893 sq.ft. / 42.9 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

Revised values → prior to ROCC

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.	1st floor conditioned area	____ sq.ft.	~~1425~~ 1386 sq.ft.
b.	2nd floor conditioned area	____ sq.ft.	~~1474~~ 1166 sq.ft.
c.	3rd floor conditioned area	____ sq.ft.	— sq.ft.
d.	Basement	____ sq.ft.	— sq.ft.
e.	Garage / Carport	____ sq.ft.	— sq.ft.
	___ attached	____ sq.ft.	— sq.ft.
	✓ detached	____ sq.ft.	427 sq.ft.
f.	Wood decks *[must be counted at 100%]*	____ sq.ft.	~~19~~ — sq.ft.
g.	Breezeways	____ sq.ft.	~~19~~ +19 sq.ft.
h.	Covered patios	____ sq.ft.	162 (1st Fl) sq.ft.
i.	Covered porches	____ sq.ft.	~~58~~ (2nd Fl) 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 ~~GARAGE~~		
	TOTAL BUILDING AREA *(add a. through l.)*	~~0~~ 3195 sq.ft.	~~3137~~ 3187 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* 1973 ~~1915~~ 1904 sq.ft.
~~28.4%~~ 28.21 % of lot

IMPERVIOUS COVERAGE 29.2

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)*	~~1904~~ sq.ft. ~~1915~~ 1972
b.	Driveway area on private property	~~947~~ 889 sq.ft.
c.	Sidewalk / walkways on private property	— sq.ft.
d.	Uncovered patios	18 sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	— sq.ft.
f.	Air conditioner pads	~~9~~ 18 sq.ft. — wrong.
g.	Concrete decks	____ sq.ft.
h.	Other (specify) LANDING	9 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 2907 ~~2869~~ sq.ft.
42.50 % of lot
43.10%

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

Revised Values - prior to Rec

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4212 Ramsey Avenue 78756

Applicant's Signature Keith Hustands Date 12/04/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*)	____ sq.ft.	~~1425~~ 1386 sq.ft.
b. 1st floor area with ceiling height over 15 feet.	____ sq.ft.	N/A sq.ft.
c. **TOTAL** ***(add a and b above)***	____ sq.ft.	1425 sq.ft.
II. 2nd Floor Gross Area See note [1] below		1222
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	____ sq.ft.	~~1233~~ sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	____ sq.ft.	N/A 53 sq.ft.
f. **TOTAL** ***(add d and e above)***	____ sq.ft.	~~1233~~ sq.ft.
III. 3rd Floor Gross Area See note [1] below		1275
g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).*	____ sq.ft.	N/A sq.ft.
h. 3rd floor area with ceiling height > 15 feet	____ sq.ft.	____ sq.ft.
i. ***TOTAL (add g and h above)***	____ sq.ft.	____ sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	____ sq.ft.	N/A sq.ft.
V. Garage		
k. ___ attached *(subtract 200 square feet if used to meet the minimum parking requirement)*	____ sq.ft.	____ sq.ft.
l. ✓ detached *(subtract 450 square feet if more than 10 feet from principal structure)*	____ sq.ft.	0 sq.ft.
VI. Carport (*open on two or more sides without habitable space above it subtract 450 square feet*)	____ sq.ft.	N/A sq.ft.
		266
VII. TOTAL	____ sq.ft.	~~2658~~ sq.ft.

TOTAL GROSS FLOOR AREA (*add existing and new from VII above*)	2658 sq. ft.
GROSS AREA OF LOT	6750 sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	39.38% sq. ft.

39.40%

[1] If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floors below
d. It is the highest habitable portion of the building; and
e. Fifty percent or more of the area has a ceiling height of seven feet or less.

Tree Ordinance Review Application

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767
Phone: (512) 974-1876 Fax: (512) 974-3010

Paid: Yes/No
Receipt Number: _____
Inspection Date: _____

This application requests[1] (specify all that apply):

- ☐ a removal of a protected-size tree;
- ☑ proposed development exceeding allowable standards for encroachment within the critical root zone of a protected-size tree;
- ☐ removal of more than 30% of a protected-size tree's crown.

[1] Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (http://www.ci.austin.tx.us/trees/).

Please attach an aerial drawing that includes the location of trees, proposed development, and utilities. The application and payment (check to the City of Austin for $25 per tree) can be mailed or delivered to the above address. Payment must be made prior to City personnel completing this application. If relevant, indicate the amount to withdraw if an escrow payment is available.

Address of Property (including zip code): 4212 Ramsey Avenue 78756
Name(s) of Owner and Applicant: Dani Hommo (owner) DKH Homes L.P % Kerry Husbands
Building Permit Number (if applicable): _____
Telephone Number: (512) 454-6939 Fax Number: (512) 261-3733
Type of Tree: Pecan Location on Lot: Left Rear
Tree Trunk(s) Circumference at 4 ½ Feet Above Ground (inches): 20"
General Condition: good
Reason for Request: New construction of garage

David K. Husbands 11/27/07
Owner/Applicant Signature Date
for DKH Homes L.P. Applicant

TO BE COMPLETED AFTER DETERMINATION FROM CITY ARBORIST PROGRAM PERSONNEL

Resolution: Approved | *Approved With Conditions | Denied | Statutory Denial/More Information Required

Arborist Comments: (1) Shift garage to ensure closest foundation point is no closer than 10-feet from tree trunk

*Conditions of Approval: ☐ None: ☐ As described within Arborist Comments (see above); and/or.

☐ Applicant agrees to plant _____ container grown, City of Austin Class 1 tree (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy. Trees are to be a minimum of two inches in caliper width. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (minimum five-foot, chain-link type) providing the utmost root zone protection.

*Owner/Applicant Signature Date

City Arborist Signature 29 Nov 07
Date

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 DKH Homes L.P. (builder) (512) Phone 454-6939

Address 4212 Ramsey Avenue

Legal Description Rosedale C

Lot 7 Block 11 Commercial/Residential? R

Service Main Size 200 (amps) Service Conductor 4/0 AL (type & size)

Service Length 50 (ft.) Number of Meters? ONE Multi-Fuel Y (N)

Overhead/Underground? O Voltage 120/240 ☑ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage 2600 Total A/C Load 2 (# of units) 5 (Tons)

Largest A/C unit 3 (Tons) LRA of Largest A/C Unit _____ (amps)

Electric Heating N/A (gas) (kW) Other _____ (kW)

Comments: New construction for Dan & Leslie Howard on vacant lot

KEITH HUSBANDS Keith Husbands 12/04/07 (512)454-6939
ESPA Completed by (Signature & Print name) Date Phone

David Vaughn 12/15/07
AE Representative Date

Approved: ☑ Yes ☐ No (Remarks on back) Phone 505 7247

Application expires 90 days after date of Approval

261
3733

555W

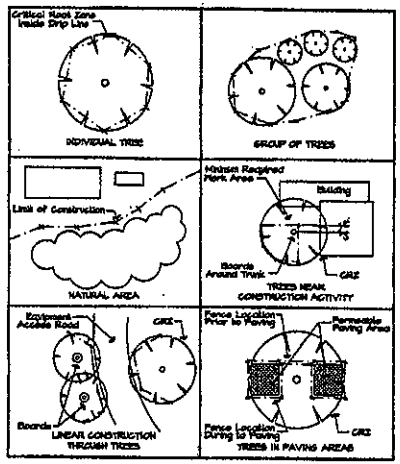
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
JAN 22 2008
22-235
JGM

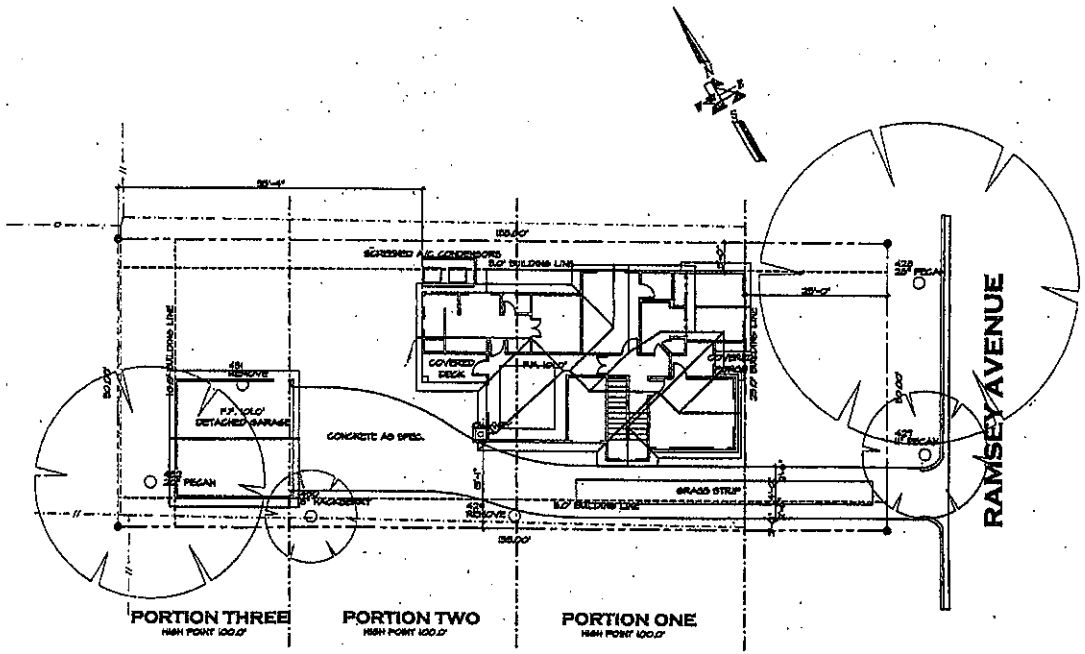
KDCL approved

STANDARD TREE PROTECTION LOCATIONS

(SECTION 11.07)



Source: City of Austin Tree Standards (modified for City of Lakeway)



1. LOT IS ESSENTIALLY FLAT.
2. PROVIDE EROSION CONTROL AS REQUIRED.
3. PROVIDE DRAINAGE AWAY FROM HOUSE TO STREET OR REAR PROPERTY LINE.

TAX ID # 03-2502011T0000

IMPERVIOUS COVER

ZONING: SF-2

TOTAL LOT:	9,750 S.F.	
ALLOWABLE BUILDING COVERAGE 40%	3,700 S.F.	
ALLOWABLE IMPERVIOUS COVERAGE 48%	5,031.50 S.F.	
HOUSE:	1,854 S.F.	
GARAGE:	421 S.F.	
DRIVEWAY:	447 S.F.	
PATIO, STOOP, HVAC PAD:	18 S.F.	
TOTAL IMPERVIOUS COVER:	2,781 S.F.	45.72%
TOTAL BUILDING COVERAGE:	1,821 S.F.	29.50%

FLOOR-AREA-RATIO

ALLOWABLE F.A.R. - 1.0 O.A.C	3,700 S.F.
FIRST FLOOR	1,455 S.F.
SECOND FLOOR	1,171 S.F.
SECOND FLOOR PORCH	98 S.F.
DETACHED GARAGE (EXCLUDES 450)	0 S.F.
TOTAL F.A.R.	2,871 S.F.

2000 INTERNATIONAL RESIDENTIAL CODE

- THESE CONSTRUCTION DRAWINGS WERE PREPARED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS. HOWEVER, IT IS THE BUILDER'S SOLE RESPONSIBILITY FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- SCHEMATIC ROOF FRAMING PLAN AND SCHEMATIC FOUNDATION PLAN MAY OR MAY NOT BE INCLUDED IN THE CONSTRUCTION DRAWINGS OF THE PROJECT AND MAY SOMETIMES BE PROVIDED ONLY FOR REFERENCE BY A PROFESSIONAL ENGINEER.
- THE DESIGN OF THE STRUCTURAL COMPONENTS OF THE BUILDING SHALL BE BY A LICENSED ENGINEER, IN ACCORDANCE WITH THE CODE ETC.
- PROVIDE CLEATS/BRACING IN THE FLOOR FRAMING ASSEMBLY PER CODE ETC. REQUIRED.
- PROVIDE FOUNDATIONS PER CODE ETC. REQUIRED.

NOTES:

- BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
- BUILDER TO DETERMINE LOCATION OF HOUSE AND FINISHED FLOOR ELEVATION.
- PROVIDE UNDERGROUND UTILITY LINES.
- REMOVE TREES AT BUILDING ONLY.

SURVEY PREPARED BY: Tri-Tech Surveying Co.
8500 Honeycutt Rd.
Austin, Texas 78759
512-346-1222 Fax 512-346-2224

SITE PLAN

SCALE: 1"=10'-0"

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A-4	EXTERIOR ELEVATIONS	A-7	SCHEMATIC FOUNDATION PLAN
A-5	EXTERIOR ELEVATIONS	A-8	SCHEMATIC ROOF FRAMING PLAN

REMOVE TREEES

424 12", 18" ELM
421 16" PECAN

LEGAL DESCRIPTION

LOT: 7 BLOCK B
SECTION: RIDGEWOOD
TRAVIS COUNTY, TEXAS

METROPOLITAN
CUSTOM HOMES
Keith Hubbard/Jodi
(512) 632-2859

IMAGES OF...
ELLIOT H. JOHNSON
AIA TEXAS #17626
3404 Burlwood Cove, Austin Texas 78745
(512) 892-3555
elliot@imagesof.net

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

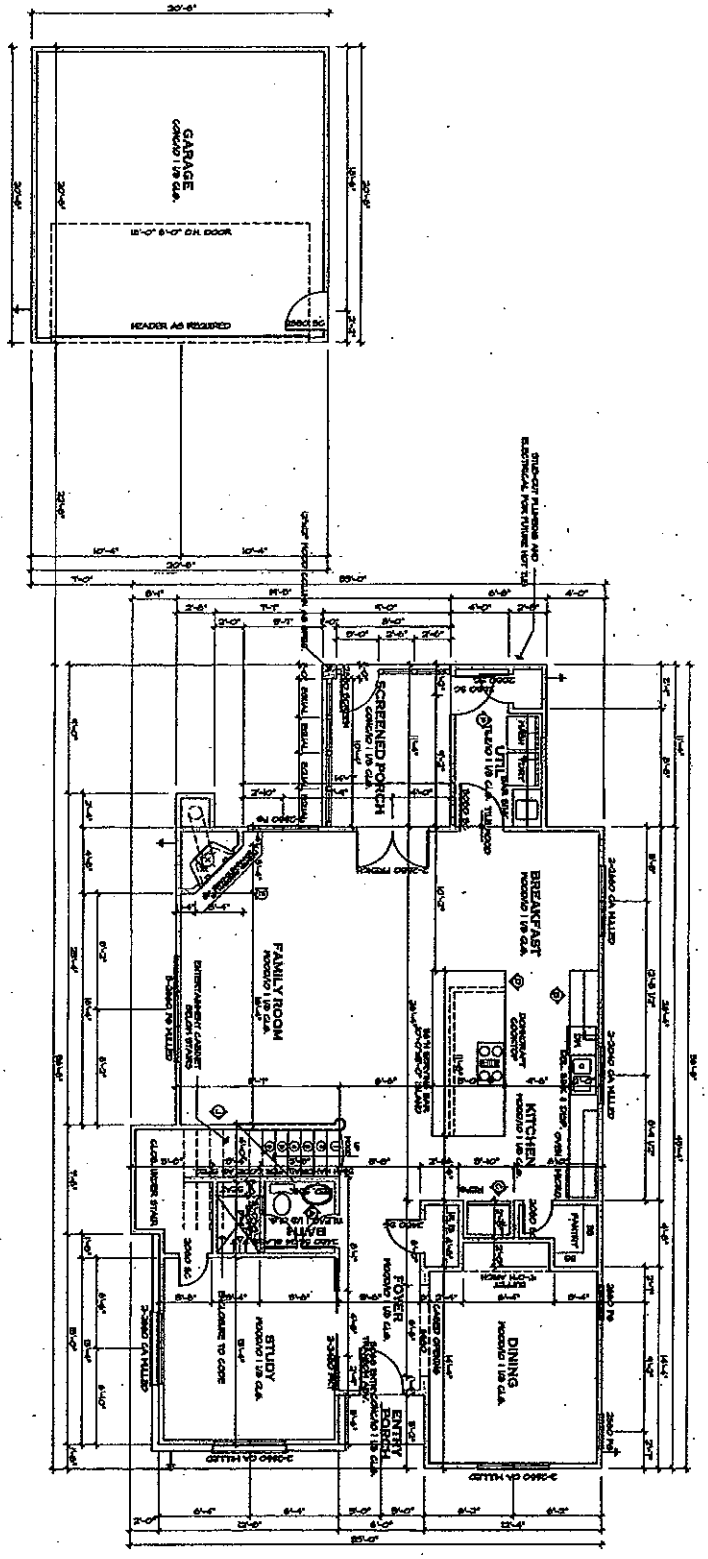
DATE: 10/2007
REVISED:
10/8/2007 C.O.A.
10/18/2007 C.O.A.

A-1.1

PERSCRIPTIVE

BUILDING ENVELOPE 402.2.4

| | | |



PERSCRIPTIVE

BUILDING ENVELOPE SCALE-4

CLIMATE ZONE	GLAZING U-FACTOR	GLAZING SHGC	GLAZING VISIBLE TRANSMITTANCE	SKYLIGHT U-FACTOR	SKYLIGHT SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	1.20	0.25	NR	0.75	0.25	30	13	13	13	0	0	0
2	0.65	0.25	NR	0.75	0.25	30	13	13	13	0	0	0
3	0.65	0.25	NR	0.75	0.25	30	13	13	13	0	0	0
4 except Marine	0.35	0.25	NR	0.60	0.25	30	13	13	13	10	10, 2 ft	10/13
5 and Marine 4	0.35	0.25	NR	0.60	0.25	38	20 or 13 + 5	13	19	10	10, 2 ft	10/13
6	0.35	0.25	NR	0.60	0.25	38	20 or 13 + 5	15	19	10	10, 4 ft	10/13
7 and 8	0.35	0.40	NR	0.60	0.40	38	20 or 13 + 5	15	19	10	10, 4 ft	10/13

IECC ENERGY CODE NOTES:

EXTERIOR DESIGN CONDITIONS 302.1

CONDITION	VALUE
Winter Design Dry-bulb (F)	30
Summer Design Dry-bulb (F)	98
Winter Design Relative (F)	74
Degree Days Heating	1555
Degree Days Cooling	3842
Climate Zone - As Determined by	2B

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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NOTES:

SQUARE FOOTAGE CHART

		FIRST FLOOR	FIRST	MASONRY	TOTAL SQ.
FIRST FLOOR		HEATED	3600	0	3600
		UNHEATED	0	0	0
GARAGE		UNHEATED	577	0	577
COVERED ENTRY			77	N/A	77
SCREENED PORCH			322	N/A	322
COVERED DECK			0	N/A	0
TOTAL SF			3600	0	3600

A-2.0

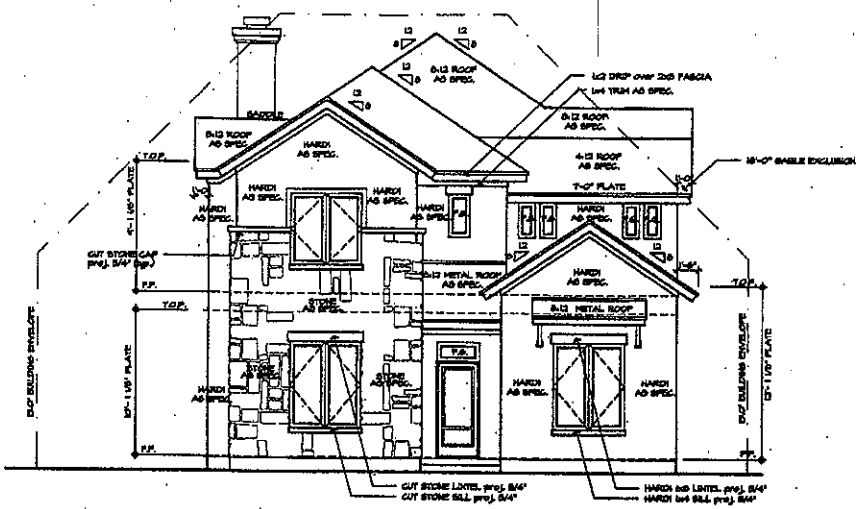
DATE: 12/20/07

REVISIONS: 1/08/2007 C.O.A. 1/08/2007 C.O.A.

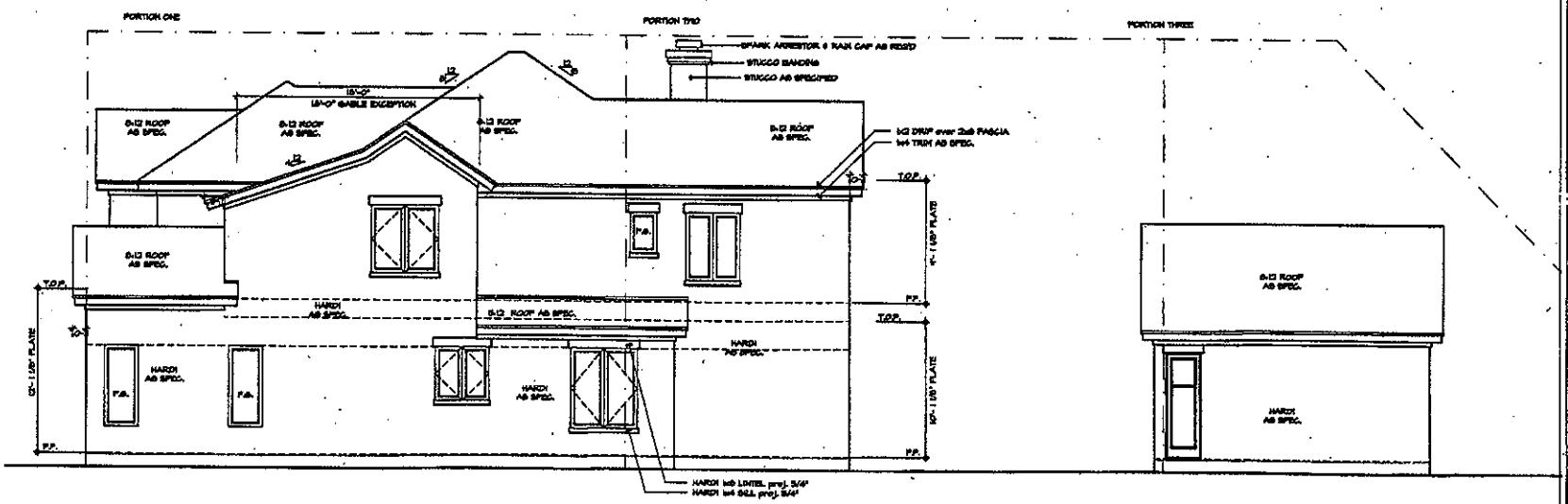
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4212 Ramsey Avenue
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CUSTOM HOMES
Keith Hubbard
(512) 632-8539



A FRONT ELEVATION



E RIGHT SIDE ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'-0"

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NOTES:

- MASONRY DRAPED PER DEED RESTRICTIONS.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
- MUNTIN DIVIDED LIGHT PATTERN IS REPRESENTATIONAL. VERIFY WITH OWNER.

SPLIT PITCH

- BUILDER TO VERIFY ALL FASCIA HEIGHTS. WHERE A SPLIT PITCH OCCURS, BUILDER TO ADJUST, OVERHANG or PLATE HEIGHT TO ALIGN FASCIA.

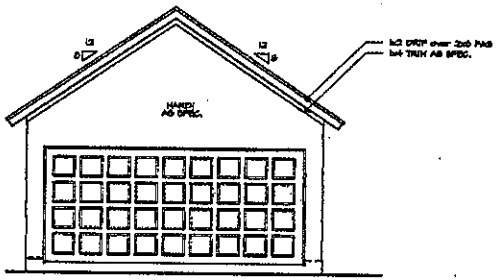
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ELLIOT@IMAGESOF.NET

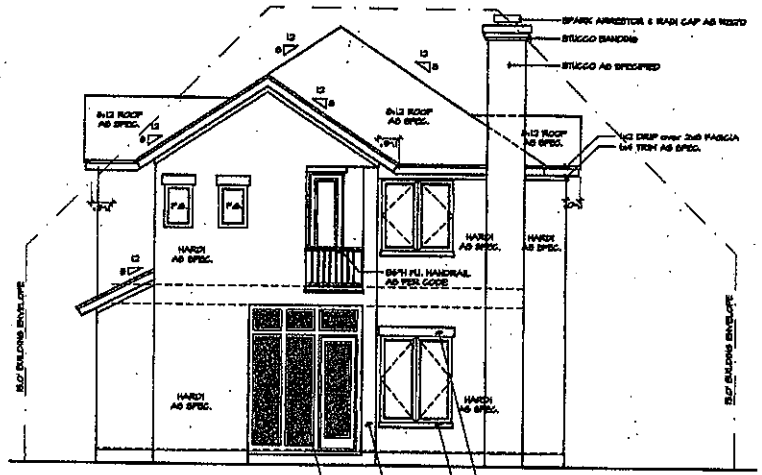
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4212 Ramsey Avenue
Austin Texas

DATE: 4/2/2007
REVISED:

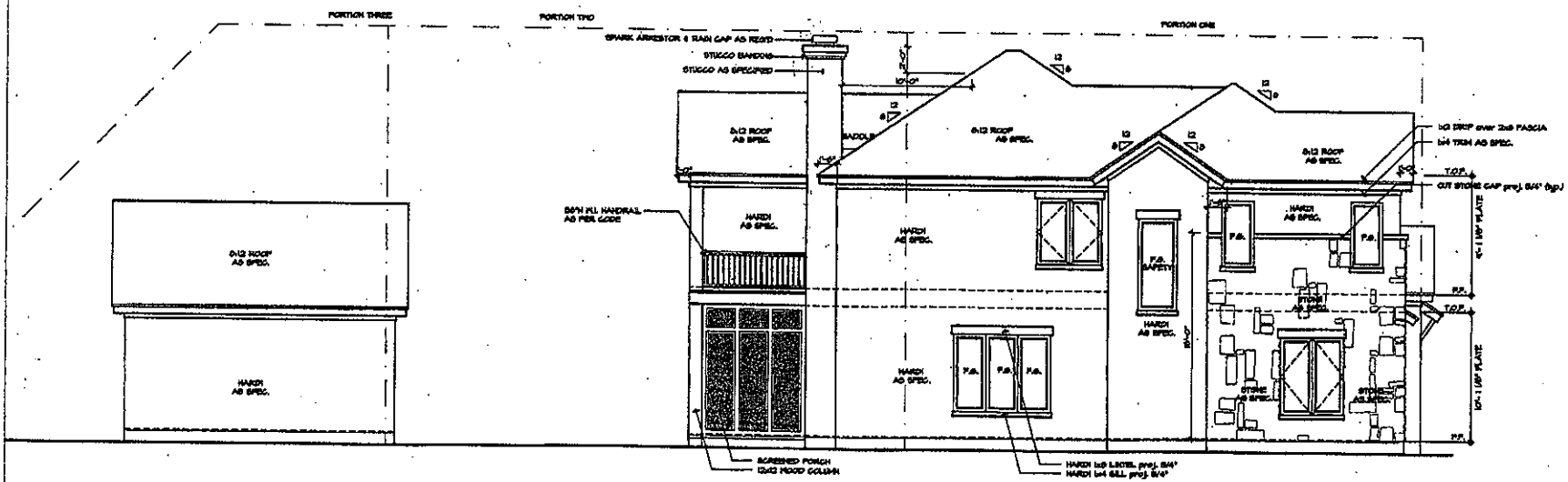
A-3.1



GARAGE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'-0"

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NOTES:

- MASONRY DROPPED PER DEED RESTRICTIONS.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
- WINDOW DIVIDED LIGHT PATTERN IS REPRESENTATIONAL. VERIFY WITH OWNER.
- SPLIT PITCH
- BUILDER TO VERIFY ALL FASCIA HEIGHTS. WHERE A SPLIT PITCH OCCURS, BUILDER TO ADJUST, OVERHANG or PLATE HEIGHT TO ALIGN FASCIA.

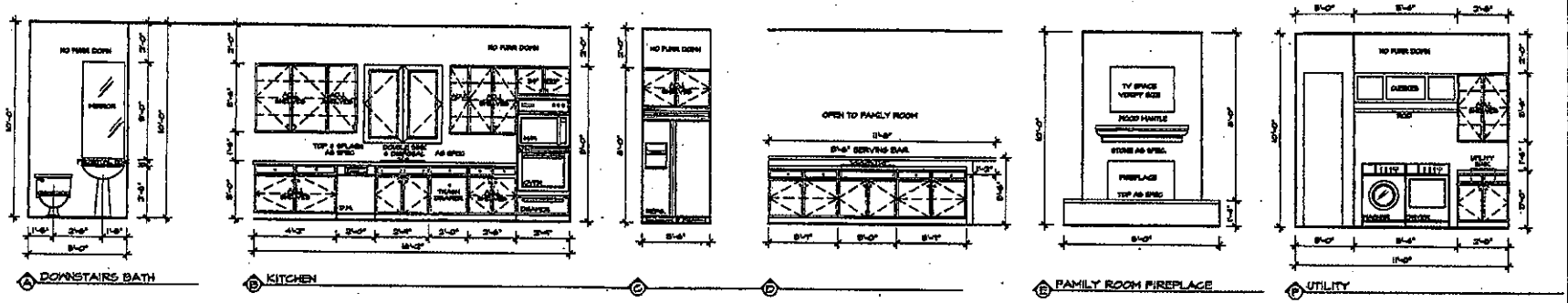
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Kenn Hubbard
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Austin Texas

DATE: 10/2007
REVISED:

A3.2



A DOWNSTAIRS BATH

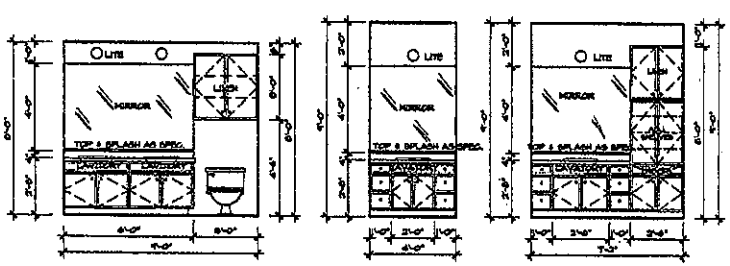
B KITCHEN

C

D

E FAMILY ROOM FIREPLACE

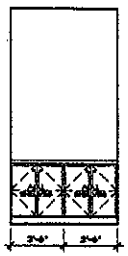
F UTILITY



G BATH 2

H MASTER BATH

I



J FAMILY

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

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NOTES:

- INTERIOR ELEVATIONS ARE REPRESENTATIONAL. FIELD VERIFY ALL DIMENSIONS.
- VERIFY WITH OWNER STYLES AND LOCATIONS OF DOORS AND DRAWERS.
- ALL CABINETS TO HAVE ADJUSTABLE SHELVES UNLESS NOTED OTHERWISE.
- VERIFY APPLIANCES DIMENSIONS WITH MANUFACTURER.

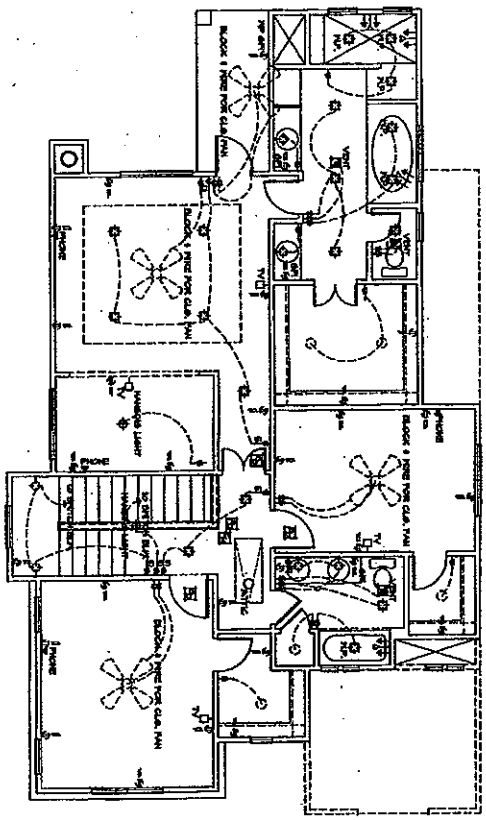
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4212 Ramsey Avenue
Austin Texas

DATE: 4/6/2007
REVISED: 4/6/2007 C.D.A.

A-4.1



ELECTRICAL SYMBOL CHART

CEILING OUTLET		FLOOR/WALL TELEPHONE	
JOIST OUTLET		TEMPORARY OUTLET	
WALL FIXTURE		FLOOR PHONE	
SURFACE FIXTURE		WEATHERPROOF	
RECESSED FIXTURE		SWITCH	
FLUORESCENT		3-WAY SWITCH	
DIMMER SWITCH		FLOOR OUTLET	
WATER PROOF		FLOOR UNIT	
VERTICAL		HALF-RECESSED	
WEATHERPROOF			

SECOND FLOOR MEP

SCALE: 1/4" = 1'-0"

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NOTES:

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4212 Ramsey Avenue
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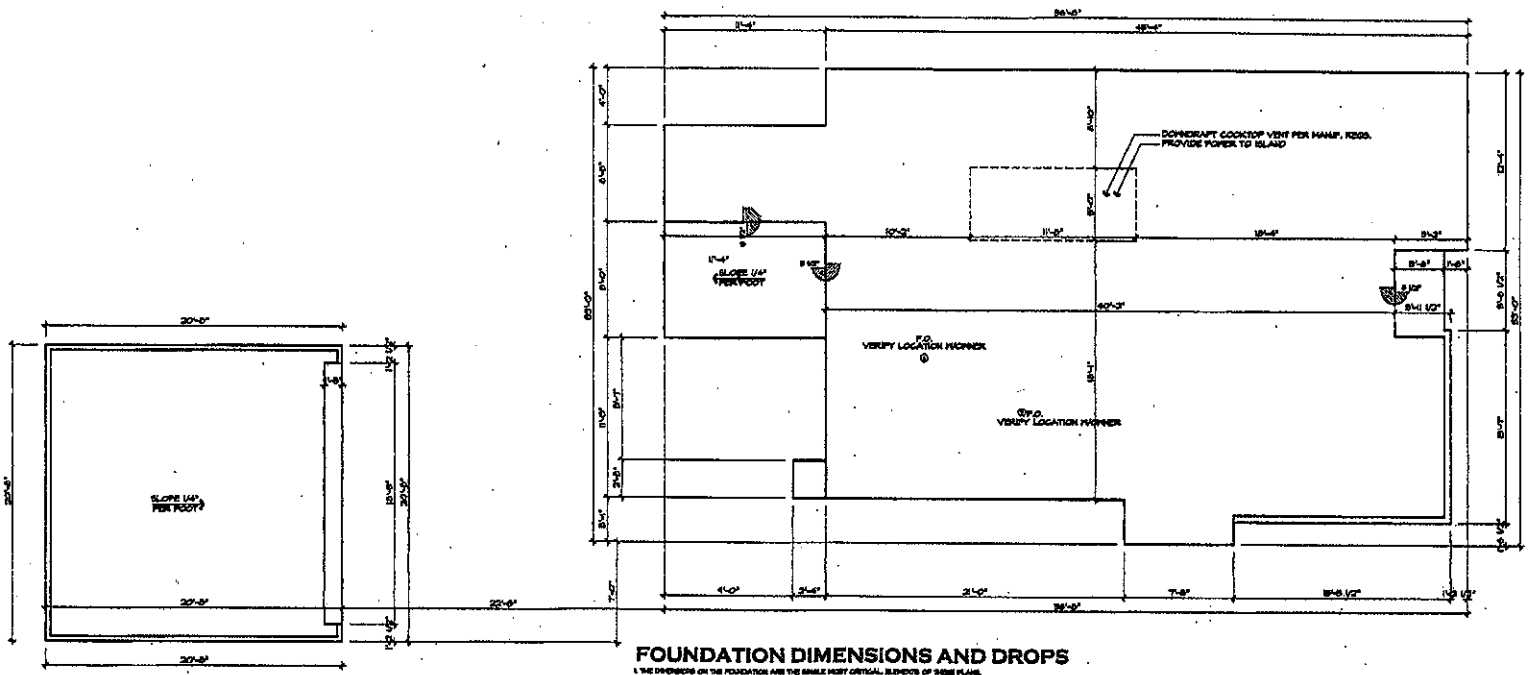
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KEITH HUSBANDS
(512) 632-6850

DATE: 12/2/2007
REVISED: 1/22/2007 C.O.A.
3/8/2007 C.O.A.

A-5.2

PROVIDE 110V FOR GAR.
PORCH
STUB-OUT PLUMBING AND ELECTRICAL FOR FUTURE HOT TUB
BLOCK 4 FREE FOR CLG FAN
VERIFY LOCATION W/OWNER
PROVIDE 110V FOR GAR. DOOR OPENER
PROVIDE 110V FOR GAR. DOOR OPENER
PROVIDE 110V FOR GAR. DOOR OPEN



FOUNDATION DIMENSIONS AND DROPS

1. THE DIMENSIONS ON THE FOUNDATION ARE THE SINGLE MOST CRITICAL ELEMENTS OF THESE PLANS.
2. THE BUILDER MUST VERIFY THE FOUNDATION DIMENSIONS AND DROPS WITH THE SITE PLANS AND ELEVATIONS.
   a) PREPARING THE ENGINEERED FOUNDATION PLANS IS THE OWNER'S RESPONSIBILITY TO INFORM THE BUILDER AND ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. THE CONCRETE CONTRACTOR IS RESPONSIBLE FOR REVIEWING WITH THE BUILDER ALL OF THE DRAWINGS PRIOR TO POURING THE CONCRETE, AND WILL BE RESPONSIBLE FOR RE-SETTING ANY DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE BUILDER AND ARCHITECT.

SCHEMATIC FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER(S). HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER(S) OF ANY DISCREPANCIES.

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NOTES:

1. ROUGH FLOOR FOR TILE OR WOOD FLOOR AS REQUIRED BY BUILDER.
2. BUILDER IS RESPONSIBLE FOR FINISH FLOOR ELEVATIONS AND GRADES.

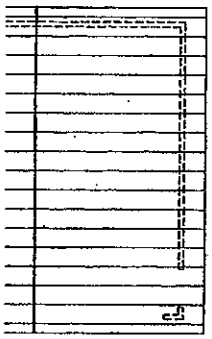
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Kerry Kazanjian
(512) 632-6939

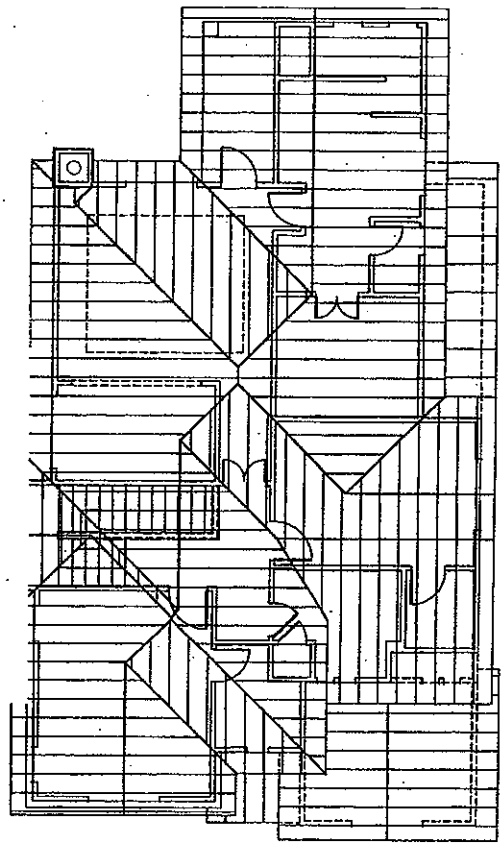
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Austin Texas

DATE: 4/5/2007
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A-6.1



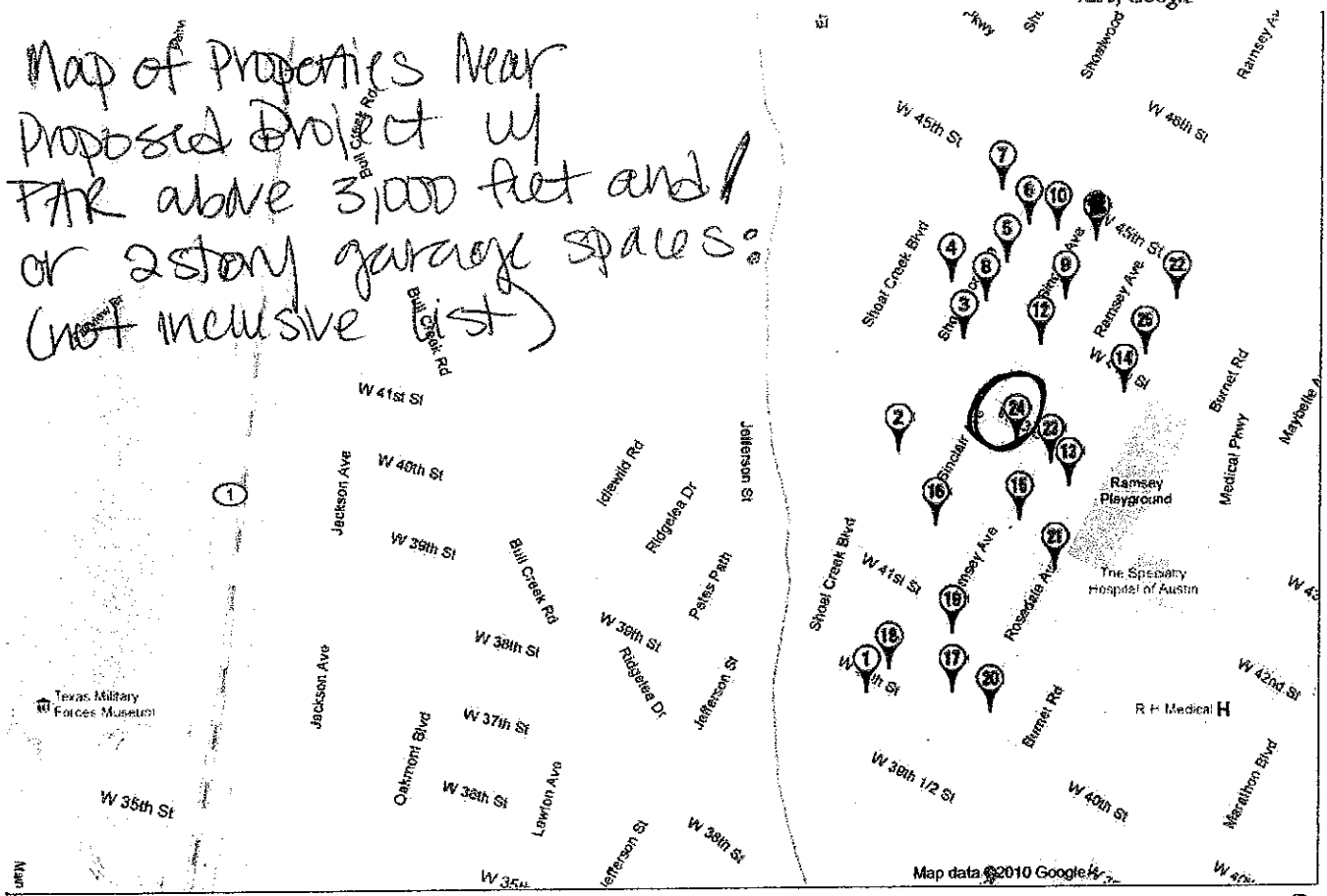


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Joanna Lumley on Broadway in La Bete. Get Tickets Now through January 9 Only! LaBeteThePlay.com
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Austin Coupons 1 ridiculously huge coupon a day. It's like doing Austin at 90% off! www.Groupon.com/Austin
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Map of Properties Near Proposed Project w/ FAR above 3,000 feet and/or 2 story garage spaces: (not inclusive list)

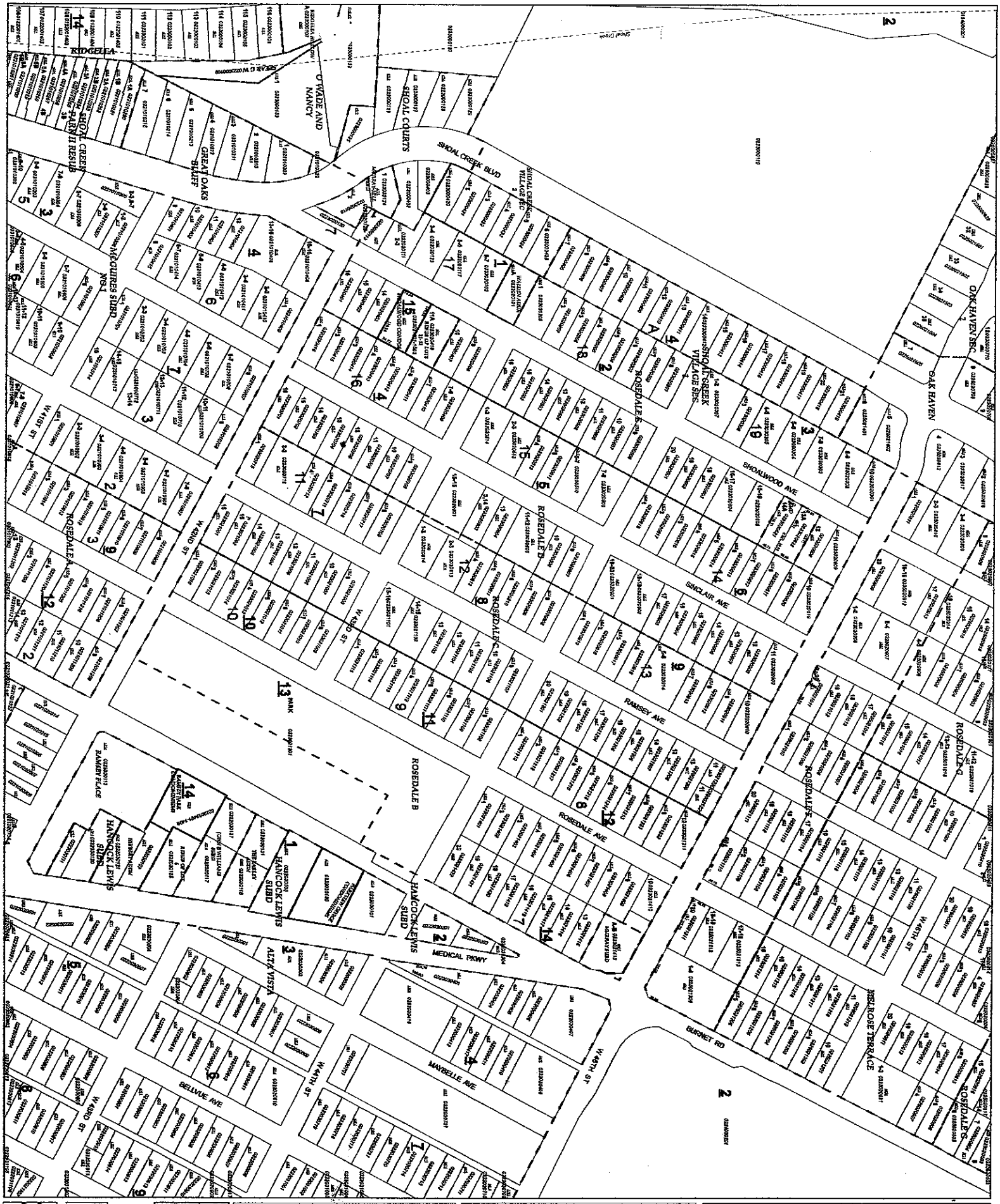


1603 w 40th, austin second story above garage
4201 shoalwood second story space above garage
4307 shoalwood 3,1436 sq feet on 6,744 w/ garage space
4314 shoalwood 3,149 sq feet on 6,729
4405 shoalwood second story garage space
4411 shoalwood second story garage space
4414 shoalwood 3,1826 sq feet on 10,120 w/ garage space
1703 w 44th, austin second story garage space
4405 sinclair, austin second story garage space
4414 sinclair, austin second story garage space
[redacted]th
4313 sinclair, austin 3,1161 sq feet on 6,496
4210 rosedale, austin second story garage space
4312 rosedale, austin 3,1424 sq feet on 6,092

austin	second story garage space
sinclair, austin	second story garage space
4002 rosedale, austin	second story garage space
4000 ramsey, austin	second story garage space
4011 ramsey, austin	second story garage space
4003 rosedale, austin	second story garage space
4115 rosedale, austin	second story garage space
4414 rosedale, austin	3128 sq ft on 6,770 lot
4213 ramsey, austin	-neighbor → second story garage apt (in support of maternales)
4212 ramsey, austin	our home
4402 rosedale, austin	3124 sq feet on 6,733 lot

SINCLAIR AVE
W 42ND ST
RAMSEY AVE
W 43RD ST
ROSEDALE AVE
4211 Ramsey Ave.

W 41ST ST
SHOALWOOD AVE
W 43RD ST
SINCLAIR AVE
RAMSEY AVE
W 42ND ST
ROSEDALE AVE
BURNET RD
W 44TH ST
4209
4200



2 2302

Revision Date 8/19/2009

0 120 Feet

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

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Travis Central Appraisal District

8314 Cross Park Drive
Austin, Texas 78754

P.O. Box 149012
Austin, Texas 78714

Internet Address: www.traviscad.org

Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

TaxNetUSA: Travis County Property Information

Property ID Number: **221226** Ref ID2 Number: **02230207170000**

Owner's Name **HOARD DAN & LESLIE**

Mailing Address: 4212 RAMSEY AVE
AUSTIN, TX 78756-3513

Location: 4212 RAMSEY AVE 78756

Legal: LOT 7 BLK 11 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	312,886.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	562,886.00
10% Cap Value	0.00
Total Value	562,886.00

Property Details

Deed Date	04182007
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1553
Block	11
Tract or Lot	7
Docket No.	2007071492TR
Abstract Code	S11684
Neighborhood Code	Z9654

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | (TIFF) PLAT MAP | (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		562,886.00	562,886.00	562,886.00	562,886.00
01	AUSTIN ISD	1.227000	562,886.00	547,886.00	562,886.00	562,886.00
02	CITY OF AUSTIN	0.457100	562,886.00	562,886.00	562,886.00	562,886.00
03	TRAVIS COUNTY	0.465800	562,886.00	450,309.00	562,886.00	562,886.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	562,886.00	450,309.00	562,886.00	562,886.00
68	AUSTIN COMM COLL DIST	0.095100	562,886.00	557,257.00	562,886.00	562,886.00

Improvement Information

Improvement ID	State Category	Description
756101	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
756101	4222876	1ST	1st Floor	WS5+	2008	1,445
756101	4222878	2ND	2nd Floor	WS5+	2008	1,313
756101	4222879	031	GARAGE DET 1ST F	WS5+	2008	441
756101	4222880	011	PORCH OPEN 1ST F	*5+	2008	24
756101	4222881	011	PORCH OPEN 1ST F	*5+	2008	99
756101	4222882	012	PORCH OPEN 2ND F	*5+	2008	55
756101	4222883	095	HVAC RESIDENTIAL	**	2008	2,758
756101	4222884	251	BATHROOM	**	2008	3
756101	4222885	522	FIREPLACE	*5+	2008	1

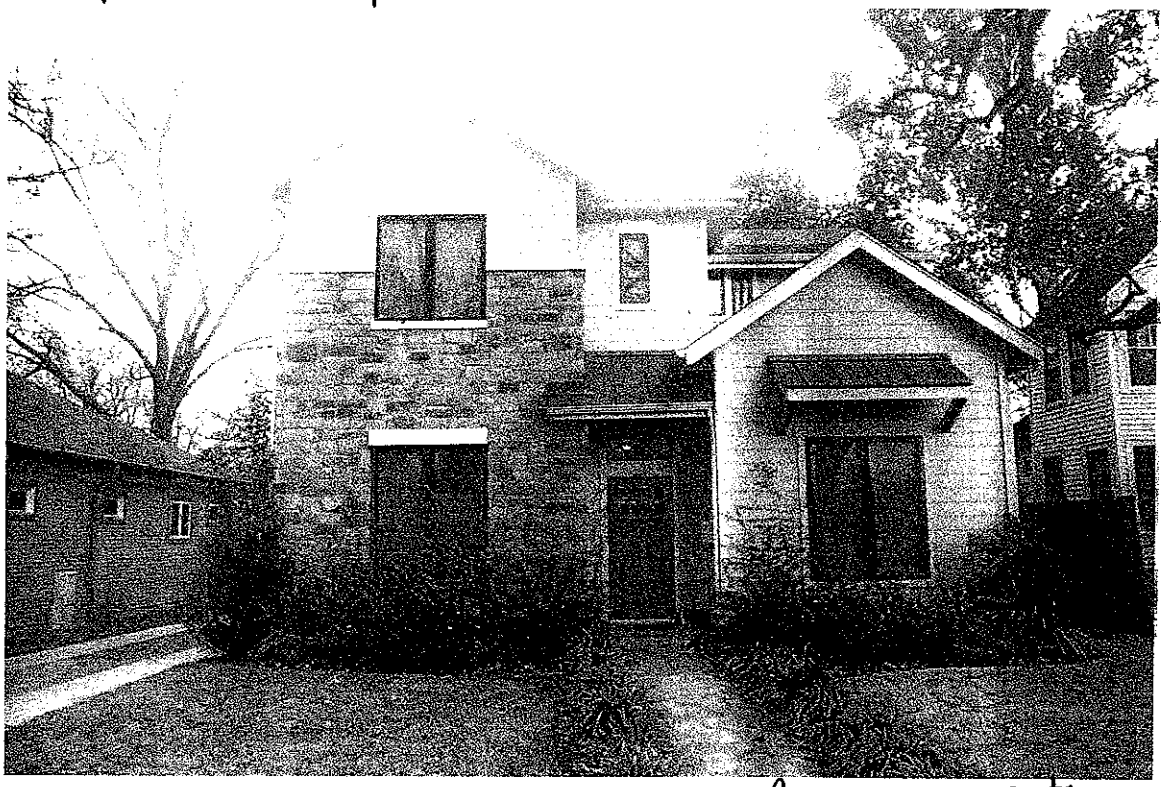
Total Living Area **2,758**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218387	LAND	A1	T	0.155	0	0	6,765

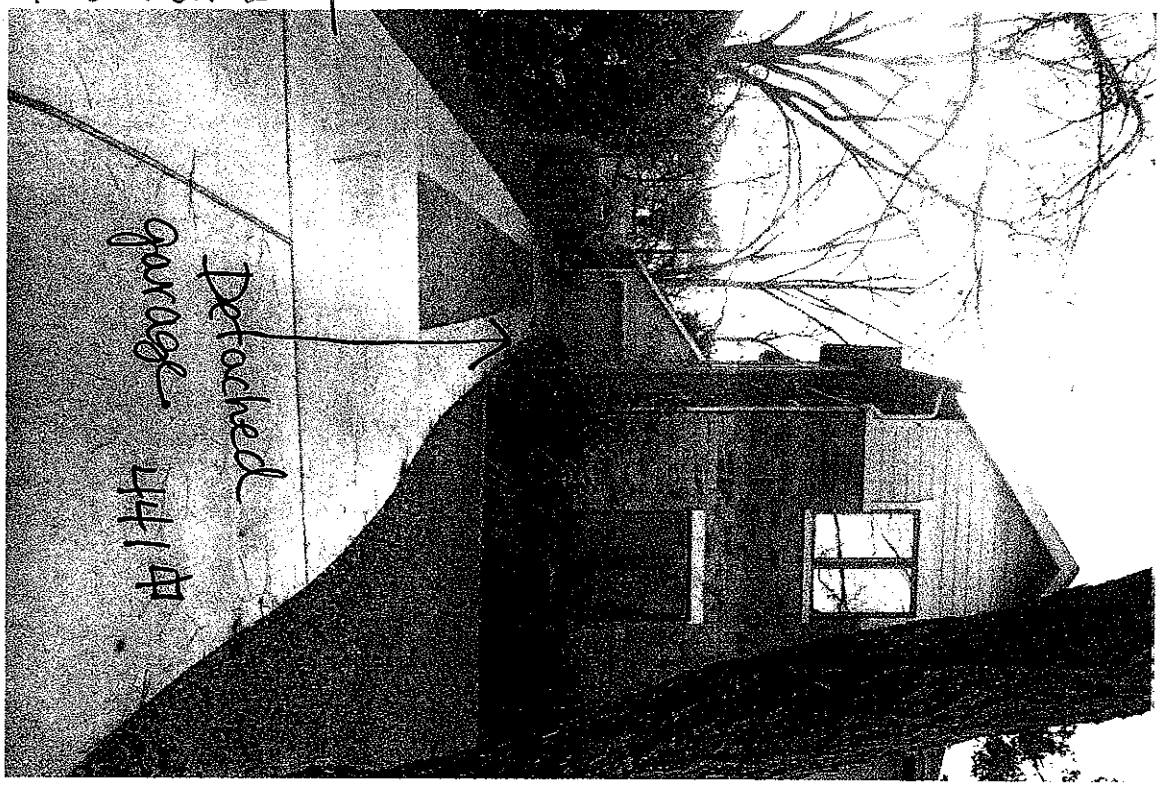
Show history

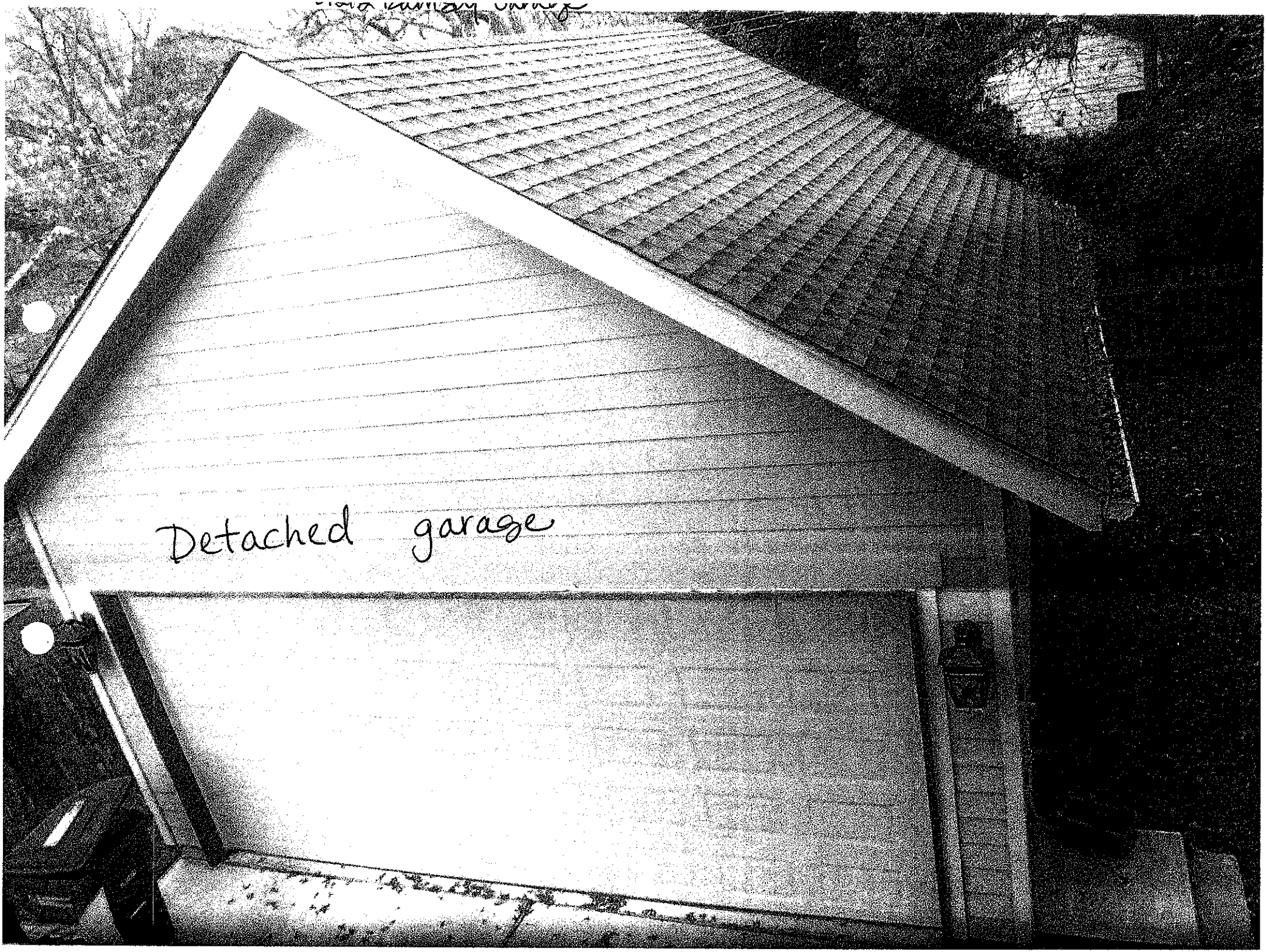
4212 Ramsey

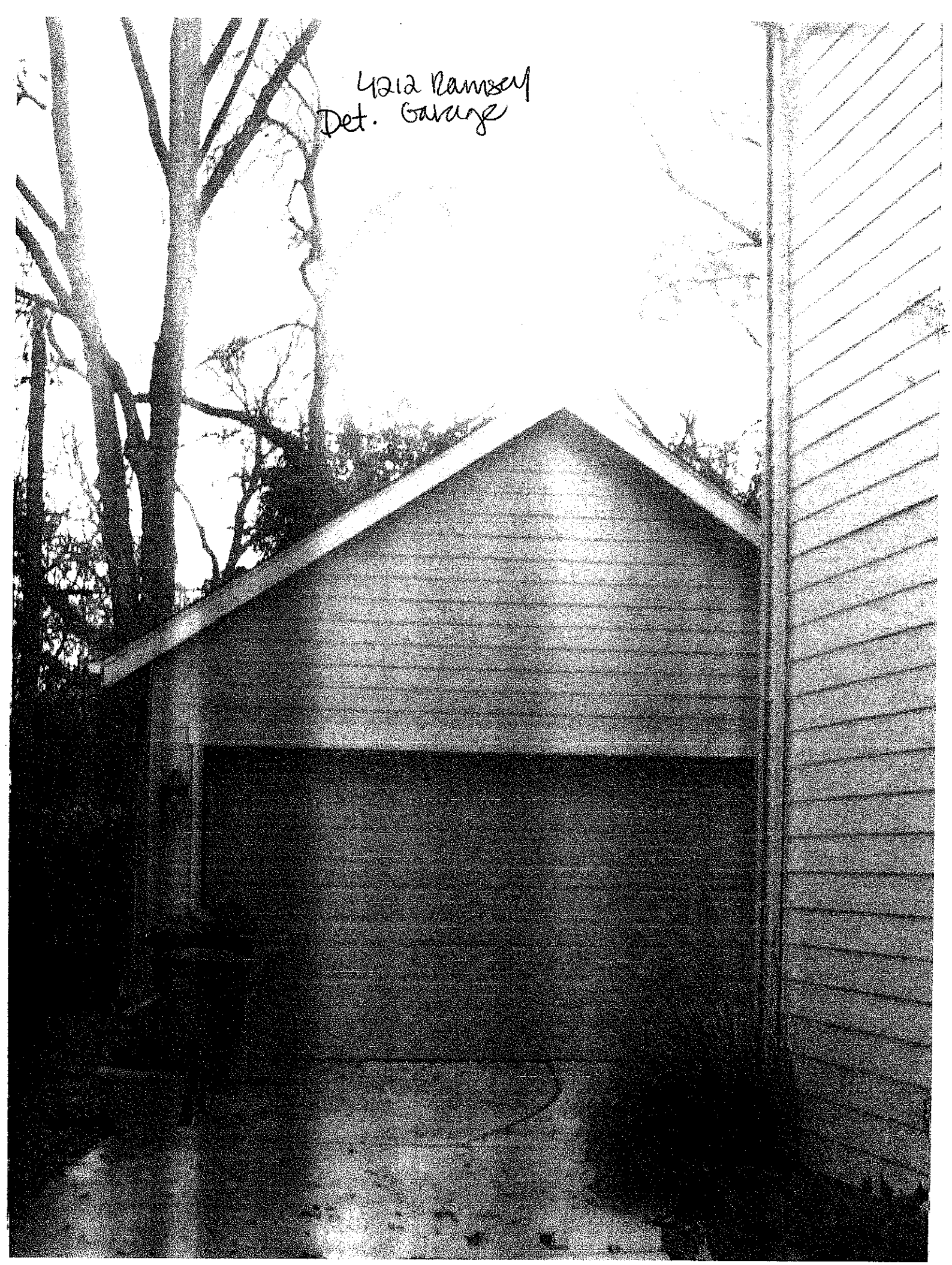


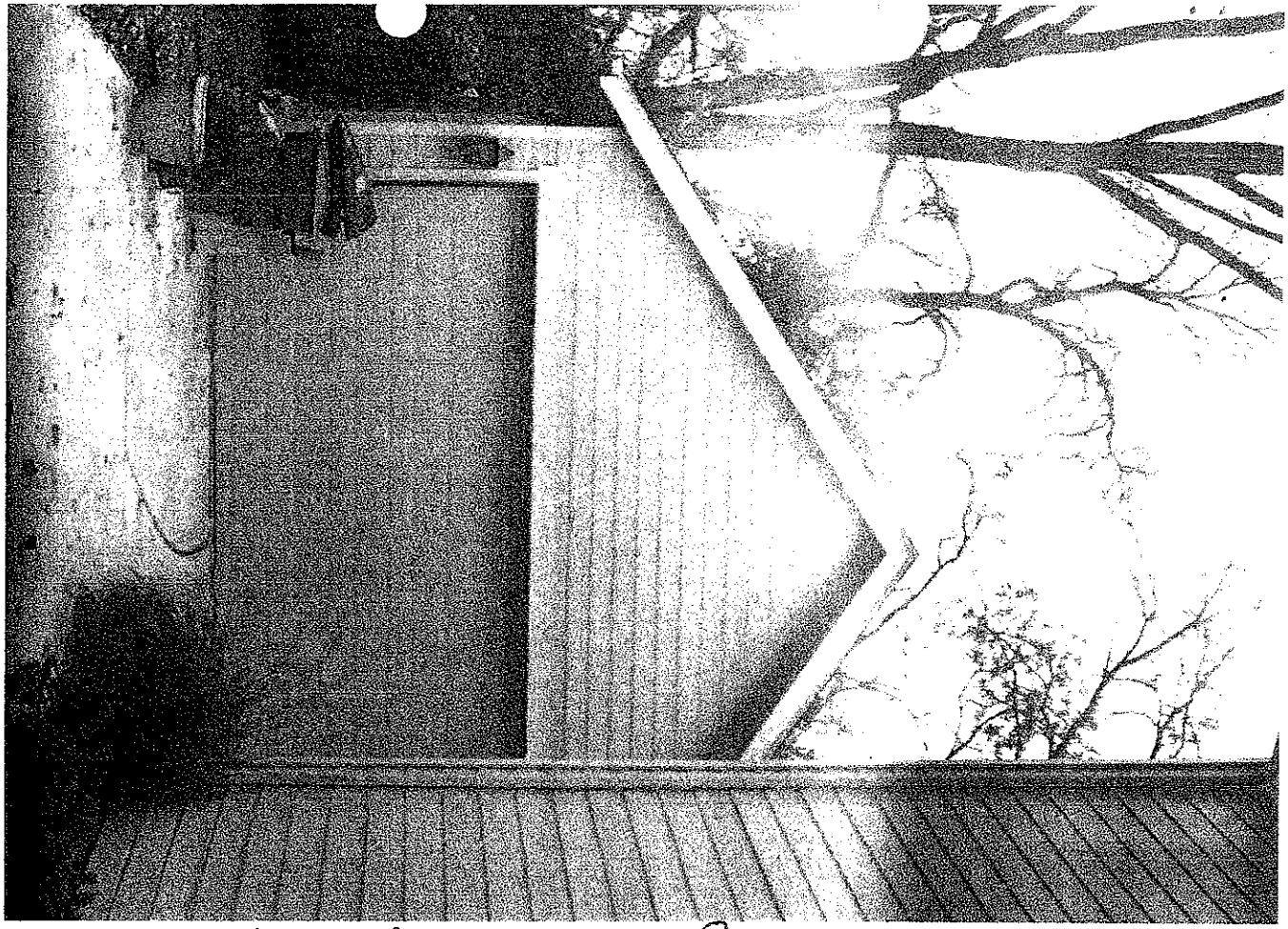
2St4 SF Res - 2758 ☐

4212 Ramsey

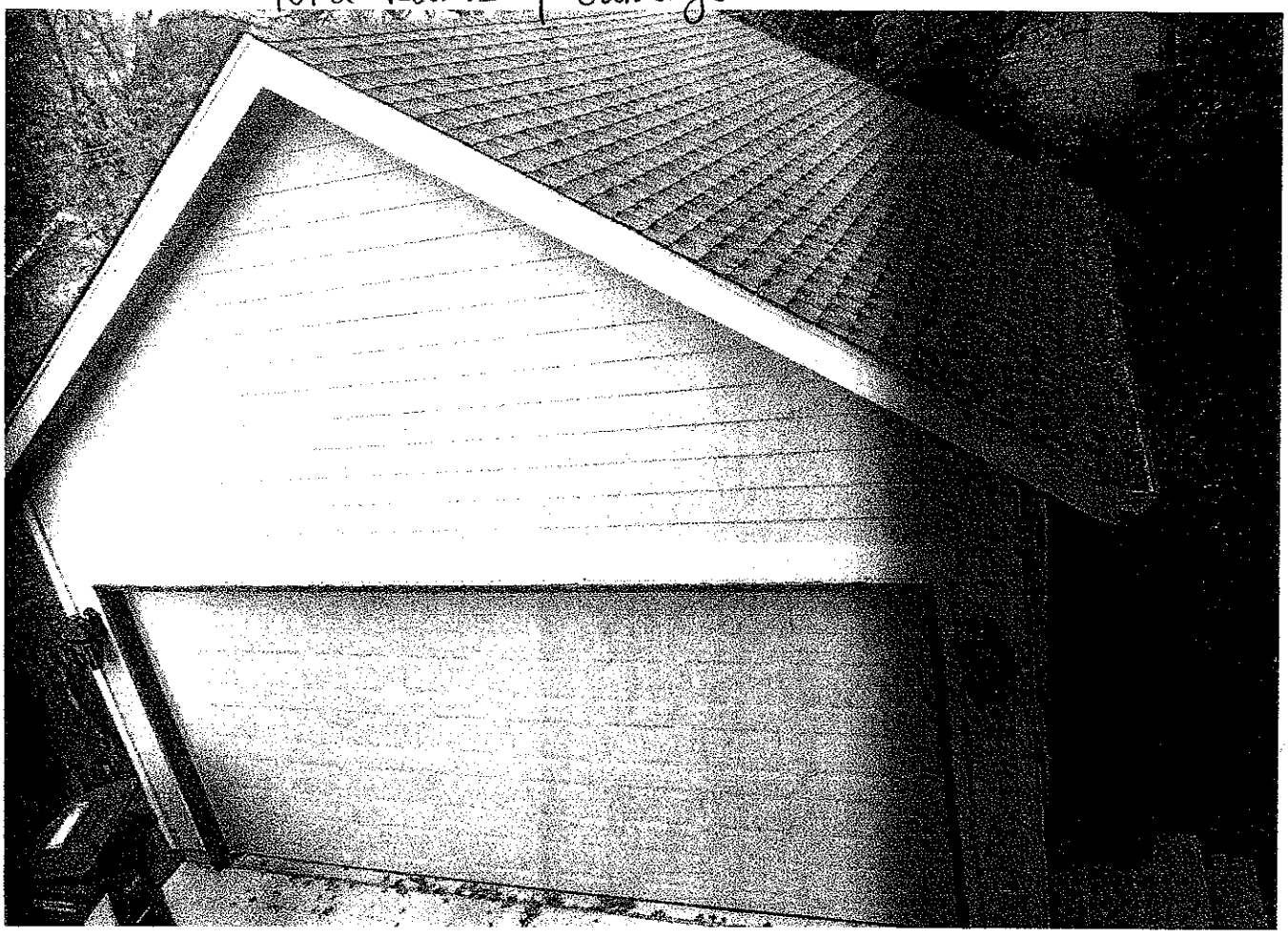



Detached garage


4212 Ramsey
Det. Garage



4212 Ramsay Garage



TaxNetUSA: Travis County Property Information

Property ID Number: 221221 Ref ID2 Number: 02230207090000

Owner's Name **MAURO LUISA**

Mailing Address: 4214 RAMSEY AVE
AUSTIN, TX 78756-3513

Location: 4214 RAMSEY AVE 78756

Legal: LOT 8 BLK 11 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	153,700.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	403,700.00
10% Cap Value	0.00
Total Value	403,700.00

Property Details

Deed Date	12212004
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2049
Land Acres	0.1543
Block	11
Tract or Lot	8
Docket No.	2004242494TR
Abstract Code	S11664
Neighborhood Code	Z9640

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		403,700.00	403,700.00	403,700.00	403,700.00
01	AUSTIN ISD	1.227000	403,700.00	388,700.00	403,700.00	403,700.00
02	CITY OF AUSTIN	0.457100	403,700.00	403,700.00	403,700.00	403,700.00
03	TRAVIS COUNTY	0.465800	403,700.00	322,960.00	403,700.00	403,700.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	403,700.00	322,960.00	403,700.00	403,700.00
68	AUSTIN COMM COLL DIST	0.095100	403,700.00	398,700.00	403,700.00	403,700.00

Improvement Information

Improvement ID	State Category	Description
182021	A1	1 FAM DWELLING

Segment Information

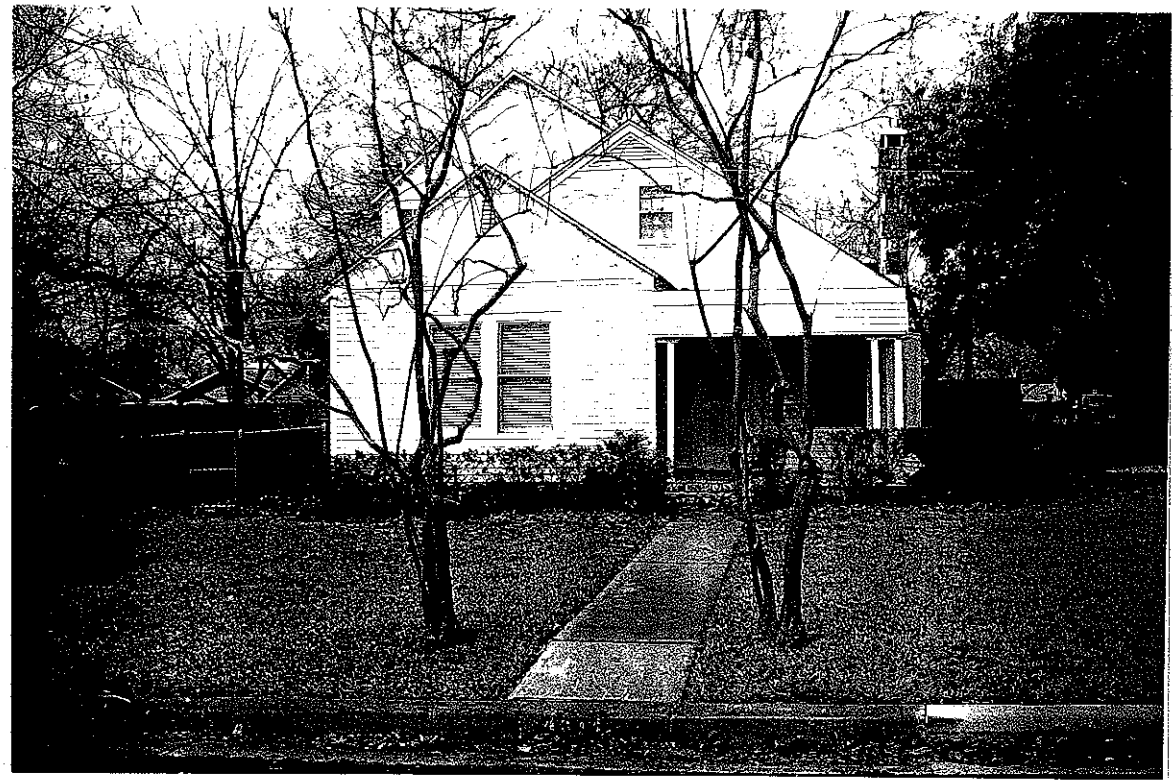
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182021	211599	1ST	1st Floor	WS4+	1936	1,097
182021	211600	1/2	Half Floor	WS4+	1936	495
182021	4130432	2ND	2nd Floor	WS4+	1936	132
182021	4132823	011	PORCH OPEN 1ST F	*4+	1936	38
182021	4132824	011	PORCH OPEN 1ST F	*4+	1936	88
182021	4132825	031	GARAGE DET 1ST F	WS4+	1936	644
182021	4132826	095	HVAC RESIDENTIAL	**	1936	1,724
182021	4132827	251	BATHROOM	**	1936	3
182021	4132828	522	FIREPLACE	*4+	1936	1
182021	4132829	612	TERRACE UNCOVERD	*4+	1936	216

Total Living Area 1,724

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218382	LAND	A1	T	0.154	0	0	6,722

Show history



4214 Ramsey (Adjacent)



4214 Ramsey (Adjacent)

1ST Fl. – 1097 ♯ – 2nd Fl – 132 ♯
1/2 Floor – 495 ♯ Det gar. 644 ♯



4210 Ramsey (Adjacent)

TaxNetUSA: Travis County Property Information

Property ID Number: 221227 Ref ID2 Number: 02230207180000

Owner's Name **MITCHELL MUNA MAE &**

Mailing Address: DAVID B MITCHELL
4210 RAMSEY AVE
AUSTIN, TX 78756-3513

Location: 4210 RAMSEY AVE 78756

Legal: LOT 6 BLK 11 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	207,162.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	441,330.00
10% Cap Value	15,832.00
Total Value	457,162.00

Property Details

Deed Date	05232007
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1562
Block	11
Tract or Lot	6
Docket No.	2007094832TR
Abstract Code	S11664
Neighborhood Code	Z9650

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		441,330.00	441,330.00	457,162.00	457,162.00
01	AUSTIN ISD	1.227000	441,330.00	426,330.00	457,162.00	457,162.00
02	CITY OF AUSTIN	0.457100	441,330.00	441,330.00	457,162.00	457,162.00
03	TRAVIS COUNTY	0.465800	441,330.00	353,064.00	457,162.00	457,162.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	441,330.00	353,064.00	457,162.00	457,162.00
68	AUSTIN COMM COLL DIST	0.095100	441,330.00	436,330.00	457,162.00	457,162.00

Improvement Information

Improvement ID	State Category	Description
182026	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182026	211608	1ST	1st Floor	WS5-	1936	1,300
182026	211609	1/2	Half Floor	WS5-	1936	460
182026	866214	011	PORCH OPEN 1ST F	*S-	1936	140
182026	866218	095	HVAC RESIDENTIAL	**	1936	1,760
182026	866219	251	BATHROOM	**	1936	1
182026	4223616	011	PORCH OPEN 1ST F	*S-	2008	72
182026	4223617	011	PORCH OPEN 1ST F	*S-	2008	60
182026	4223618	512	DECK UNCOVRED	*S-	2008	108
182026	4223619	571	STORAGE DET	WW4	2008	80

Total Living Area 1,760

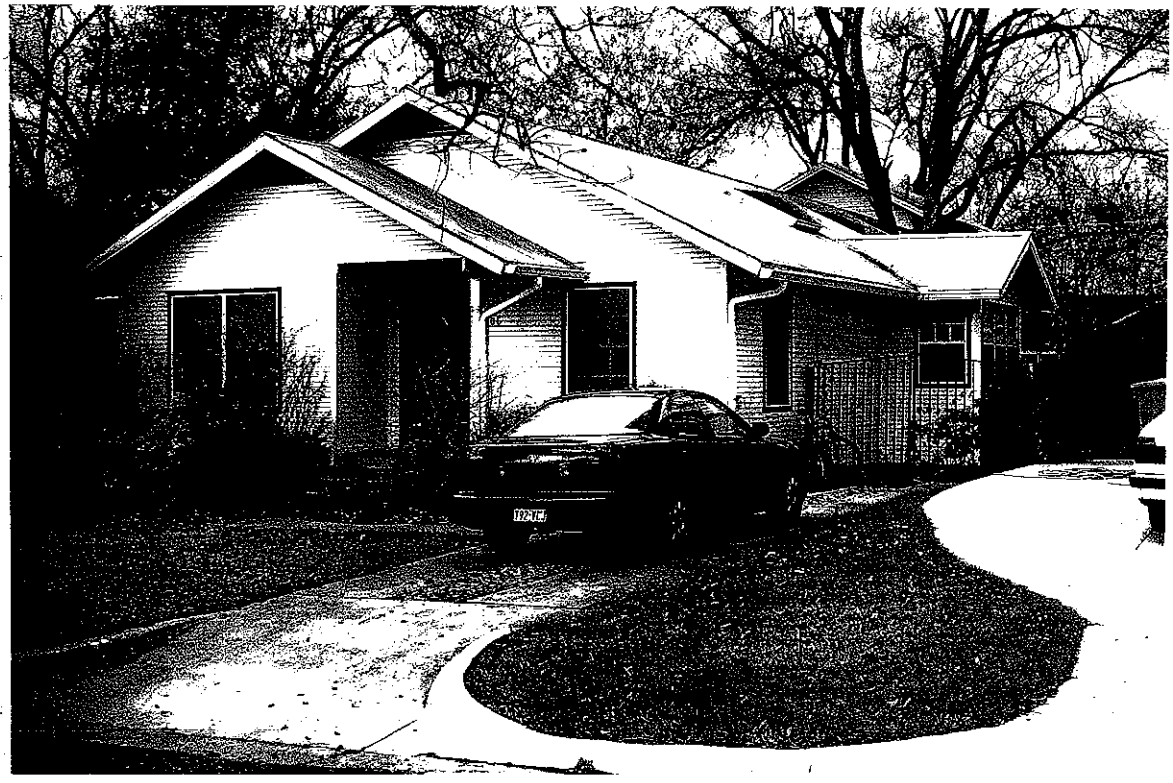
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218388	LAND	A1	T	0.156	0	0	6,804

show history



4208 Ramsey



4206 Ramsey

TaxNetUSA: Travis County Property Information Property ID Number: 221223 Ref ID2 Number: 02230207120000

Owner's Name **JACOBVITZ DEBORAH B & JERRY M**

Mailing Address: JERRY M MANHEIMER
4206 RAMSEY AVE
AUSTIN, TX 78756-3513

Location: 4206 RAMSEY AVE 78756

Legal: LOT 4 BLK 11 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	152,330.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	402,330.00
10% Cap Value	0.00
Total Value	402,330.00

Property Details

Deed Date	03111993
Deed Volume	11892
Deed Page	01960
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1564
Block	11
Tract or Lot	4
Docket No.	
Abstract Code	S11664
Neighborhood Code	Z9654

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		402,330.00	402,330.00	402,330.00	402,330.00
01	AUSTIN ISD	1.227000	402,330.00	387,330.00	402,330.00	402,330.00
02	CITY OF AUSTIN	0.457100	402,330.00	402,330.00	402,330.00	402,330.00
03	TRAVIS COUNTY	0.465800	402,330.00	321,864.00	402,330.00	402,330.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	402,330.00	321,864.00	402,330.00	402,330.00
68	AUSTIN COMM COLL DIST	0.095100	402,330.00	397,330.00	402,330.00	402,330.00

Improvement Information

Improvement ID	State Category	Description
182023	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182023	211602	1ST	1st Floor	WW5-	1992	2,331
182023	866193	2ND	2nd Floor	WW5-	1992	294
182023	866194	095	HVAC RESIDENTIAL	**	1992	2,625
182023	866195	251	BATHROOM	**	1992	2
182023	866196	512	DECK UNCOVRED	*5-	1992	280
182023	2133515	011	PORCH OPEN 1ST F	*5-	1992	28
					Total Living Area	2,625

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218384	LAND	A1	T	0.156	0	0	6,815

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 221222 Ref ID2 Number: 02230207110000

Owner's Name **BRADY CHARLES J JR & MARY P**

Mailing Address: 4208 RAMSEY AVE
AUSTIN, TX 78756-3513

Location: 4208 RAMSEY AVE 78756

Legal: LOT 5 BLK 11 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	230,141.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	480,141.00
10% Cap Value	0.00
Total Value	480,141.00

Property Details

Deed Date	02092007
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1551
Block	11
Tract or Lot	5
Docket No.	2007024674TR
Abstract Code	S11664
Neighborhood Code	Z9654

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		480,141.00	480,141.00	480,141.00	480,141.00
01	AUSTIN ISD	1.227000	480,141.00	465,141.00	480,141.00	480,141.00
02	CITY OF AUSTIN	0.457100	480,141.00	480,141.00	480,141.00	480,141.00
03	TRAVIS COUNTY	0.465800	480,141.00	384,113.00	480,141.00	480,141.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	480,141.00	384,113.00	480,141.00	480,141.00
68	AUSTIN COMM COLL DIST	0.095100	480,141.00	475,141.00	480,141.00	480,141.00

Improvement Information

Improvement ID	State Category	Description
425232	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
425232	2991336	1ST	1st Floor	WW5	2004	1,149
425232	2991337	2ND	2nd Floor	WW5	2004	1,138
425232	3001410	011	PORCH OPEN 1ST F	*5	2004	129
425232	3001411	041	GARAGE ATT 1ST F	WW5	2004	473
425232	3001412	251	BATHROOM	**	2004	5
425232	3001413	522	FIREPLACE	*5	2004	1
425232	3001414	612	TERRACE UNCOVERD	*5	2004	96

Total Living Area 2,287

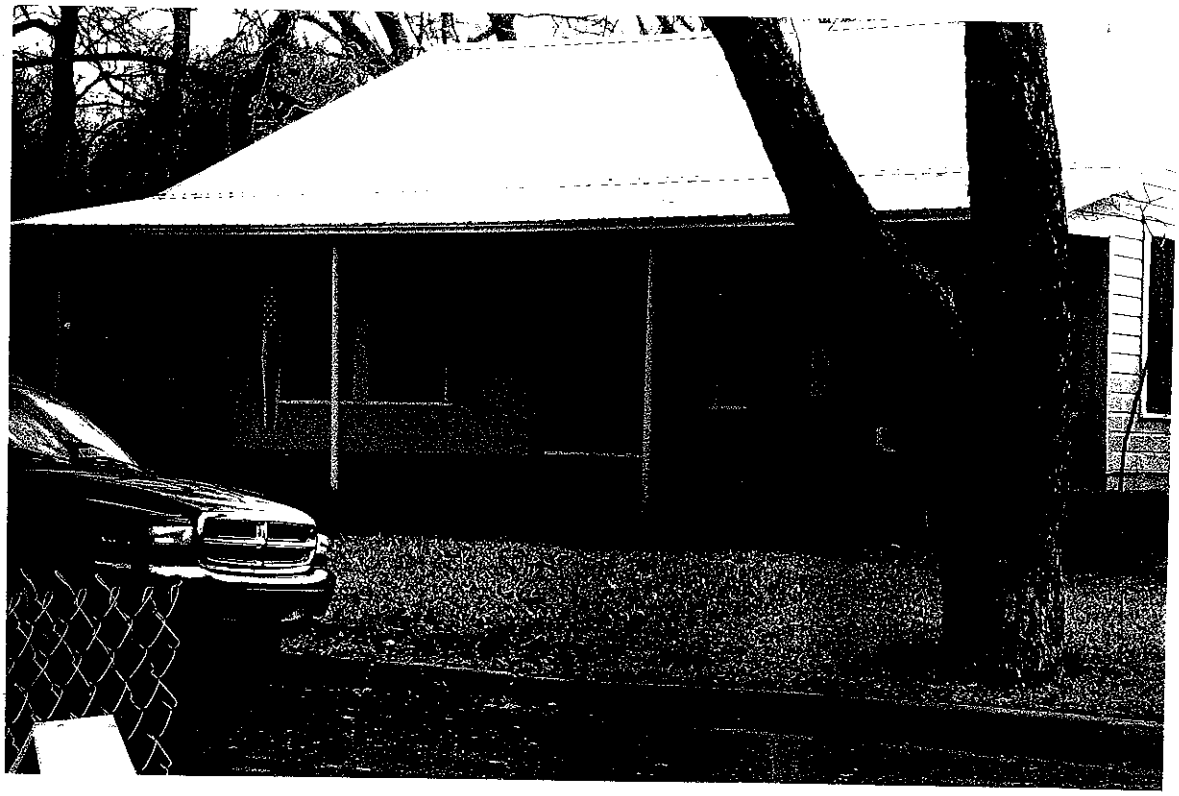
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218383	LAND	A1	T	0.155	0	0	6,758

show history



1507 W 43rd St / 4215 Ramsey (Across the Street)
Corner lot



1507 W 43rd St / 4215 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information

Property ID Number: 221272 Ref ID2 Number: 02230210080000

Owner's Name **WHITE STEWART**

Mailing Address: 1507 W 43RD ST
AUSTIN, TX 78756-3507

Location: 1507 W 43 ST 78756

Legal: LOT 9 BLK 10 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	78,722.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	328,722.00
10% Cap Value	0.00
Total Value	328,722.00

Property Details

Deed Date	12071992
Deed Volume	11829
Deed Page	01246
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1544
Block	10
Tract or Lot	9
Docket No.	
Abstract Code	S11664
Neighborhood Code	Z9640

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		328,722.00	328,722.00	328,722.00	328,722.00
01	AUSTIN ISD	1.227000	328,722.00	313,722.00	328,722.00	328,722.00
02	CITY OF AUSTIN	0.457100	328,722.00	328,722.00	328,722.00	328,722.00
03	TRAVIS COUNTY	0.465800	328,722.00	262,978.00	328,722.00	328,722.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	328,722.00	262,978.00	328,722.00	328,722.00
68	AUSTIN COMM COLL DIST	0.095100	328,722.00	323,722.00	328,722.00	328,722.00

Improvement Information

Improvement ID	State Category	Description
182070	A1	1 FAM DWELLING
182071	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182070	211665	1ST	1st Floor	WW4	1948	1,155
182070	866503	011	PORCH OPEN 1ST F	*4	1948	198
182070	866505	095	HVAC RESIDENTIAL	**	1948	1,155
182070	866506	251	BATHROOM	**	1948	3
182071	211664	1ST	1st Floor	WW4-	1937	520
182071	866497	011	PORCH OPEN 1ST F	*4-	1937	80
182071	866498	011	PORCH OPEN 1ST F	*4-	1937	46
182071	866499	031	GARAGE DET 1ST F	WW4-	1937	180
182071	866500	095	HVAC RESIDENTIAL	**	1937	520
182071	866501	251	BATHROOM	**	1937	1
					Total Living Area	1,675

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218427	LAND	A1	T	0.154	0	0	6,724

show history



4213 Ramsey (Across the Street)



4211 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information

Property ID Number: 221271 Ref ID2 Number: 02230210070000

Owner's Name **WINGET MEGAN & ALLAN MYERSON**

Mailing Address: 4213 RAMSEY AVE
AUSTIN, TX 78756-3512

Location: 4213 RAMSEY AVE 78756

Legal: LOT 10 BLK 10 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	141,094.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	391,094.00
10% Cap Value	0.00
Total Value	391,094.00

Property Details

Deed Date	05232006
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1561
Block	10
Tract or Lot	10
Docket No.	2006106780TR
Abstract Code	S11664
Neighborhood Code	Z9640

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		391,094.00	391,094.00	391,094.00	391,094.00
01	AUSTIN ISD	1.227000	391,094.00	376,094.00	391,094.00	391,094.00
02	CITY OF AUSTIN	0.457100	391,094.00	391,094.00	391,094.00	391,094.00
03	TRAVIS COUNTY	0.465800	391,094.00	351,984.00	391,094.00	391,094.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	391,094.00	351,984.00	391,094.00	391,094.00
68	AUSTIN COMM COLL DIST	0.095100	391,094.00	386,094.00	391,094.00	391,094.00

Improvement Information

Improvement ID	State Category	Description
590910	A1	1 FAM DWELLING
590911	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
590910	211662	1ST	1st Floor	WA4+	1939	1,104
590910	866488	011	PORCH OPEN 1ST F	*4+	1939	48
590910	866489	011	PORCH OPEN 1ST F	*4+	1939	144
590910	866490	095	HVAC RESIDENTIAL	**	1939	1,104
590910	866491	251	BATHROOM	**	1939	1
590911	211663	2ND	2nd Floor	WA4-	1953	432
590911	866493	031	GARAGE DET 1ST F	WA4-	1953	432
590911	866494	251	BATHROOM	**	1953	1
590911	866496	413	STAIRWAY EXT	F*	1953	1

Total Living Area 1,536

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
640085	LAND	A1	T	0.156	0	0	6,798

show history

TaxNetUSA: Travis County Property Information

Property ID Number: 221270 Ref ID2 Number: 02230210060000

Owner's Name **KOESTER HELMUT J**

Mailing Address: 4211 RAMSEY AVE
AUSTIN, TX 78756-3512

Location: 4211 RAMSEY AVE 78756

Legal: LOT 11 BLK 10 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	142,185.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	392,185.00
10% Cap Value	0.00
Total Value	392,185.00

Property Details

Deed Date	09292005
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1558
Block	10
Tract or Lot	11
Docket No.	2005182915TR
Abstract Code	S11664
Neighborhood Code	Z9650

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		392,185.00	392,185.00	392,185.00	392,185.00
01	AUSTIN ISD	1.227000	392,185.00	377,185.00	392,185.00	392,185.00
02	CITY OF AUSTIN	0.457100	392,185.00	392,185.00	392,185.00	392,185.00
03	TRAVIS COUNTY	0.465800	392,185.00	313,748.00	392,185.00	392,185.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	392,185.00	313,748.00	392,185.00	392,185.00
68	AUSTIN COMM COLL DIST	0.095100	392,185.00	387,185.00	392,185.00	392,185.00

Improvement Information

Improvement ID	State Category	Description
182067	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182067	211661	1ST	1st Floor	WW5-	1937	1,220
182067	866480	011	PORCH OPEN 1ST F	*5-	1937	180
182067	866481	011	PORCH OPEN 1ST F	*5-	1937	120
182067	866482	051	CARPORT DET 1ST	*5-	1937	484
182067	866483	095	HVAC RESIDENTIAL	**	1937	1,220
182067	866484	251	BATHROOM	**	1937	1
182067	866485	320	OBS DRIVEWAY	SRC*	1937	1
182067	866486	531	OBS FENCE	CAA*	1937	1
182067	866487	571	STORAGE DET	WW3-	1937	120

Total Living Area 1,220

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218425	LAND	A1	T	0.156	0	0	6,785

show history



4209 Ramsey (Across the Street)

TaxNetUSA: Travis County Property Information Property ID Number: 221269 Ref ID2 Number: 02230210050000

Owner's Name **CASTLE GEORGE GARDNER**

Mailing Address: 4209 RAMSEY AVE
AUSTIN, TX 78756-3512

Location: 4209 RAMSEY AVE 78756

Legal: LOT 12 BLK 10 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	339,091.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	589,091.00
10% Cap Value	0.00
Total Value	589,091.00

Property Details

Deed Date	03232007
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1553
Block	10
Tract or Lot	12
Docket No.	2007055465TR
Abstract Code	S11664
Neighborhood Code	Z9664

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		589,091.00	589,091.00	589,091.00	589,091.00
01	AUSTIN ISD	1.227000	589,091.00	574,091.00	589,091.00	589,091.00
02	CITY OF AUSTIN	0.457100	589,091.00	589,091.00	589,091.00	589,091.00
03	TRAVIS COUNTY	0.465800	589,091.00	471,273.00	589,091.00	589,091.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	589,091.00	471,273.00	589,091.00	589,091.00
68	AUSTIN COMM COLL DIST	0.095100	589,091.00	583,200.00	589,091.00	589,091.00

Improvement Information

Improvement ID	State Category	Description
389827	A1	1 FAM DWELLING

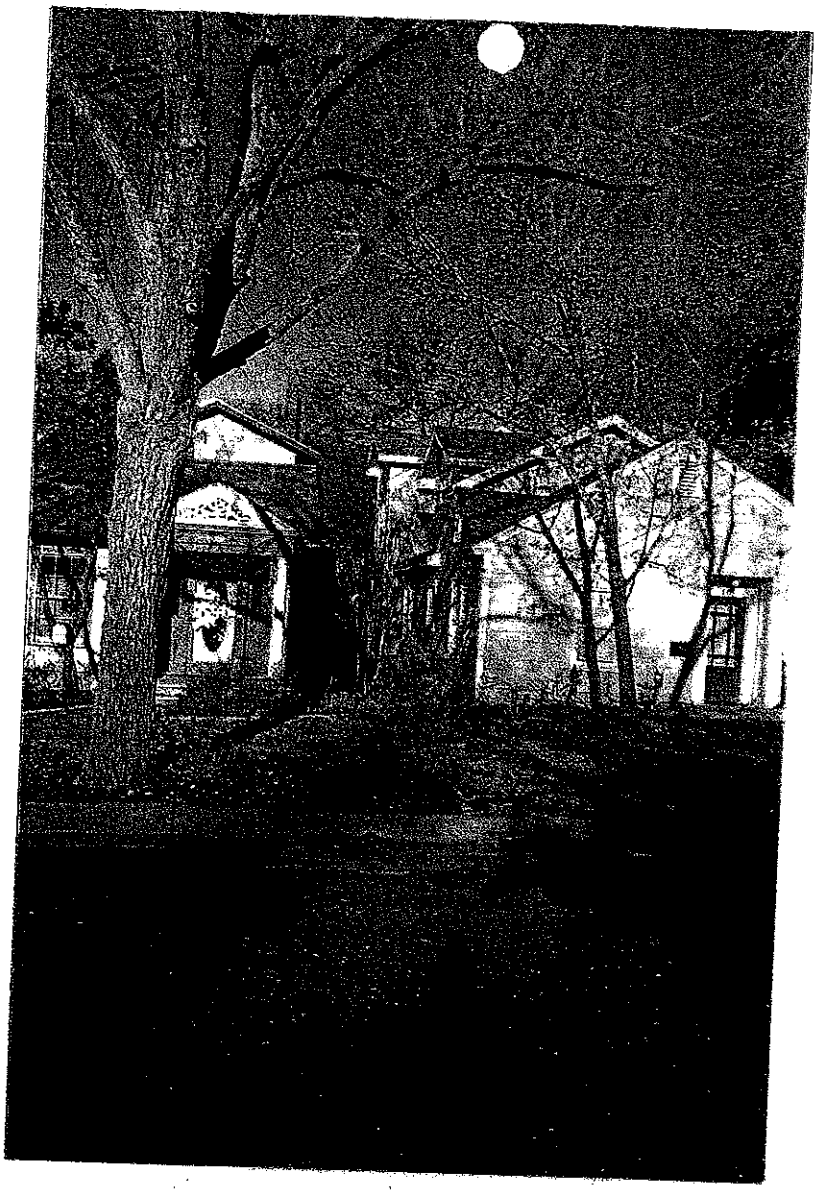
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
389827	2293726	1ST	1st Floor	WW6	2001	1,273
389827	2293727	2ND	2nd Floor	WW6	2001	1,116
389827	2319016	011	PORCH OPEN 1ST F	*6	2001	25
389827	2319017	041	GARAGE ATT 1ST F	WW6	2001	504
389827	2319018	095	HVAC RESIDENTIAL	**	2001	2,389
389827	2319019	251	BATHROOM	**	2001	3
389827	2319020	512	DECK UNCOVRED	*6	2001	276
389827	2319021	522	FIREPLACE	*6	2001	1
					Total Living Area	2,389

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218424	LAND	A1	T	0.155	0	0	6,764

show history



(4)
4314 Shoalwood

#4

TaxNetUSA: Travis County Property Information

Property ID Number: **221148** Ref ID2 Number: **02230202010000**

Owner's Name	**LOGOZAR MICHAEL A**
Mailing Address	4314 SHOALWOOD AVE AUSTIN, TX 78756-
Location	4314 SHOALWOOD AVE AUSTIN 78756
Legal	LOT 8 BLK 18 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	340,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	590,000.00
10% Cap Value	0.00
Total Value	590,000.00

Property Details

Deed Date	04232010
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1545
Block	18
Tract or Lot	8
Docket No.	2010061544TR
Abstract Code	S11666
Neighborhood Code	Z9650

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		590,000.00	590,000.00	590,000.00	590,000.00
01	AUSTIN ISD	1.227000	590,000.00	575,000.00	590,000.00	590,000.00
02	CITY OF AUSTIN	0.457100	590,000.00	590,000.00	590,000.00	590,000.00
03	TRAVIS COUNTY	0.465800	590,000.00	472,000.00	590,000.00	590,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	590,000.00	472,000.00	590,000.00	590,000.00
68	AUSTIN COMM COLL DIST	0.095100	590,000.00	584,100.00	590,000.00	590,000.00

Improvement Information

Improvement ID	State Category	Description
181949	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181949	211515	1ST	1st Floor	WS5+	1938	1,940
181949	4223719	2ND	2nd Floor	WS5+	2008	1,209
181949	4223720	011	PORCH OPEN 1ST F	*5+	1938	8
181949	4223721	011	PORCH OPEN 1ST F	*5+	1938	24
181949	4223722	095	HVAC RESIDENTIAL	**	1938	3,149
181949	4223724	251	BATHROOM	**	1938	3
181949	4223725	612	TERRACE UNCOVERD	*5+	1938	48
181949	4223726	512	DECK UNCOVRED	*5+	2008	44
181949	4223727	613	TERRACE COVERED	*5+	1938	100
181949	4223728	512	DECK UNCOVRED	*5+	2008	100
181949	4223729	571	STORAGE DET	WW3+	2008	160

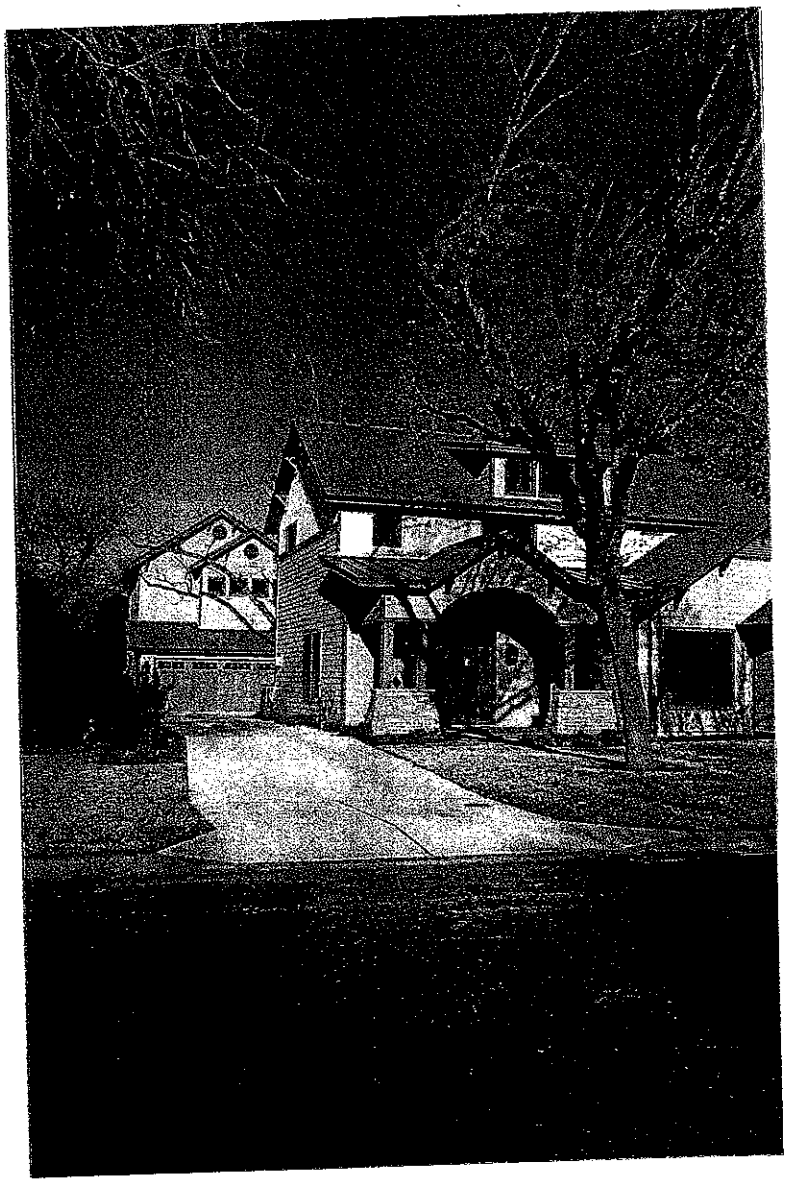
Total Living Area **3,149**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218311	LAND	A1	T	0.155	0	0	6,729

show history

(7) 4414 Shadwood



TaxNetUSA: Travis County Property Information — Property ID Number: 221157 Ref ID2 Number: 02230203020000

Owner's Name **MURPHY WILLIAM J & MICHELE M**

Mailing Address: 4414 SHOALWOOD AVE
AUSTIN, TX 78756-3217

Location: 4414 SHOALWOOD AVE 78756

Legal: LOT 9 *& N 25FT OF LOT 8 BLK 19 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	350,000.00
Improvement Value	355,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	705,000.00
10% Cap Value	0.00
Total Value	705,000.00

Property Details

Deed Date	08232000
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2490
Land Acres	0.2323
Block	19
Tract or Lot	9; 8
Docket No.	2000136603TR
Abstract Code	S11666
Neighborhood Code	Z9654

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		705,000.00	705,000.00	705,000.00	705,000.00
01	AUSTIN ISD	1.227000	705,000.00	690,000.00	705,000.00	705,000.00
02	CITY OF AUSTIN	0.457100	705,000.00	705,000.00	705,000.00	705,000.00
03	TRAVIS COUNTY	0.465800	705,000.00	564,000.00	705,000.00	705,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	705,000.00	564,000.00	705,000.00	705,000.00
68	AUSTIN COMM COLL DIST	0.095100	705,000.00	697,950.00	705,000.00	705,000.00

Improvement Information

Improvement ID	State Category	Description
756090	A1	1 FAM DWELLING
756093	A1	GARAGE APARTMENT

Segment Information

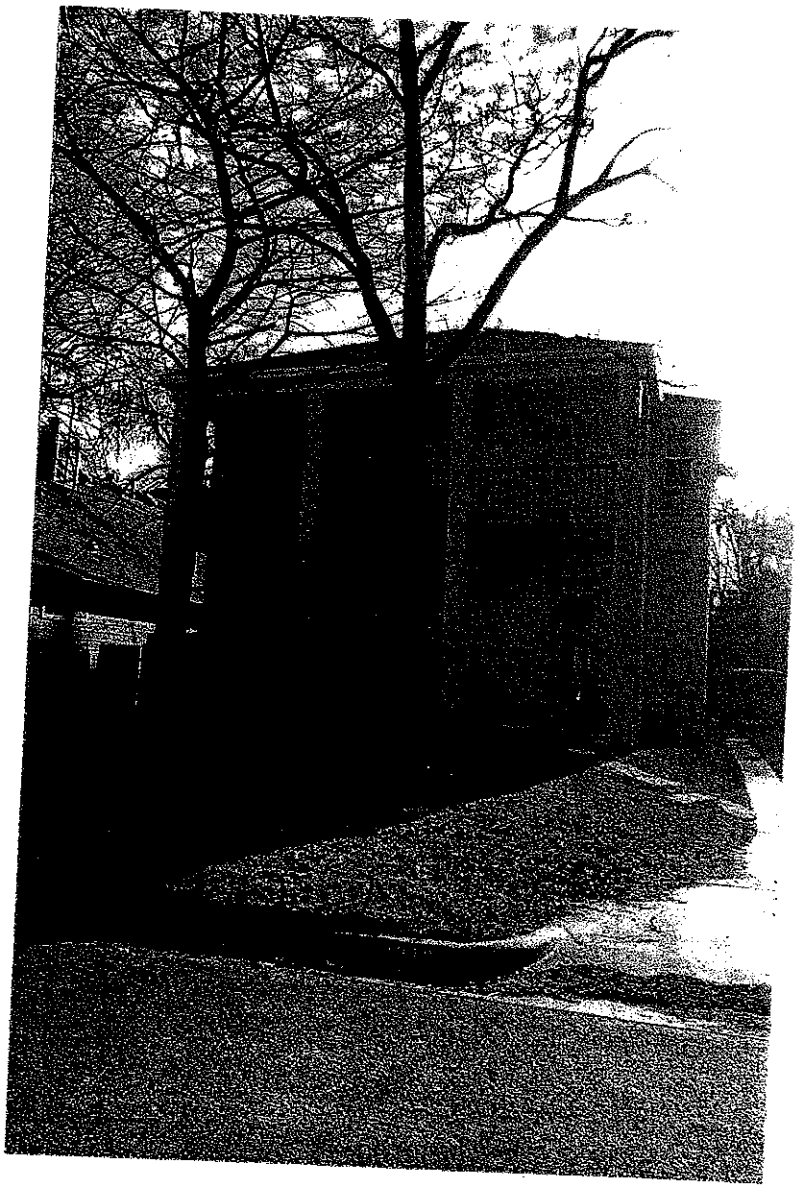
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
756090	4222822	1ST	1st Floor	WW5	2008	1,972
756090	4222823	2ND	2nd Floor	WW5	2008	1,364
756090	4222824	011	PORCH OPEN 1ST F	*5	2008	189
756090	4222825	011	PORCH OPEN 1ST F	*5	2008	16
756090	4222826	512	DECK UNCOVRED	*5	2008	406
756090	4222827	095	HVAC RESIDENTIAL	**	2008	3,336
756090	4222828	251	BATHROOM	**	2008	3
756090	4222829	522	FIREPLACE	*5	2008	1
756093	4222840	2ND	2nd Floor	WW5	2008	490
756093	4222841	031	GARAGE DET 1ST F	WW5	2008	562
756093	4222842	581	STORAGE ATT	WW5	2008	32
756093	4222843	095	HVAC RESIDENTIAL	**	2008	490
756093	4222844	251	BATHROOM	**	2008	1
756093	4291362	011	PORCH OPEN 1ST F	*5	2009	16

Total Living Area 3,826

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218320	LAND	A1	T	0.232	0	0	10,120

show history



(12) 4313 Sinclair

#2

TaxNetUSA: Travis County Property Information

Property ID Number: 221232 Ref ID2 Number: 0223020806000

Owner's Name **WATSON JULIET**

Mailing Address: 4313 SINCLAIR AVE
AUSTIN, TX 78756-3218

Location: 4313 SINCLAIR AVE 78756

Legal: LOT 10 BLK 12 ROSEDALE D

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	365,476.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	615,476.00
10% Cap Value	0.00
Total Value	615,476.00

Property Details

Deed Date	06242004
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1491
Block	12
Tract or Lot	10
Docket No.	2004163755TR
Abstract Code	S11665
Neighborhood Code	Z9654

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | (TIFF) PLAT MAP | (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		615,476.00	615,476.00	615,476.00	615,476.00
01	AUSTIN ISD	1.227000	615,476.00	600,476.00	615,476.00	615,476.00
02	CITY OF AUSTIN	0.457100	615,476.00	615,476.00	615,476.00	615,476.00
03	TRAVIS COUNTY	0.465800	615,476.00	492,381.00	615,476.00	615,476.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	615,476.00	492,381.00	615,476.00	615,476.00
68	AUSTIN COMM COLL DIST	0.095100	615,476.00	609,321.00	615,476.00	615,476.00

Improvement Information

Improvement ID	State Category	Description
664973	A1	1 FAM DWELLING
718650	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
664973	4107641	1ST	1st Floor	WS5+	2006	1,536
664973	4107643	2ND	2nd Floor	WS5+	2006	925
664973	4107660	011	PORCH OPEN 1ST F	*5+	2006	155
664973	4107661	011	PORCH OPEN 1ST F	*5+	2006	189
664973	4107662	012	PORCH OPEN 2ND F	*5+	2006	155
664973	4107664	251	BATHROOM	**	2006	2
664973	4107665	522	FIREPLACE	*5+	2006	1
664973	4107666	095	HVAC RESIDENTIAL	**	2006	2,461
664973	4107667	591	MASONRY TRIM SF	A*	2006	700
718650	4170893	1ST	1st Floor	WS5	2006	120
718650	4170894	2ND	2nd Floor	WS5	2006	580
718650	4170896	011	PORCH OPEN 1ST F	*5	2006	33
718650	4170897	031	GARAGE DET 1ST F	WS5	2006	580
718650	4170899	251	BATHROOM	**	2006	2
718650	4170900	095	HVAC RESIDENTIAL	*5	2006	700

Total Living Area 3,161

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218393	LAND	A1	T	0.149	0	0	6,496

show history



25

4402

Rosedale

#25

TaxNetUSA: Travis County Property Information

Property ID Number: 221313 Ref ID2 Number: 0223021216000

Owner's Name **WILSON MARK BRADLEY**

Mailing Address: 4402 ROSEDALE AVE
AUSTIN, TX 78756-3224

Location: 4402 ROSEDALE AVE 78756

Legal: LOT 2 BLK 8 ROSEDALE B

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	297,157.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	547,157.00
10% Cap Value	0.00
Total Value	547,157.00

Property Details

Deed Date	03091994
Deed Volume	12143
Deed Page	02452
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1546
Block	8
Tract or Lot	2
Docket No.	
Abstract Code	S11683
Neighborhood Code	Z9650

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		547,157.00	547,157.00	547,157.00	547,157.00
01	AUSTIN ISD	1.227000	547,157.00	532,157.00	547,157.00	547,157.00
02	CITY OF AUSTIN	0.457100	547,157.00	547,157.00	547,157.00	547,157.00
03	TRAVIS COUNTY	0.465800	547,157.00	437,726.00	547,157.00	547,157.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	547,157.00	437,726.00	547,157.00	547,157.00
68	AUSTIN COMM COLL DIST	0.095100	547,157.00	541,685.00	547,157.00	547,157.00

Improvement Information

Improvement ID	State Category	Description
182112	A1	1 FAM DWELLING

Segment Information

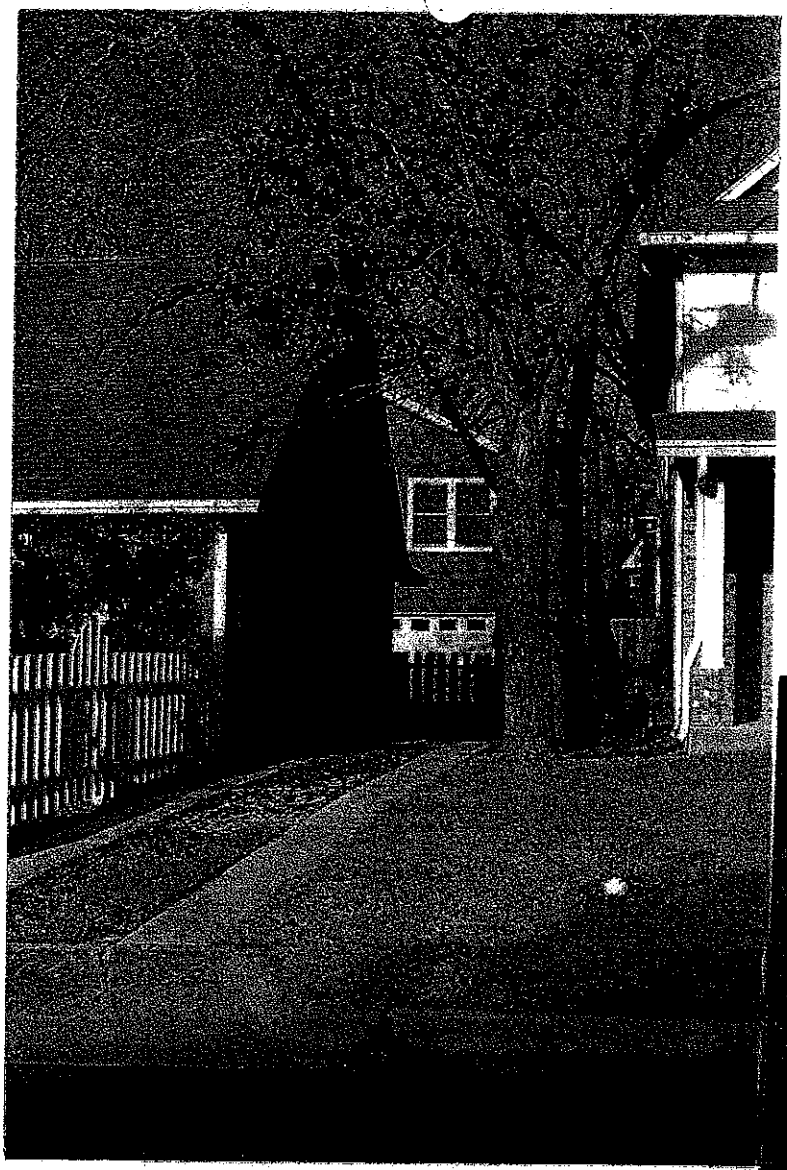
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182112	211717	1ST	1st Floor	WW5-	1938	1,414
182112	866728	2ND	2nd Floor	WW5-	1938	420
182112	2293728	2ND	2nd Floor	WW5-	1938	1,414
182112	2293729	011	PORCH OPEN 1ST F	*5-	1938	104
182112	4130423	413	STAIRWAY EXT	A*	2006	1
182112	4130426	512	DECK UNCOVRED	*5-	2006	16
182112	4130427	612	TERRACE UNCOVERD	*5-	2006	40
182112	4131892	011	PORCH OPEN 1ST F	*5-	1938	14
182112	4131893	011	PORCH OPEN 1ST F	*5-	1938	108
182112	4131894	031	GARAGE DET 1ST F	WW5-	1938	420
182112	4131895	095	HVAC RESIDENTIAL	**	1938	3,248
182112	4131896	251	BATHROOM	**	1938	1

Total Living Area 3,248

Land Information

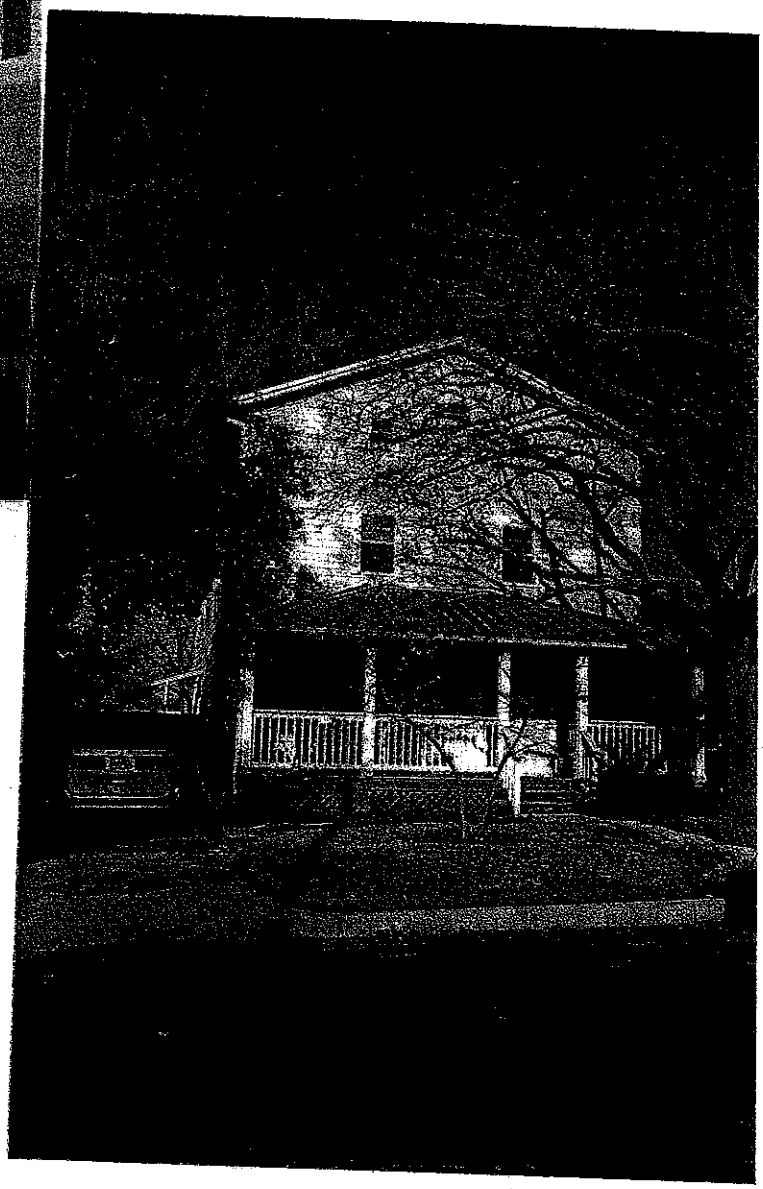
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218466	LAND	A1	T	0.155	0	0	6,733

show history



(13) 4210 Rosedale ↑

(14) 432 Rosedale ↓



#14

TaxNetUSA: Travis County Property Information — Property ID Number: 221291 RefID2 Number: 02230211090000

Owner's Name **GOLDSTEIN RICHARD A**

Mailing Address: 4312 ROSEDALE AVE
AUSTIN, TX 78756-3222

Location: 4312 ROSEDALE AVE 78756

Legal: LOT 7 BLK 9 ROSEDALE B

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	266,511.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	516,511.00
10% Cap Value	0.00
Total Value	516,511.00

Property Details

Deed Date	09071999
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1536
Block	9
Tract or Lot	7
Docket No.	1999114063TR
Abstract Code	S11663
Neighborhood Code	Z9640

Data up to date as of 2010-12-15

AGRICULTURAL (1-d-1) | APPOINTMENT OF AGENT FORM | FREEPORT EXEMPTION | HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT | PROTEST FORM | RELIGIOUS EXEMPTION FORM | PLAT MAP (TIFF) | PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		516,511.00	516,511.00	516,511.00	516,511.00
01	AUSTIN ISD	1.227000	516,511.00	501,511.00	516,511.00	516,511.00
02	CITY OF AUSTIN	0.457100	516,511.00	516,511.00	516,511.00	516,511.00
03	TRAVIS COUNTY	0.465800	516,511.00	413,209.00	516,511.00	516,511.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	516,511.00	413,209.00	516,511.00	516,511.00
68	AUSTIN COMM COLL DIST	0.095100	516,511.00	511,346.00	516,511.00	516,511.00

Improvement Information

Improvement ID	State Category	Description
182090	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182090	211690	1ST	1st Floor	WW4+	1946	1,484
182090	866605	2ND	2nd Floor	WW4+	1946	1,484
182090	4130404	1/2	Half Floor	WW4+	2006	456
182090	4130406	512	DECK UNCOVRED	*4+	1946	104
182090	4130421	447	SPA CONCRETE	*4+	2006	1
182090	4130422	604	POOL RES CONC	*4+	2006	1
182090	4131885	011	PORCH OPEN 1ST F	*4+	1946	224
182090	4131886	011	PORCH OPEN 1ST F	*4+	1946	16
182090	4131887	095	HVAC RESIDENTIAL	**	1946	3,424
182090	4131888	251	BATHROOM	**	1946	3
182090	4131889	630	PORCH CLOS FIN	*4+	1946	300
182090	4131890	571	STORAGE DET	WW4+	2004	120

Total Living Area 3,424

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218444	LAND	A1	T	0.154	0	0	6,692

show history

13

TaxNetUSA: Travis County Property ID Number: **221275** Ref ID2 Number: **02230210110000**

Owner's Name	**YU JASON J**
Mailing Address	4210 ROSEDALE AVE AUSTIN, TX 78756-3528
Location	4210 ROSEDALE AVE 78756
Legal	LOT 6 BLK 10 ROSEDALE B

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	245,252.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	495,252.00
10% Cap Value	0.00
Total Value	495,252.00

Property Details

Deed Date	06012001
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1560
Block	10
Tract or Lot	6
Docket No.	2001090854TR
Abstract Code	S11663
Neighborhood Code	Z9650

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		495,252.00	495,252.00	495,252.00	495,252.00
01	AUSTIN ISD	1.227000	495,252.00	480,252.00	495,252.00	495,252.00
02	CITY OF AUSTIN	0.457100	495,252.00	495,252.00	495,252.00	495,252.00
03	TRAVIS COUNTY	0.465800	495,252.00	396,202.00	495,252.00	495,252.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	495,252.00	396,202.00	495,252.00	495,252.00
68	AUSTIN COMM COLL DIST	0.095100	495,252.00	490,252.00	495,252.00	495,252.00

Improvement Information

Improvement ID	State Category	Description
182074	A1	1 FAM DWELLING
403306	A1	GARAGE APARTMENT

Segment Information

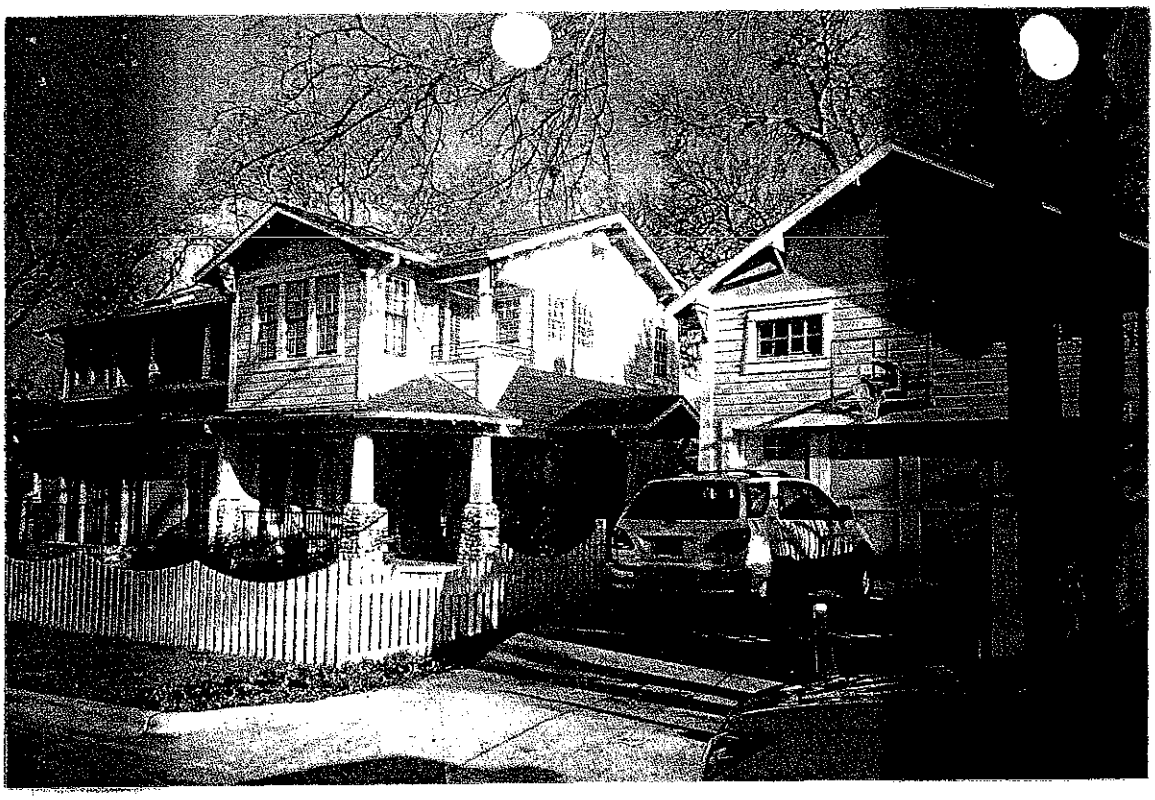
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182074	211668	1ST	1st Floor	WW5-	1950	1,292
182074	866518	011	PORCH OPEN 1ST F	*5-	1950	154
182074	866519	011	PORCH OPEN 1ST F	*5-	1950	96
182074	866520	095	HVAC RESIDENTIAL	**	1950	1,292
182074	866521	251	BATHROOM	**	1950	2
182074	866522	531	OBS FENCE	CAL*	1950	1
403306	2519499	2ND	2nd Floor	WW4	2002	676

403306	2548276	011	PORCH OPEN 1ST F	*4	2002	24
403306	2548277	041	GARAGE ATT 1ST F	WW4	2002	676
403306	2548278	095	HVAC RESIDENTIAL	**	2002	676
403306	2548279	251	BATHROOM	**	2002	1
403306	2548280	512	DECK UNCOVRED	*4	2002	24

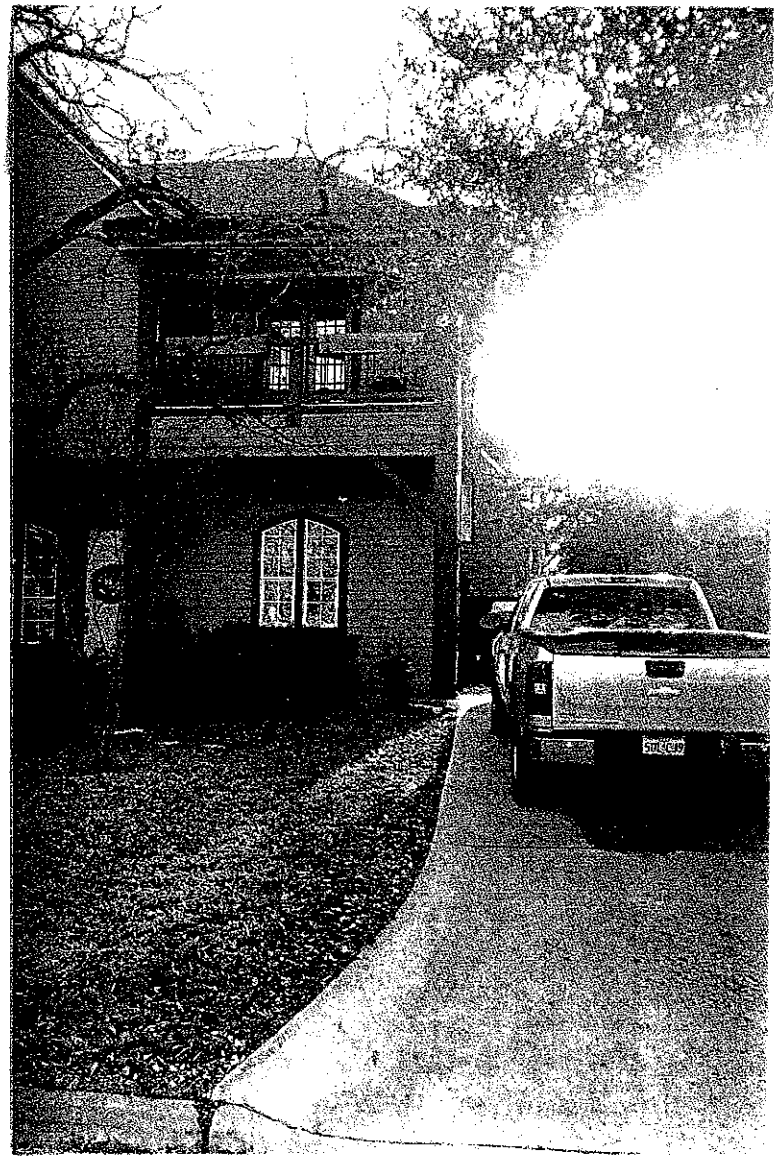
Total Living Area **1,968**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218430	LAND	A1	T	0.156	0	0	6,796



(2) 4201 Shadewood



(3) 4307 Shadewood

#3

TaxNetUSA: Travis County Property Information

Property ID Number: 221183 Ref ID2 Number: 02230205040000

Owner's Name	MASHBURN MICHAEL SHANE &
Mailing Address	& MARTHA K M MASHBURN 4307 SHOALWOOD AVE AUSTIN, TX 78756-3214
Location	4307 SHOALWOOD AVE AUSTIN 78756
Legal	LOT 13 BLK 15 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	358,756.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	560,142.00
10% Cap Value	48,614.00
Total Value	608,756.00

Property Details

Deed Date	03051996
Deed Volume	12649
Deed Page	01731
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1548
Block	15
Tract or Lot	13
Docket No.	
Abstract Code	S11666
Neighborhood Code	Z9650

Data up to date as of 2010-12-15

AGRICULTURAL (1-D-1) ***APPOINTMENT OF AGENT FORM*** ***FREEPORT EXEMPTION*** ***HOMESTEAD EXEMPTION FORM***

PRINTER FRIENDLY REPORT ***PROTEST FORM*** ***RELIGIOUS EXEMPTION FORM*** (TIFF) ***PLAT MAP*** (PDF) ***PLAT MAP***

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		560,142.00	560,142.00	608,756.00	608,756.00
01	AUSTIN ISD	1.227000	560,142.00	545,142.00	608,756.00	608,756.00
02	CITY OF AUSTIN	0.457100	560,142.00	560,142.00	608,756.00	608,756.00
03	TRAVIS COUNTY	0.465800	560,142.00	448,114.00	608,756.00	608,756.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	560,142.00	448,114.00	608,756.00	608,756.00
68	AUSTIN COMM COLL DIST	0.095100	560,142.00	554,541.00	608,756.00	608,756.00

Improvement Information

Improvement ID	State Category	Description
181982	A1	1 FAM DWELLING
354660	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181982	211554	1ST	1st Floor	WS5	1939	1,401
181982	4168322	2ND	2nd Floor	WS5	2007	1,519
181982	4168323	011	PORCH OPEN 1ST F	*5	1939	183
181982	4168324	012	PORCH OPEN 2ND F	*5	2007	68
181982	4168325	512	DECK UNCOVRED	*5	2007	84
181982	4168326	095	HVAC RESIDENTIAL	**	1939	2,920
181982	4168327	251	BATHROOM	**	1939	4
181982	4168328	522	FIREPLACE	*5	2007	1
354660	2040175	2ND	2nd Floor	WS5-	1939	516
354660	2069382	011	PORCH OPEN 1ST F	*5-	1939	36
354660	2069383	041	GARAGE ATT 1ST F	WS5-	1939	605
354660	2069384	095	HVAC RESIDENTIAL	**	1939	516
354660	2069385	251	BATHROOM	**	1939	1
354660	2069386	512	DECK UNCOVRED	*5-	1939	67

Total Living Area 3,436

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218344	LAND	A1	T	0.155	0	0	6,744

show history

TaxNetUSA: Travis County Property ID Number: **221163** Ref ID2 Number: **02230204010000**

Owner's Name **ROSS DAVID G & HEIDI W**

Mailing Address: 4201 SHOALWOOD AVE
AUSTIN, TX 78756-3520

Location: 4201 SHOALWOOD AVE AUSTIN 78756

Legal: LOT 16 BLK 16 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	312,048.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	562,048.00
10% Cap Value	0.00
Total Value	562,048.00

Property Details

Deed Date	04142008
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1552
Block	16
Tract or Lot	16
Docket No.	2008060824TR
Abstract Code	S11666
Neighborhood Code	Z9664

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		562,048.00	562,048.00	562,048.00	562,048.00
01	AUSTIN ISD	1.227000	562,048.00	547,048.00	562,048.00	562,048.00
02	CITY OF AUSTIN	0.457100	562,048.00	562,048.00	562,048.00	562,048.00
03	TRAVIS COUNTY	0.465800	562,048.00	449,638.00	562,048.00	562,048.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	562,048.00	449,638.00	562,048.00	562,048.00
68	AUSTIN COMM COLL DIST	0.095100	562,048.00	556,428.00	562,048.00	562,048.00

Improvement Information

Improvement ID	State Category	Description
599111	A1	1 FAM DWELLING

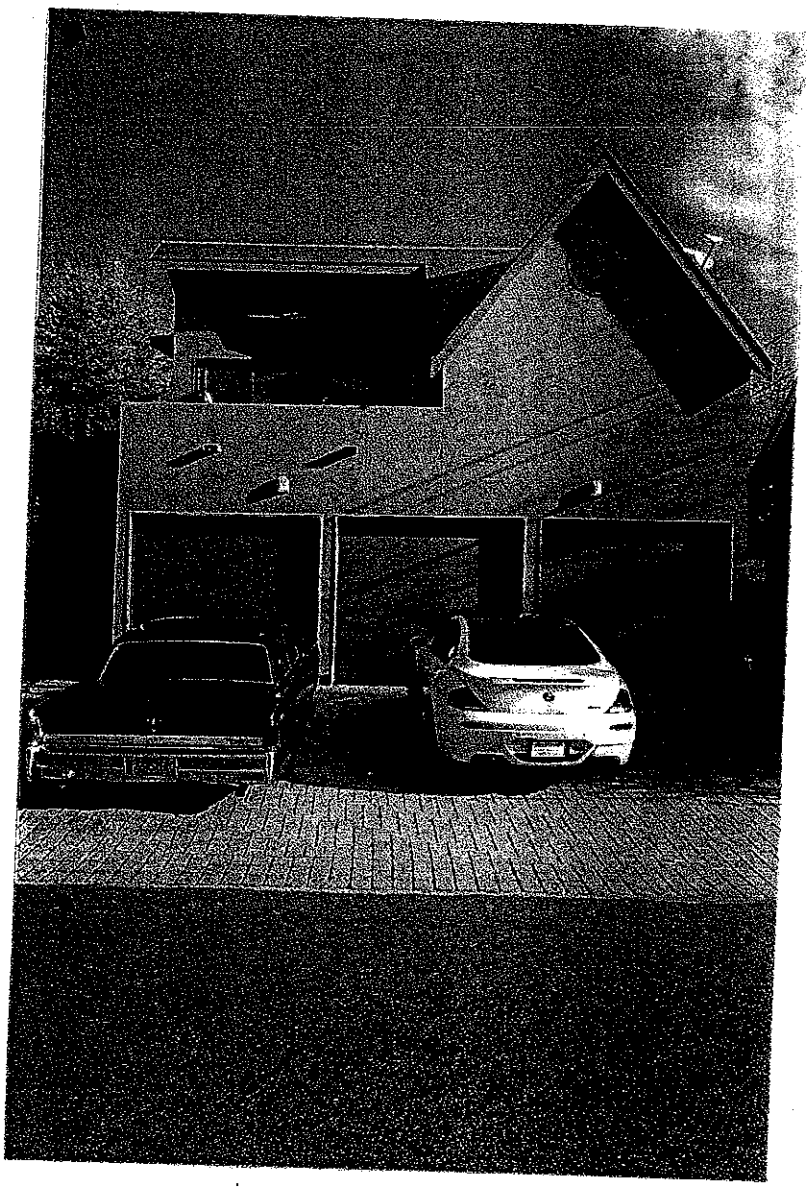
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
599111	3835642	1ST	1st Floor	WS6-	2005	1,279
599111	3835663	2ND	2nd Floor	WS6-	2005	1,105
599111	3835664	011	PORCH OPEN 1ST F	*6-	2005	166
599111	3835665	011	PORCH OPEN 1ST F	*6-	2005	211
599111	3835666	011	PORCH OPEN 1ST F	*6-	2005	60
599111	3835667	012	PORCH OPEN 2ND F	*6-	2005	115
599111	3835668	012	PORCH OPEN 2ND F	*6-	2005	36
599111	3835670	251	BATHROOM	**	2005	3

599111	3835683	095	HVAC RESIDENTIAL	**	2005	2,384
599111	4289120	031	GARAGE DET 1ST F	WS6-	2009	480
					Total Living Area	**2,384**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218326	LAND	A1	T	0.155	0	0	6,762



(15)

4201 Ramsey

TaxNetUSA: Travis County Property ID Number: **221265** Ref ID2 Number: **02230210010000**

Owner's Name **VERRET COLT MATTHEW**

Mailing Address: 4201 RAMSEY AVE
AUSTIN, TX 78756-3512

Location: 4201 RAMSEY AVE 78756

Legal: LOT 16 BLK 10 ROSEDALE C

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	455,675.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	705,675.00
10% Cap Value	0.00
Total Value	705,675.00

Property Details

Deed Date	03152010
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1556
Block	10
Tract or Lot	16
Docket No.	2010036181TR
Abstract Code	S11664
Neighborhood Code	Z9664

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		705,675.00	705,675.00	705,675.00	705,675.00
01	AUSTIN ISD	1.227000	705,675.00	690,675.00	705,675.00	705,675.00
02	CITY OF AUSTIN	0.457100	705,675.00	705,675.00	705,675.00	705,675.00
03	TRAVIS COUNTY	0.465800	705,675.00	564,540.00	705,675.00	705,675.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	705,675.00	564,540.00	705,675.00	705,675.00
68	AUSTIN COMM COLL DIST	0.095100	705,675.00	698,618.00	705,675.00	705,675.00

Improvement Information

Improvement ID	State Category	Description
664975	A1	1 FAM DWELLING
664976	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
664975	4107669	1ST	1st Floor	WP6	2006	1,211
664975	4107670	2ND	2nd Floor	WP6	2006	876
664975	4107671	011	PORCH OPEN 1ST F	*6	2006	90
664975	4107672	012	PORCH OPEN 2ND F	*6	2006	48
664975	4107673	251	BATHROOM	**	2006	2
664975	4107674	522	FIREPLACE	*6	2006	1
664975	4107675	095	HVAC RESIDENTIAL	**	2006	2,086

664975	4107676	011	PORCH OPEN 1ST F	*6	2006	48
664975	4107677	612	TERRACE UNCOVERD	*6	2006	100
664976	4107678	2ND	2nd Floor	WP5	2006	570
664976	4107679	031	GARAGE DET 1ST F	WP5	2006	900
664976	4107680	251	BATHROOM	**	2006	2
664976	4107681	095	HVAC RESIDENTIAL	*5	2006	570
664976	4107682	581	STORAGE ATT	WP5	2006	165
664976	4107683	011	PORCH OPEN 1ST F	*5	2006	32
664976	4107684	413	STAIRWAY EXT	A*	2006	1

Total Living Area **2,656**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218420	LAND	A1	T	0.156	0	0	6,779



(16) 4109 Sinclair

TaxNetUSA: Travis County

Property ID Number: **217611** Ref ID2 Number: **02210107050000**

Owner's Name	**HUNTSBERGER JOHN P**
Mailing Address	4109 SINCLAIR AVE AUSTIN, TX 78756-3524
Location	4109 SINCLAIR AVE 78756
Legal	N 20FT LOT 5 *& S 40FT LOT 6 BLK 3 MCGUIRES SUBD NO 1

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	156,289.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	406,289.00
10% Cap Value	0.00
Total Value	406,289.00

Property Details

Deed Date	08241989
Deed Volume	11012
Deed Page	01589
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1850
Block	3
Tract or Lot	5; 6
Docket No.	
Abstract Code	S08738
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		406,289.00	406,289.00	406,289.00	406,289.00
01	AUSTIN ISD	1.227000	406,289.00	356,289.00	406,289.00	406,289.00
02	CITY OF AUSTIN	0.457100	406,289.00	355,289.00	406,289.00	406,289.00
03	TRAVIS COUNTY	0.465800	406,289.00	260,031.00	406,289.00	406,289.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	406,289.00	260,031.00	406,289.00	406,289.00
68	AUSTIN COMM COLL DIST	0.095100	406,289.00	286,289.00	406,289.00	406,289.00

Improvement Information

Improvement ID	State Category	Description
178579	A1	1 FAM DWELLING

Segment Information

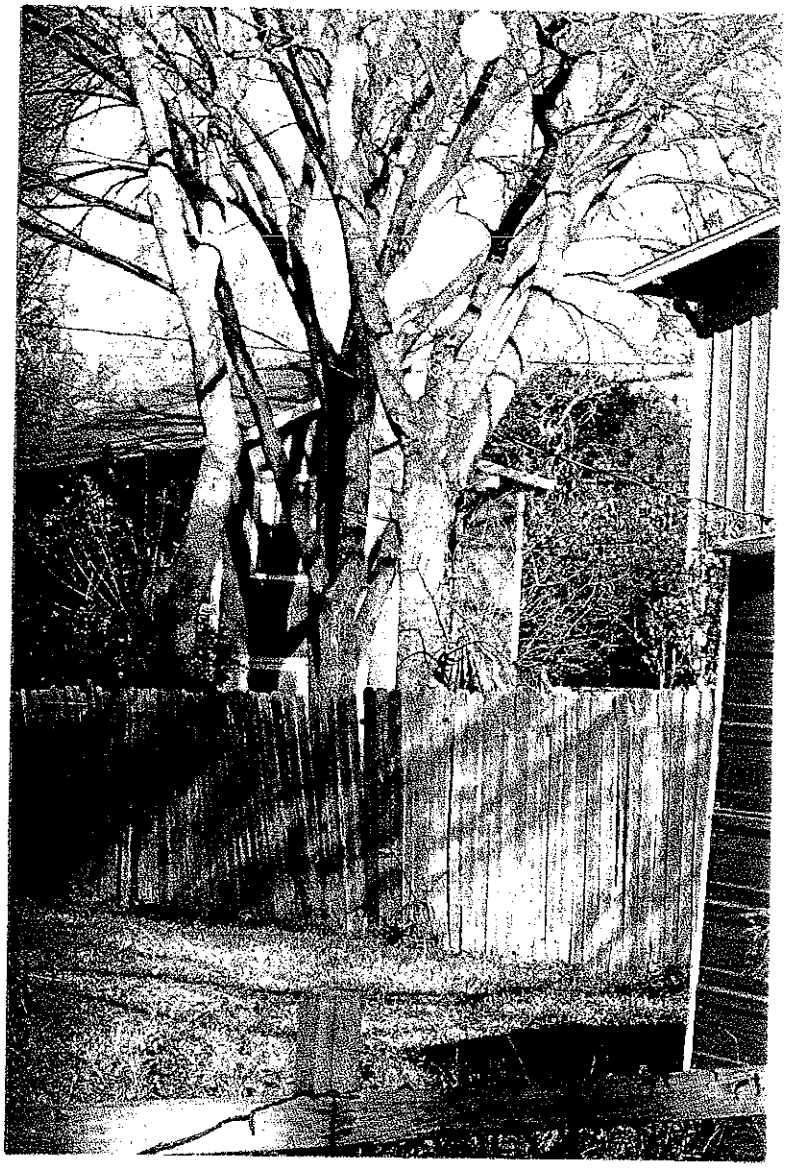
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178579	207583	1ST	1st Floor	WA4	1940	1,083
178579	844827	2ND	2nd Floor	WW4	1940	600
178579	844828	011	PORCH OPEN 1ST F	*4	1940	84
178579	844829	031	GARAGE DET 1ST F	WA4	1940	600
178579	844830	061	CARPORT ATT 1ST	*4	1940	140
178579	844831	095	HVAC RESIDENTIAL	**	1940	1,683
178579	844832	251	BATHROOM	**	1940	1
178579	844833	448	SPA FIBERGLASS	*4	1940	1

178579	2293662	011	PORCH OPEN 1ST F	*4	1940	120
178579	2318787	512	DECK UNCOVRED	*4	1940	416
178579	2318788	531	OBS FENCE	CAA*	1940	1

Total Living Area **1,683**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214843	LAND	A1	T	0.185	0	0	8,060



(17)
4002 Rosedale



(18)
4000
Ramsey

TaxNetUSA: Travis County

Property ID Number: **217630** Ref ID2 Number: **02210108120000**

Owner's Name	**BRANDT SCOTT & CARLIE**
Mailing Address	4002 ROSEDALE AVE AUSTIN, TX 78756-3631
Location	4002 ROSEDALE AVE 78756
Legal	LOT 2 BLK 4 ROSEDALE A

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	202,285.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	452,285.00
10% Cap Value	0.00
Total Value	452,285.00

Property Details

Deed Date	05232008
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2385
Land Acres	0.1572
Block	4
Tract or Lot	2
Docket No.	2008138260TR
Abstract Code	S11662
Neighborhood Code	Z9650

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		452,285.00	452,285.00	452,285.00	452,285.00
01	AUSTIN ISD	1.227000	452,285.00	437,285.00	452,285.00	452,285.00
02	CITY OF AUSTIN	0.457100	452,285.00	452,285.00	452,285.00	452,285.00
03	TRAVIS COUNTY	0.465800	452,285.00	361,828.00	452,285.00	452,285.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	452,285.00	361,828.00	452,285.00	452,285.00
68	AUSTIN COMM COLL DIST	0.095100	452,285.00	447,285.00	452,285.00	452,285.00

Improvement Information

Improvement ID	State Category	Description
178598	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178598	207604	1ST	1st Floor	WW5-	1981	736
178598	207605	2ND	2nd Floor	WW5-	1981	736
178598	844935	011	PORCH OPEN 1ST F	*5-	1981	80
178598	844936	011	PORCH OPEN 1ST F	*5-	1981	80
178598	844937	012	PORCH OPEN 2ND F	*5-	1981	80
178598	844938	061	CARPORT ATT 1ST	*5-	1981	190
178598	844939	095	HVAC RESIDENTIAL	**	1981	1,472
178598	844940	251	BATHROOM	**	1981	2

178598	844941	413	STAIRWAY EXT	A*	1981	1
178598	844942	581	STORAGE ATT	WW5-	1981	920

Total Living Area **1,472**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214862	LAND	A1	T	0.157	0	0	6,846

TaxNetUSA: Travis County Property ID Number: **217606** Ref ID2 Number: **02210106140000**

Owner's Name **SMITH BEBE R**

Mailing Address: 1801 RABB RD
AUSTIN, TX 78704-3201

Location: 4000 RAMSEY AVE 78756

Legal: LOT 16 BLK 4 MCGUIRES SUBD NO 1

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	156,492.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	406,492.00
10% Cap Value	0.00
Total Value	406,492.00

Property Details

Deed Date	01161998
Deed Volume	13103
Deed Page	01368
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1736
Block	4
Tract or Lot	16
Docket No.	
Abstract Code	S08738
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		406,492.00	406,492.00	406,492.00	406,492.00
01	AUSTIN ISD	1.227000	406,492.00	406,492.00	406,492.00	406,492.00
02	CITY OF AUSTIN	0.457100	406,492.00	406,492.00	406,492.00	406,492.00
03	TRAVIS COUNTY	0.465800	406,492.00	406,492.00	406,492.00	406,492.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	406,492.00	406,492.00	406,492.00	406,492.00
68	AUSTIN COMM COLL DIST	0.095100	406,492.00	406,492.00	406,492.00	406,492.00

Improvement Information

Improvement ID	State Category	Description
178573	A1	1 FAM DWELLING
178574	A1	GARAGE APARTMENT

Segment Information

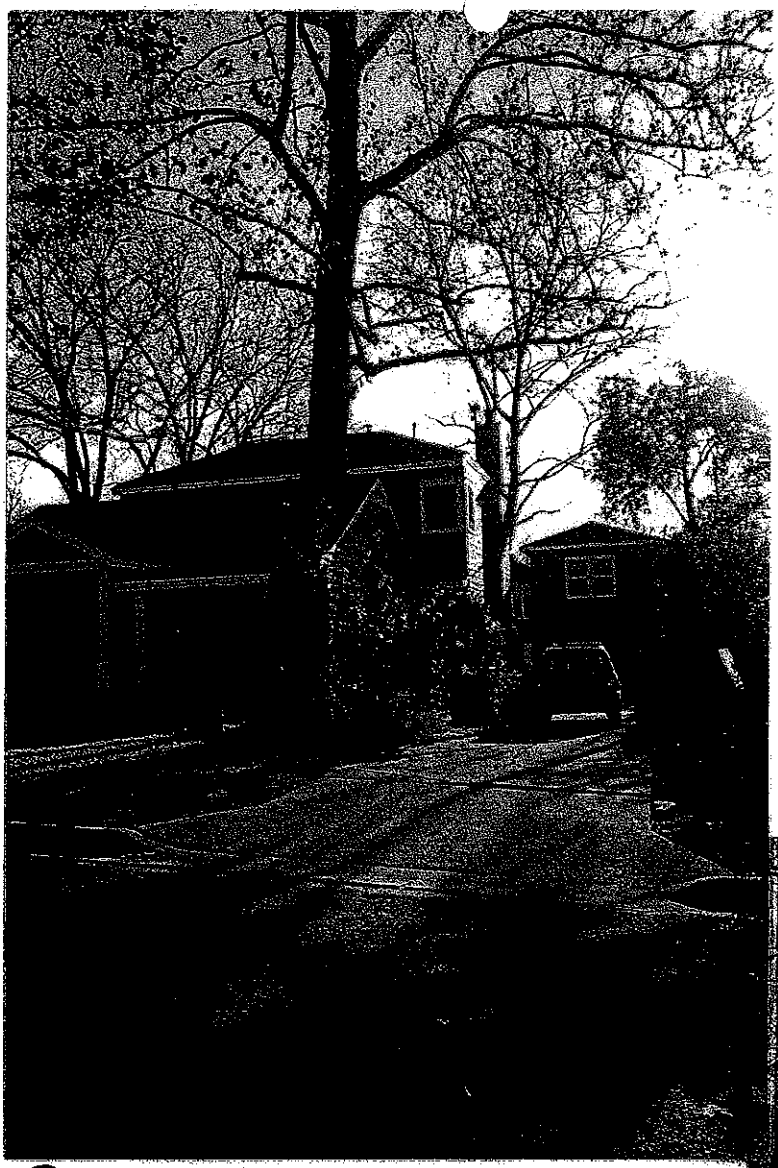
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178573	207577	1ST	1st Floor	WW4-	1946	1,170
178573	844793	011	PORCH OPEN 1ST F	*4-	1946	65
178573	844794	011	PORCH OPEN 1ST F	*4-	1946	448
178573	844795	095	HVAC RESIDENTIAL	**	1946	1,170
178573	844796	251	BATHROOM	**	1946	1
178573	844797	320	OBS DRIVEWAY	SDC*	1946	1
178573	844798	531	OBS FENCE	WAS*	1946	1

178574	207578	2ND	2nd Floor	WW4-	1986	816
178574	844799	031	GARAGE DET 1ST F	WW4-	1986	816
178574	844800	095	HVAC RESIDENTIAL	**	1986	816
178574	844801	251	BATHROOM	**	1986	1
178574	844802	320	OBS DRIVEWAY	MDC*	1986	1

Total Living Area **1,986**

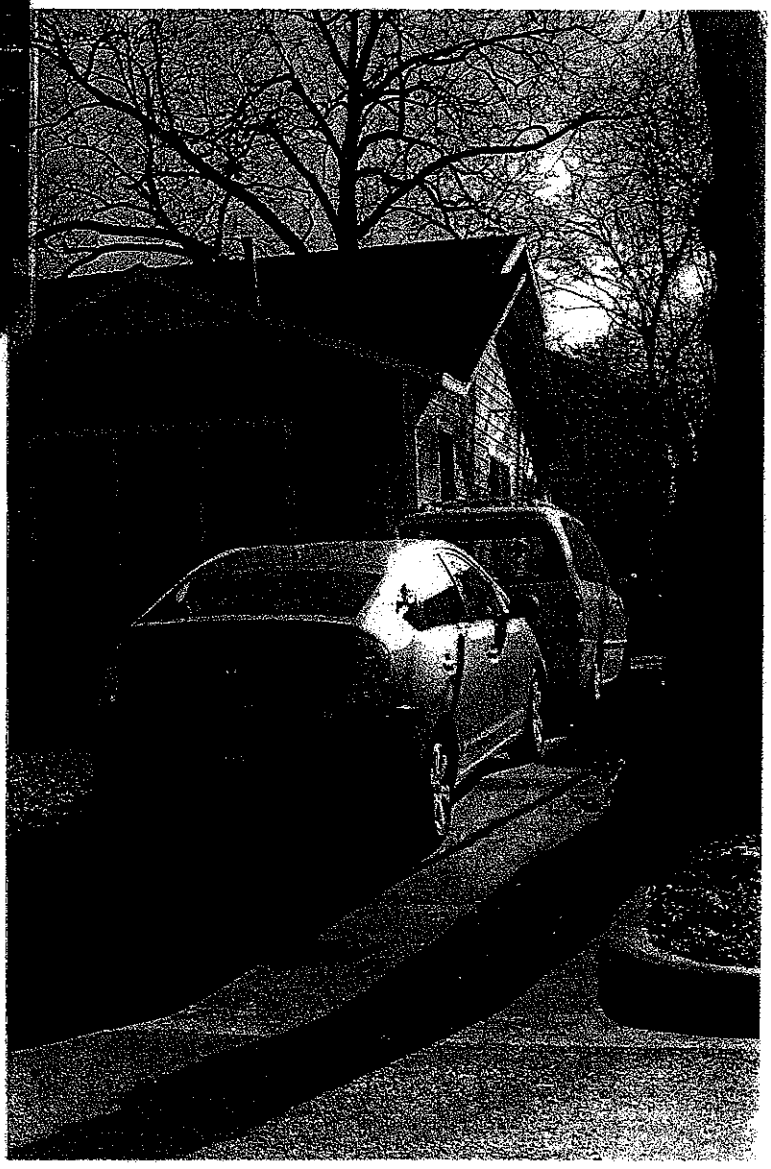
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214838	LAND	A1	F	0.174	0	0	7,563



(19) 4011 Ramsey

(20) 4003 Rosedale



TaxNetUSA: Travis County Property ID Number: **217626** Ref ID2 Number: **02210108060000**

Owner's Name **LLOYD JENNIFER A & JEFFREY D**

Mailing Address: 4011 RAMSEY AVE
AUSTIN, TX 78756-3508

Location: 4011 RAMSEY AVE 78756

Legal: N 14 FT OF LOT 6 *& S 45FT OF LOT 7 BLK 1
MCGUIRES SUBD NO 1

Property Details

Deed Date	06302008
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1850
Block	1
Tract or Lot	6; 7
Docket No.	2008111506TR
Abstract Code	S08738
Neighborhood Code	Z9650

Data up to date as of 2011-01-14

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	241,837.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	491,837.00
10% Cap Value	0.00
Total Value	491,837.00

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		491,837.00	491,837.00	491,837.00	491,837.00
01	AUSTIN ISD	1.227000	491,837.00	476,837.00	491,837.00	491,837.00
02	CITY OF AUSTIN	0.457100	491,837.00	491,837.00	491,837.00	491,837.00
03	TRAVIS COUNTY	0.465800	491,837.00	393,470.00	491,837.00	491,837.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	491,837.00	393,470.00	491,837.00	491,837.00
68	AUSTIN COMM COLL DIST	0.095100	491,837.00	486,837.00	491,837.00	491,837.00

Improvement Information

Improvement ID	State Category	Description
178594	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178594	207600	1ST	1st Floor	WW5-	1947	1,443
178594	844905	2ND	2nd Floor	WW5-	1947	652
178594	844906	571	STORAGE DET	WW3	1947	150
178594	844907	095	HVAC RESIDENTIAL	**	1947	2,095
178594	844908	251	BATHROOM	**	1947	1
178594	1731482	512	DECK UNCOVRED	*5-	1947	285
178594	2133424	011	PORCH OPEN 1ST F	*5-	1947	196
178594	2318789	522	FIREPLACE	*5-	1947	1

Total Living Area **2,095**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214858	LAND	A1	T	0.185	0	0	8,060

TaxNetUSA: Travis County Property ID Number: **217664** Ref ID2 Number: **02210111020000**

Owner's Name	**STEINHAUSER CHESTER C & SUSAN**
Mailing Address	SUSAN MUTO STEINHAUSER 4003 ROSEDALE AVE AUSTIN, TX 78756-3630
Location	4003 ROSEDALE AVE 78756
Legal	LOT 2 BLK 1 ROSEDALE A

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	170,221.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	410,475.00
10% Cap Value	9,746.00
Total Value	420,221.00

Property Details

Deed Date	10291997
Deed Volume	13054
Deed Page	02506
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1584
Block	1
Tract or Lot	2
Docket No.	
Abstract Code	S11662
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		410,475.00	410,475.00	420,221.00	420,221.00
01	AUSTIN ISD	1.227000	410,475.00	395,475.00	420,221.00	420,221.00
02	CITY OF AUSTIN	0.457100	410,475.00	410,475.00	420,221.00	420,221.00
03	TRAVIS COUNTY	0.465800	410,475.00	328,380.00	420,221.00	420,221.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	410,475.00	328,380.00	420,221.00	420,221.00
68	AUSTIN COMM COLL DIST	0.095100	410,475.00	405,475.00	420,221.00	420,221.00

Improvement Information

Improvement ID	State Category	Description
178632	A1	1 FAM DWELLING

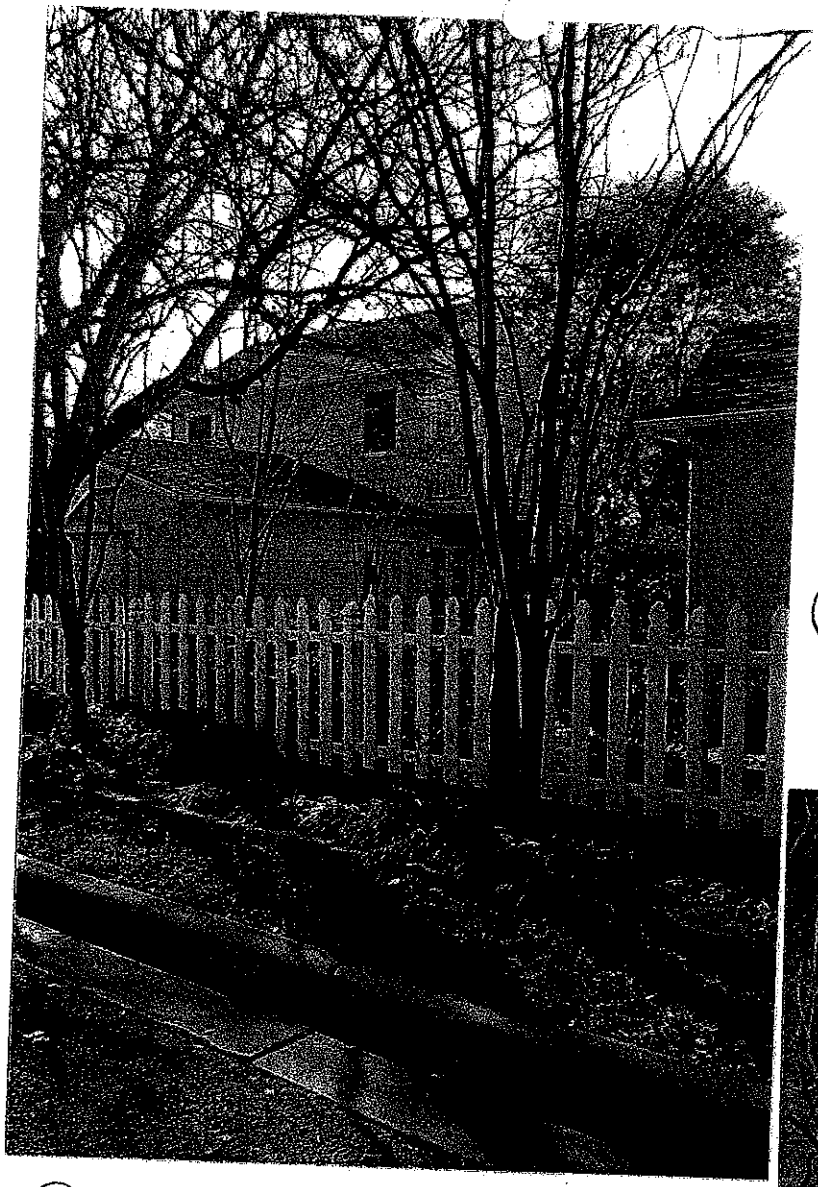
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178632	207642	1ST	1st Floor	WW4	1953	1,468
178632	845131	2ND	2nd Floor	WW4	1953	660
178632	845132	011	PORCH OPEN 1ST F	*4	1953	102
178632	845133	031	GARAGE DET 1ST F	WW4	1953	320
178632	845134	095	HVAC RESIDENTIAL	**	1953	2,128
178632	845135	251	BATHROOM	**	1953	1
178632	1957869	011	PORCH OPEN 1ST F	*4	1953	111
178632	1982911	320	OBS DRIVEWAY	LSC*	1953	1

Total Living Area **2,128**

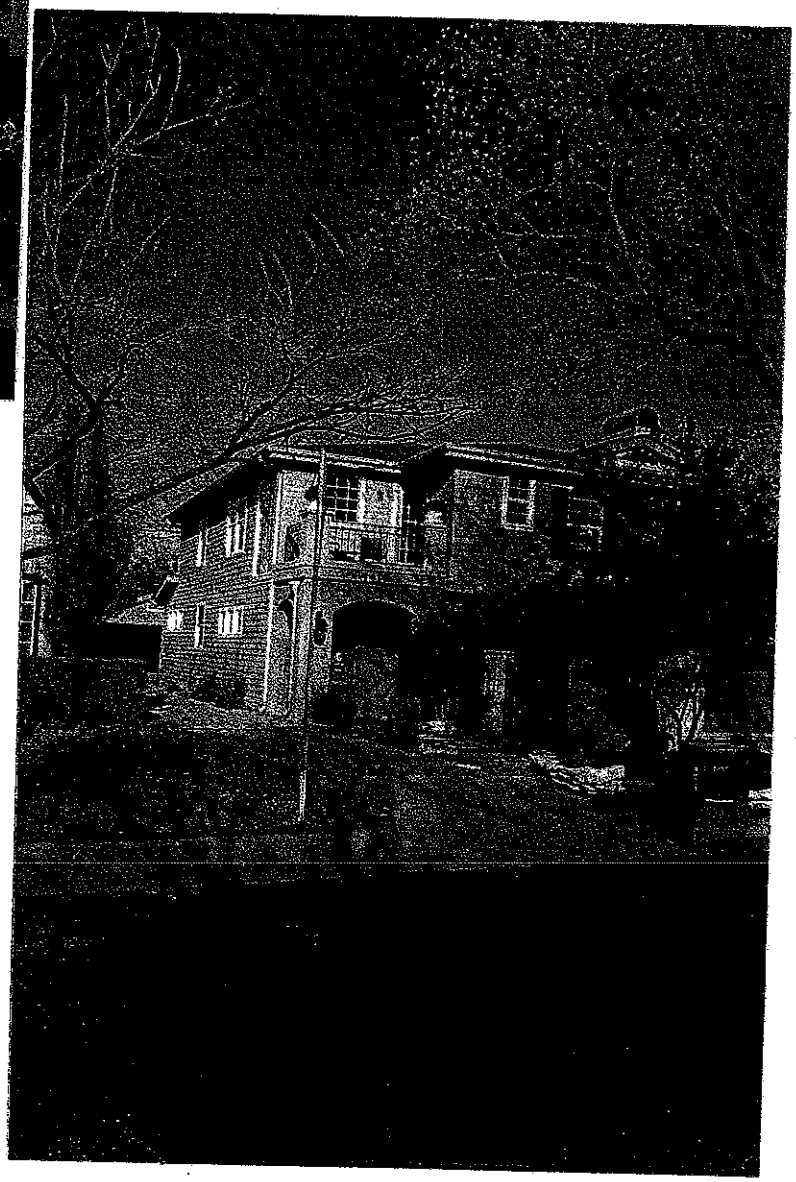
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214894	LAND	A1	T	0.158	0	0	6,902



(21) 4115 Rosedale A

(22) 4414 Rosedale B



TaxNetUSA: Travis County Property ID Number: **217684** Ref ID2 Number: **02210112070000**

Owner's Name **AHLGREN FRANK RICHARD III**

Mailing Address: STE 730-113
3800 N LAMAR BLVD
AUSTIN, TX 78756-4011

Location: 4115 ROSEDALE AVE 78756

Legal: LOT 8 BLK 2 ROSEDALE A

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	181,528.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	431,528.00
10% Cap Value	0.00
Total Value	431,528.00

Property Details

Deed Date	07191999
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1543
Block	2
Tract or Lot	8
Docket No.	1999077420TR
Abstract Code	S11662
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		431,528.00	431,528.00	431,528.00	431,528.00
01	AUSTIN ISD	1.227000	431,528.00	431,528.00	431,528.00	431,528.00
02	CITY OF AUSTIN	0.457100	431,528.00	431,528.00	431,528.00	431,528.00
03	TRAVIS COUNTY	0.465800	431,528.00	431,528.00	431,528.00	431,528.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	431,528.00	431,528.00	431,528.00	431,528.00
68	AUSTIN COMM COLL DIST	0.095100	431,528.00	431,528.00	431,528.00	431,528.00

Improvement Information

Improvement ID	State Category	Description
178653	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178653	207663	1ST	1st Floor	WW4+	1935	384
178653	207664	2ND	2nd Floor	WW4+	1935	384
178653	845244	011	PORCH OPEN 1ST F	*4+	1935	10
178653	845245	041	GARAGE ATT 1ST F	WW4+	1935	456
178653	845246	095	HVAC RESIDENTIAL	**	1935	2,277
178653	845247	251	BATHROOM	**	1935	2
178653	845248	522	FIREPLACE	*4+	1935	1
178653	845249	531	OBS FENCE	WAS*	1935	1

178653	845250	613	TERRACE COVERED	*4+	1935	40
178653	2133429	1ST	1st Floor	WW4+	1935	1,115
178653	2133430	1/2	Half Floor	WW4+	1935	394

Total Living Area **2,277**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214914	LAND	A1	F	0.154	0	0	6,721

TaxNetUSA: Travis County

Property ID Number: **221318** Ref ID2 Number: **02230212230000**

Owner's Name	**POWERS WILLIAM D**
Mailing Address	% RUBY L POWERS LIFE ESTATE 4414 ROSEDALE AVE AUSTIN, TX 78756-3224
Location	4414 ROSEDALE AVE 78756
Legal	LOT 8 BLK 8 ROSEDALE B

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	252,010.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	502,010.00
10% Cap Value	0.00
Total Value	502,010.00

Property Details

Deed Date	10262001
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1554
Block	8
Tract or Lot	8
Docket No.	2001182501TR
Abstract Code	S11663
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		502,010.00	502,010.00	502,010.00	502,010.00
01	AUSTIN ISD	1.227000	502,010.00	502,010.00	502,010.00	502,010.00
02	CITY OF AUSTIN	0.457100	502,010.00	502,010.00	502,010.00	502,010.00
03	TRAVIS COUNTY	0.465800	502,010.00	502,010.00	502,010.00	502,010.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	502,010.00	502,010.00	502,010.00	502,010.00
68	AUSTIN COMM COLL DIST	0.095100	502,010.00	502,010.00	502,010.00	502,010.00

Improvement Information

Improvement ID	State Category	Description
182117	A1	1 FAM DWELLING

Segment Information

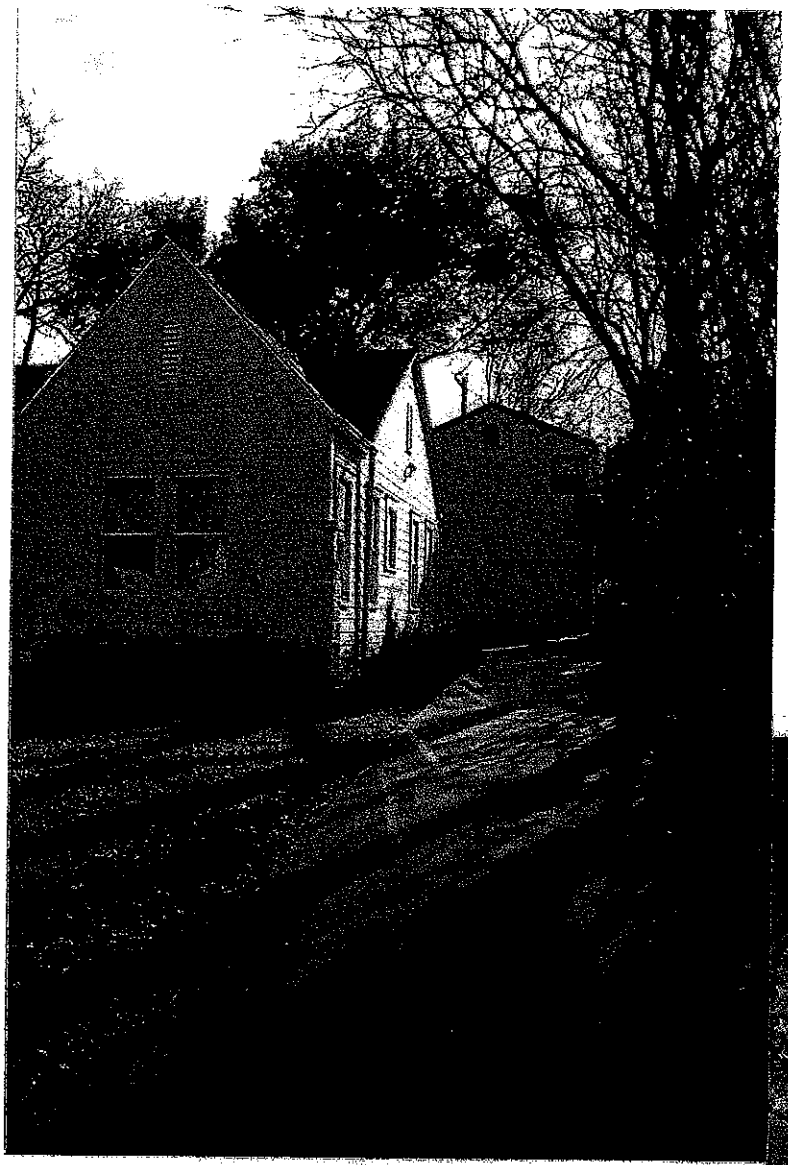
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182117	211723	1ST	1st Floor	WW4+	1964	1,770
182117	866762	2ND	2nd Floor	WW4+	1964	1,514
182117	866763	051	CARPORT DET 1ST	*4+	1964	400
182117	866764	095	HVAC RESIDENTIAL	**	1964	3,284
182117	866765	251	BATHROOM	**	1964	3
182117	1711330	011	PORCH OPEN 1ST F	*4+	1964	50
182117	1731621	320	OBS DRIVEWAY	SSC*	1964	1
182117	1731622	512	DECK UNCOVRED	*4+	1964	50

182117	1781847	522	FIREPLACE	*4+	1964	1
182117	2319024	531	OBS FENCE	WAA*	1964	1
182117	2319025	581	STORAGE ATT	WW4	1964	100

Total Living Area **3,284**

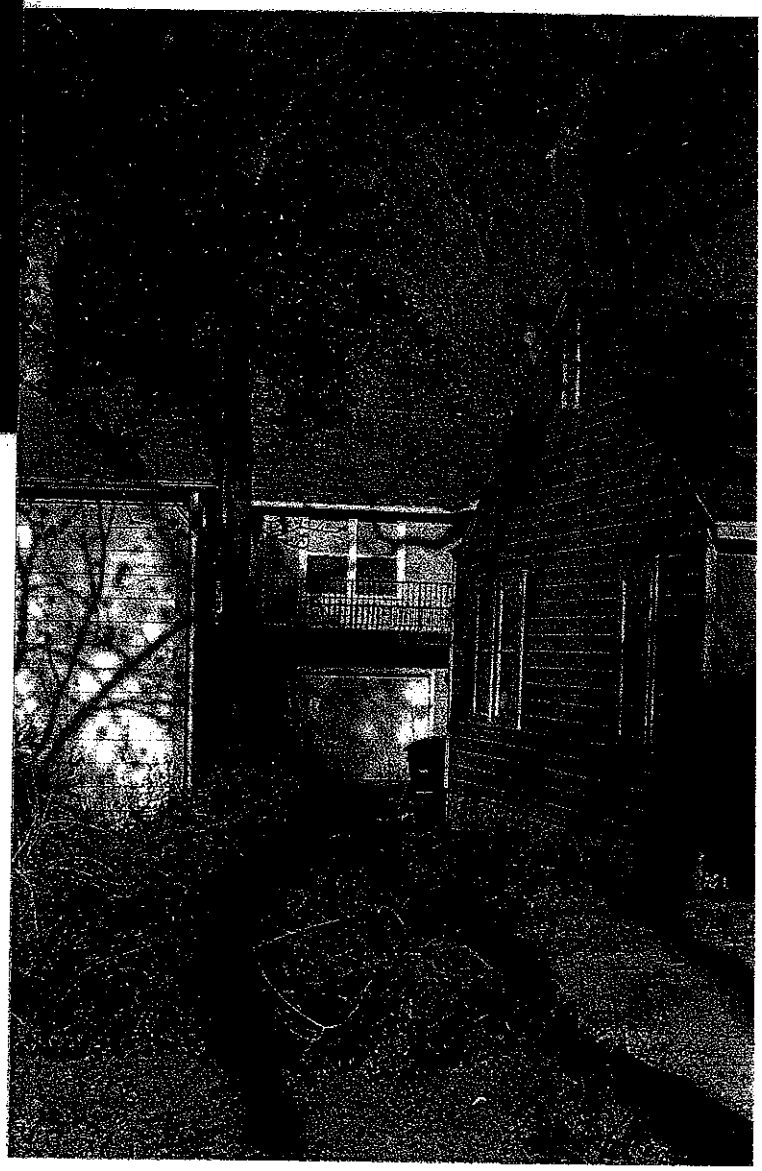
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218471	LAND	A1	F	0.155	0	0	6,770



⑨ 4405 Sinclair

⑩ 4414 Sinclair



TaxNetUSA: Travis County Property ID Number: **221248** Ref ID2 Number: **02230209020000**

Owner's Name	**BERKEL SUZANNE LORRAINE**
Mailing Address	4405 SINCLAIR AVE AUSTIN, TX 78756-3220
Location	4405 SINCLAIR AVE 78756
Legal	LOT 18 *& N 25FT OF LOT 19 BLK 13 ROSEDALE D

Value Information

	2010 Preliminary
Land Value	350,000.00
Improvement Value	228,129.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	578,129.00
10% Cap Value	0.00
Total Value	578,129.00

Property Details

Deed Date	09232005
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2266
Block	13
Tract or Lot	18; 19
Docket No.	2005191373TR
Abstract Code	S11665
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		578,129.00	578,129.00	578,129.00	578,129.00
01	AUSTIN ISD	1.227000	578,129.00	563,129.00	578,129.00	578,129.00
02	CITY OF AUSTIN	0.457100	578,129.00	578,129.00	578,129.00	578,129.00
03	TRAVIS COUNTY	0.465800	578,129.00	491,124.00	578,129.00	578,129.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	578,129.00	491,124.00	578,129.00	578,129.00
68	AUSTIN COMM COLL DIST	0.095100	578,129.00	573,129.00	578,129.00	578,129.00

Improvement Information

Improvement ID	State Category	Description
182044	A1	1 FAM DWELLING
551410	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182044	211634	1ST	1st Floor	WW4+	1935	2,172
182044	866325	011	PORCH OPEN 1ST F	*4+	1935	140
182044	866326	095	HVAC RESIDENTIAL	**	1935	2,172
182044	866327	251	BATHROOM	**	1935	2
182044	866328	522	FIREPLACE	*4+	1935	1
182044	866330	612	TERRACE UNCOVERD	*4+	1935	392
551410	3451006	2ND	2nd Floor	WS4	2004	630

551410	3451014	041	GARAGE ATT 1ST F	WS4	2004	630
551410	3451015	251	BATHROOM	WS4	2004	1
551410	3451016	095	HVAC RESIDENTIAL	WS4	2004	630
551410	3451023	413	STAIRWAY EXT	A*	2004	1
551410	4222301	512	DECK UNCOVRED	*4	2008	16

Total Living Area **2,802**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218403	LAND	A1	T	0.227	0	0	9,871

TaxNetUSA: Travis County Property ID Number: **221203** Ref ID2 Number: **02230206110000**

Owner's Name	**ROSENTHAL GAYLE & HASKELL**
Mailing Address	4705 HILWIN CIR AUSTIN, TX 78756-2806
Location	4414 SINCLAIR AVE 78756
Legal	LOT 8 BLK 14 ROSEDALE D

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	147,421.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	397,421.00
10% Cap Value	0.00
Total Value	397,421.00

Property Details

Deed Date	11272002
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1572
Block	14
Tract or Lot	8
Docket No.	2002240554TR
Abstract Code	S11665
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		397,421.00	397,421.00	397,421.00	397,421.00
01	AUSTIN ISD	1.227000	397,421.00	397,421.00	397,421.00	397,421.00
02	CITY OF AUSTIN	0.457100	397,421.00	397,421.00	397,421.00	397,421.00
03	TRAVIS COUNTY	0.465800	397,421.00	397,421.00	397,421.00	397,421.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	397,421.00	397,421.00	397,421.00	397,421.00
68	AUSTIN COMM COLL DIST	0.095100	397,421.00	397,421.00	397,421.00	397,421.00

Improvement Information

Improvement ID	State Category	Description
416057	A1	1 FAM DWELLING
636831	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
416057	211578	1ST	1st Floor	WA3+	1939	868
416057	866069	011	PORCH OPEN 1ST F	*3+	1939	102
416057	866070	095	HVAC RESIDENTIAL	**	1939	868
416057	866071	251	BATHROOM	**	1939	1
416057	2171751	522	FIREPLACE	*3+	1939	1
636831	2761754	2ND	2nd Floor	WW4	2003	792
636831	2787360	011	PORCH OPEN 1ST F	*4	2003	45

636831	2787361	031	GARAGE DET 1ST F	WW4	2003	792
636831	2787362	095	HVAC RESIDENTIAL	**	2003	792
636831	2787363	251	BATHROOM	**	2003	1
636831	2787364	413	STAIRWAY EXT	A*	2003	1
636831	2787365	512	DECK UNCOVRED	*4	2003	52
636831	2787366	512	DECK UNCOVRED	*4	2003	72

Total Living Area **1,660**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218364	LAND	A1	F	0.157	0	0	6,848

(1) 1603 W 40th



TaxNetUSA: Travis County

Property ID Number: **217577** Ref ID2 Number: **02210105050000**

Owner's Name	**GOSSARD GRADY C**
Mailing Address	1603 W 40TH ST AUSTIN, TX 78756-3810
Location	1603 W 40 ST 78756
Legal	LOT 5 BLK B SHOALCREST OAKS

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	142,468.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	392,468.00
10% Cap Value	0.00
Total Value	392,468.00

Property Details

Deed Date	04301996
Deed Volume	12677
Deed Page	01295
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2553
Land Acres	0.1732
Block	B
Tract or Lot	5
Docket No.	
Abstract Code	S12379
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		392,468.00	392,468.00	392,468.00	392,468.00
01	AUSTIN ISD	1.227000	392,468.00	377,468.00	392,468.00	392,468.00
02	CITY OF AUSTIN	0.457100	392,468.00	392,468.00	392,468.00	392,468.00
03	TRAVIS COUNTY	0.465800	392,468.00	313,974.00	392,468.00	392,468.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	392,468.00	313,974.00	392,468.00	392,468.00
68	AUSTIN COMM COLL DIST	0.095100	392,468.00	387,468.00	392,468.00	392,468.00

Improvement Information

Improvement ID	State Category	Description
178542	A1	1 FAM DWELLING

Segment Information

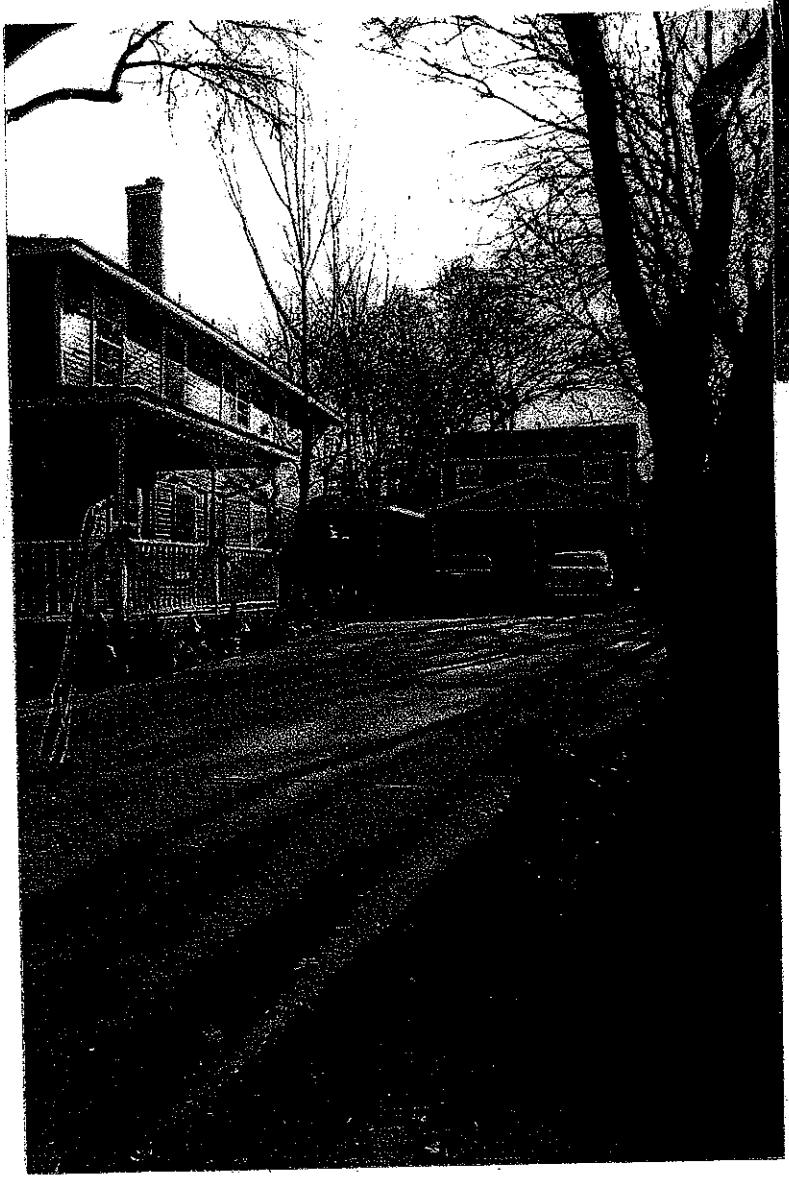
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178542	207542	1ST	1st Floor	WW4+	1947	1,614
178542	844584	2ND	2nd Floor	WW4+	1947	412
178542	844585	031	GARAGE DET 1ST F	WW4+	1947	360
178542	844586	095	HVAC RESIDENTIAL	**	1947	2,026
178542	844587	251	BATHROOM	**	1947	2
178542	844589	512	DECK UNCOVRED	*4+	1947	286
178542	1760055	011	PORCH OPEN 1ST F	*4+	1947	84

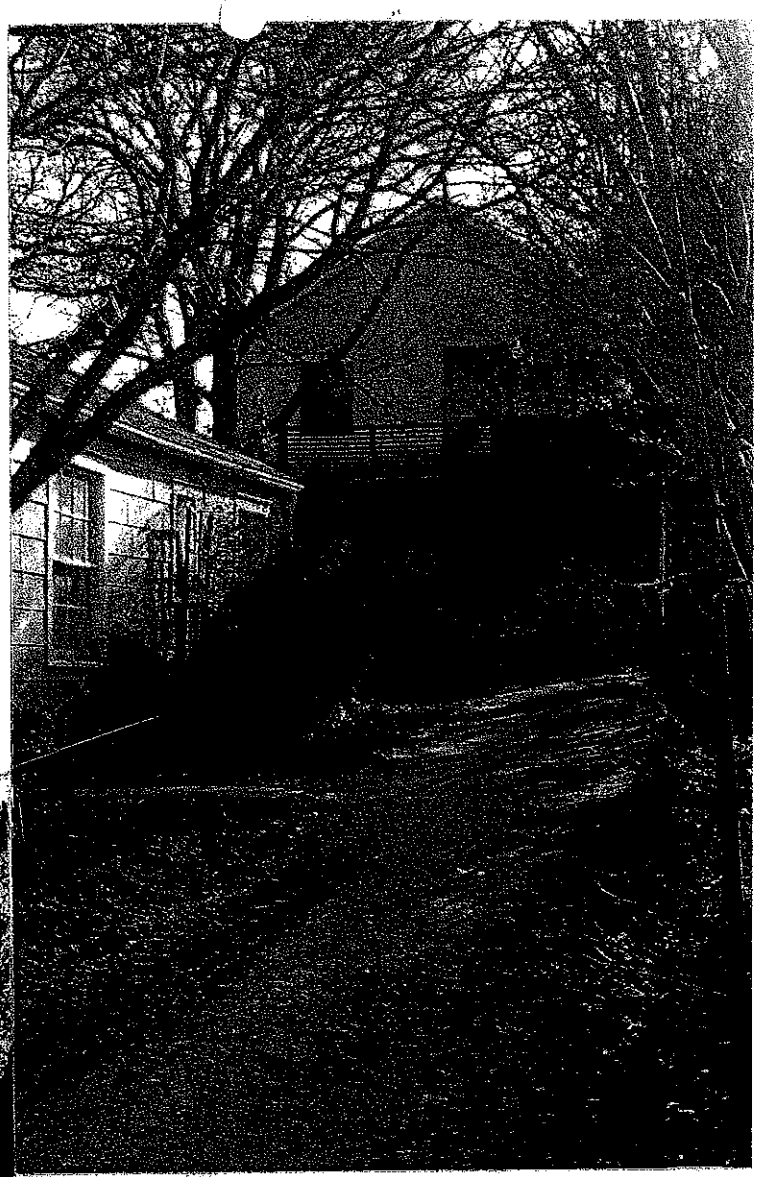
Total Living Area **2,026**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
214809	LAND	A1	T	0.173	0	0	7,544

#6
4411 Shoalwood





#5 4405 Shoalwood

TaxNetUSA: Travis County Property ID Number: **221198** Ref ID2 Number: **02230206050000**

Owner's Name	**TULLOS BILLY GREG &**
Mailing Address	SUSAN MORGAN TULLOS 4411 SHOALWOOD AVE AUSTIN, TX 78756-3216
Location	4411 SHOALWOOD AVE 78756
Legal	LOT 15 & N 25FT OF LOT 16 BLK 14 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	350,000.00
Improvement Value	189,427.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	539,427.00
10% Cap Value	0.00
Total Value	539,427.00

Property Details

Deed Date	07101992
Deed Volume	11726
Deed Page	01211
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2324
Block	14
Tract or Lot	15; 16
Docket No.	
Abstract Code	S11666
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		539,427.00	539,427.00	539,427.00	539,427.00
01	AUSTIN ISD	1.227000	539,427.00	524,427.00	539,427.00	539,427.00
02	CITY OF AUSTIN	0.457100	539,427.00	539,427.00	539,427.00	539,427.00
03	TRAVIS COUNTY	0.465800	539,427.00	448,803.00	539,427.00	539,427.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	539,427.00	448,803.00	539,427.00	539,427.00
68	AUSTIN COMM COLL DIST	0.095100	539,427.00	534,427.00	539,427.00	539,427.00

Improvement Information

Improvement ID	State Category	Description
638584	A1	1 FAM DWELLING
638585	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
638584	211572	1ST	1st Floor	WW4	1946	1,422
638584	211573	2ND	2nd Floor	WW4	1946	1,036
638584	866039	095	HVAC RESIDENTIAL	**	1946	2,458
638584	866040	251	BATHROOM	**	1946	2
638584	866041	522	FIREPLACE	*4	1946	1
638584	866042	531	OBS FENCE	CAA*	1946	1
638584	1731614	612	TERRACE UNCOVERD	*4	1946	36

638584	1731615	612	TERRACE UNCOVERD	*4	1946	303
638585	211574	2ND	2nd Floor	WA3-	1947	480
638585	866043	011	PORCH OPEN 1ST F	*3-	1947	27
638585	866044	031	GARAGE DET 1ST F	WA3-	1947	480
638585	866045	251	BATHROOM	**	1947	1
638585	866046	413	STAIRWAY EXT	F*	1947	1

Total Living Area **2,938**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
692718	LAND	A1	T	0.232	0	0	10,124

TaxNetUSA: Travis County Property ID Number: **221196** Ref ID2 Number: **02230206030000**

Owner's Name **REILLY WILLIAM K & SUSAN ROMO**

Mailing Address: 2227 OBSERVATORY AVE
LOS ANGELES, CA 90027-1333

Location: 4405 SHOALWOOD AVE 78756

Legal: LOT 18 BLK 14 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	130,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	380,000.00
10% Cap Value	0.00
Total Value	380,000.00

Property Details

Deed Date	07252005
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1547
Block	14
Tract or Lot	18
Docket No.	2005139229TR
Abstract Code	S11666
Neighborhood Code	Z9640

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		380,000.00	380,000.00	380,000.00	380,000.00
01	AUSTIN ISD	1.227000	380,000.00	380,000.00	380,000.00	380,000.00
02	CITY OF AUSTIN	0.457100	380,000.00	380,000.00	380,000.00	380,000.00
03	TRAVIS COUNTY	0.465800	380,000.00	380,000.00	380,000.00	380,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	380,000.00	380,000.00	380,000.00	380,000.00
68	AUSTIN COMM COLL DIST	0.095100	380,000.00	380,000.00	380,000.00	380,000.00

Improvement Information

Improvement ID	State Category	Description
181995	A1	1 FAM DWELLING
389825	A1	1 FAM DWELLING

Segment Information

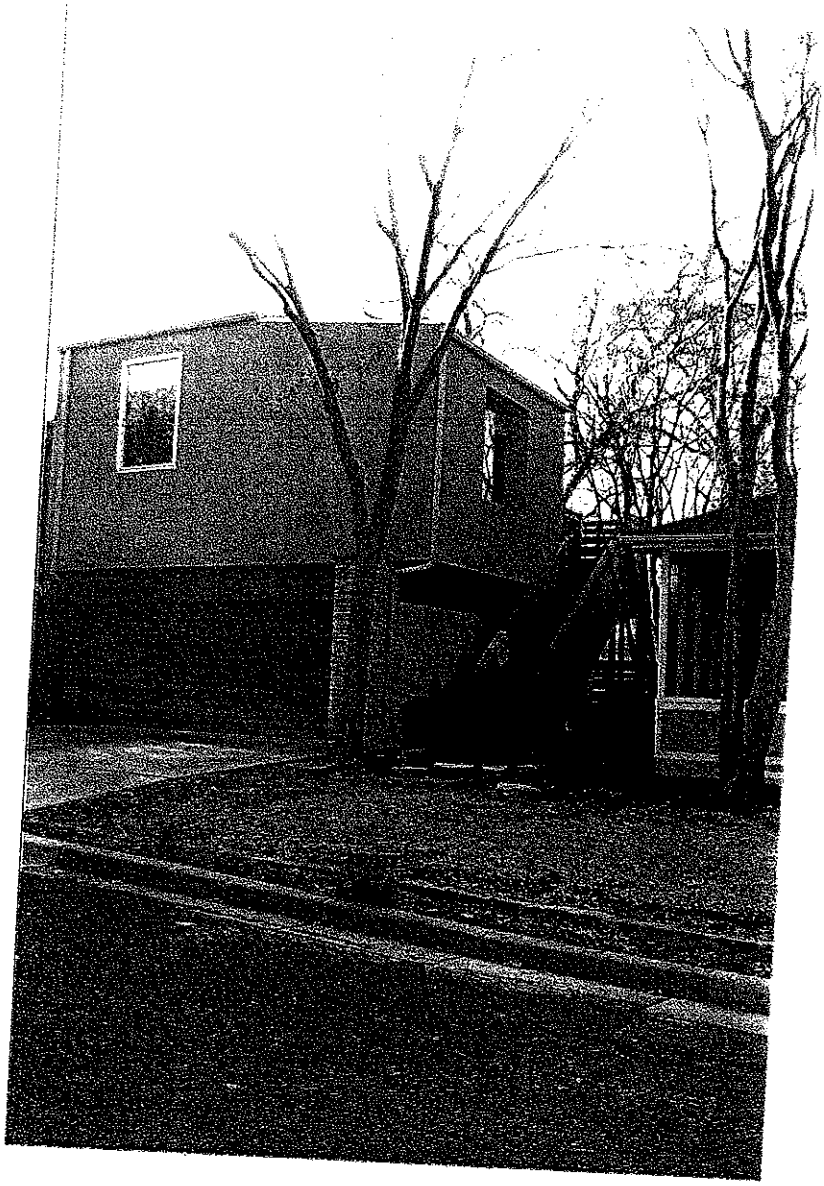
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181995	2293722	1ST	1st Floor	WW4-	1946	532
181995	2293723	2ND	2nd Floor	WW4-	1946	532
181995	2319008	251	BATHROOM	**	1946	2
389825	211569	1ST	1st Floor	WA3+	1946	952
389825	866028	011	PORCH OPEN 1ST F	*3+	1946	16
389825	866029	095	HVAC RESIDENTIAL	**	1946	952
389825	866030	251	BATHROOM	**	1946	1

389825	866031	531	OBS FENCE	CAA*	1946	1

Total Living Area **2,016**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218357	LAND	A1	T	0.155	0	0	6,740



(8)

1703

w 44th

TaxNetUSA: Travis County

Property ID Number: **221187** Ref ID2 Number: **02230205080000**

Owner's Name	**DEBLANC LOUIE**
Mailing Address	1703 W 44TH ST AUSTIN, TX 78756-3204
Location	1703 W 44 ST 78756
Legal	LOT 9 BLK 15 ROSEDALE E

Value Information

	2010 Preliminary
Land Value	250,000.00
Improvement Value	315,654.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	565,654.00
10% Cap Value	0.00
Total Value	565,654.00

Property Details

Deed Date	05062008
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1545
Block	15
Tract or Lot	9
Docket No.	2008081335TR
Abstract Code	S11666
Neighborhood Code	Z9650

Data up to date as of 2011-01-14

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		565,654.00	565,654.00	565,654.00	565,654.00
01	AUSTIN ISD	1.227000	565,654.00	550,654.00	565,654.00	565,654.00
02	CITY OF AUSTIN	0.457100	565,654.00	565,654.00	565,654.00	565,654.00
03	TRAVIS COUNTY	0.465800	565,654.00	492,356.00	565,654.00	565,654.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	565,654.00	492,356.00	565,654.00	565,654.00
68	AUSTIN COMM COLL DIST	0.095100	565,654.00	560,654.00	565,654.00	565,654.00

Improvement Information

Improvement ID	State Category	Description
181986	A1	1 FAM DWELLING
676899	A1	GARAGE APARTMENT

Segment Information

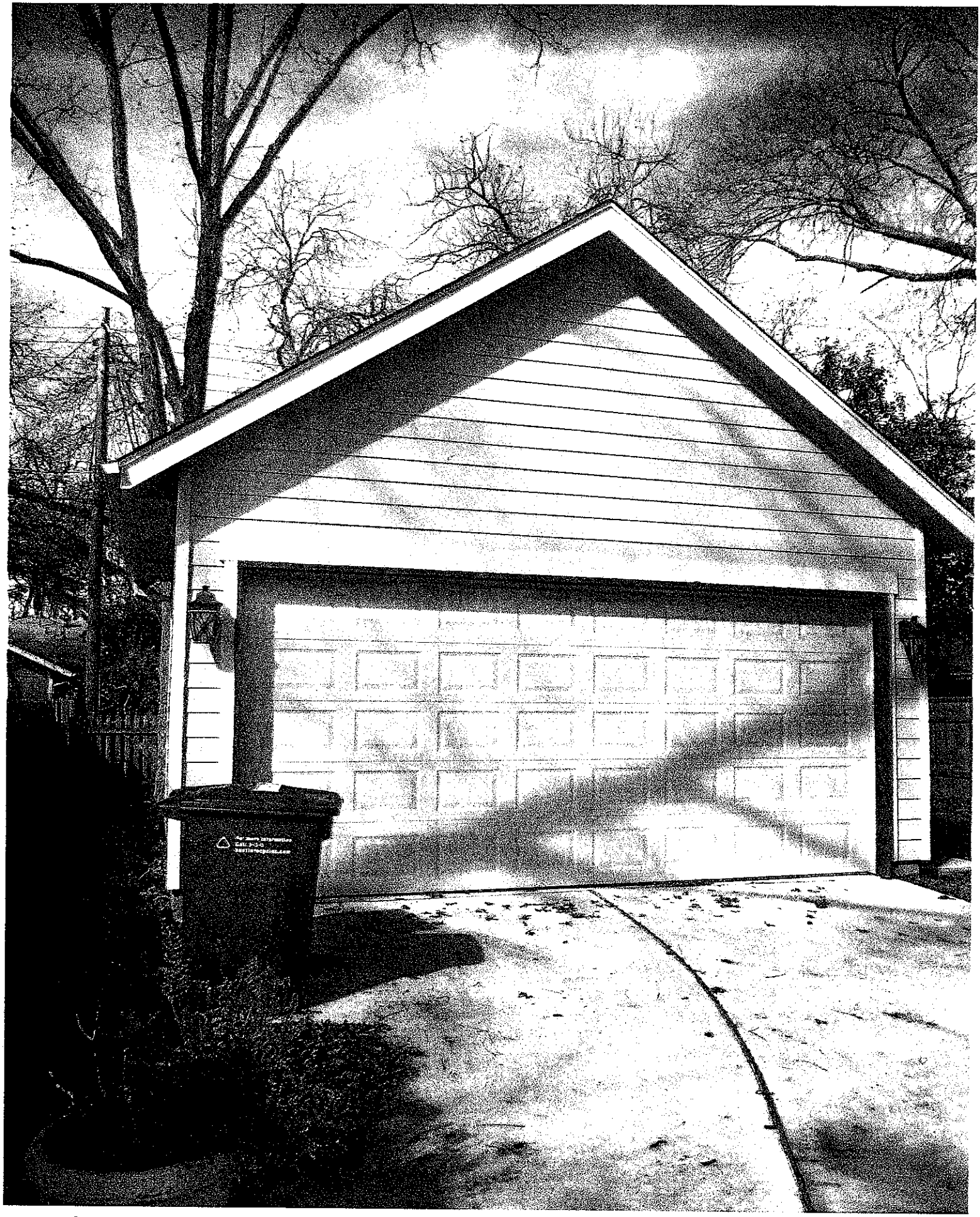
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
181986	211559	1ST	1st Floor	WA5-	1939	1,260
181986	865969	011	PORCH OPEN 1ST F	*5-	1939	15
181986	865971	011	PORCH OPEN 1ST F	*5-	1939	24
181986	865973	251	BATHROOM	**	1939	1
181986	4130989	512	DECK UNCOVRED	*5-	2006	183
181986	4130990	612	TERRACE UNCOVERD	*5-	2006	130
181986	4130991	512	DECK UNCOVRED	*5-	2006	260

676899	4130995	2ND	2nd Floor	WP5	2006	628
676899	4131029	041	GARAGE ATT 1ST F	WP5	2006	694
676899	4131030	251	BATHROOM	**	2006	1
676899	4131032	512	DECK UNCOVRED	*5	2006	124
676899	4131033	095	HVAC RESIDENTIAL	*5+	2006	628
676899	4131034	591	MASONRY TRIM SF	A*	2006	144
676899	4131035	413	STAIRWAY EXT	A*	2006	1

Total Living Area **1,888**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218348	LAND	A1	T	0.155	0	0	6,728



Garage 4212 Ramsey

Rear view (main) Behind Chalmers Bunk

Rear view Behind Ramsey

4212 Ramsey Garage

Rear view 4212 Ramsey

IN FAVOR

4212 RAMSEY

2010-104094RA

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

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

MUNA MITCHELL
Your Name *(please print)*

4210 RAMSEY AVE
Your address(es) affected by this application

Signature

01/02/2011
Date

Comments: My husband and I have reviewed the plans for this case and do not have any objections. Our home is immediately to the south of the case property.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

Luisa Mauro
Your Name *(please print)*

4214 Ramsey Avenue
Your address(es) affected by this application

Luisa Mauro — 1-2-11
Signature — Date

Comments:
I have reviewed the plans and support the additional sq ft. The guest house is in character of the neighborhood + is tucked behind the main house; therefore, it won't be noticed from the street. Feel free to call me w/ any questions 633.8220

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

MUNA MITCHELL
Your Name *(please print)*

4210 RAMSEY AVE
Your address(es) affected by this application

Signature

01/02/2011
Date

Comments: My husband and I have reviewed the plans for this case and do not have any objections. Our home is immediately to the south of the case property.

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☑ I am in favor
☐ I object

ALAN PETERS
Your Name *(please print)*

4114 ROSEDALE AVE & 1503 W. 42ND ST.
Your address(es) affected by this application

Signature — 1-4-11 Date

Comments: I AM IN FULL SUPPORT OF THIS PROJECT. THE RESULT WILL BE ONE LESS CAR COMMUTING TO WORK, ONE MORE SET OF EYES TO WATCH OUR NEIGHBORHOOD DURING THE DAY (THERE WAS A RECENT BREAK IN DURING THE DAY ON OUR STREET), AND A MOM THAT CAN BE CLOSER TO HER FAMILY. I FAIL TO SEE HOW ANYONE NEARBY IS NEGATIVELY IMPACTED. IT DOESN'T COVER ANY MORE GROUND OR BLOCK ANYONE'S VIEW OF ANYTHING AS FAR AS I CAN TELL. THE MAIN HOUSE IS MUCH NICER THAN MOST OTHERS NEARBY (VIEWED FROM THE STREET), AND I'M SURE THE ADDITION (WHAT WE CAN EVEN SEE OF IT) WILL BE HIGH QUALITY CONSTRUCTION AS WELL.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

JOSHUA TREVIÑO
Your Name *(please print)*

4115 ROSEDALE AVE., UNIT A, AUSTIN. TX 78756
Your address(es) affected by this application

Signature — 2 JAN 2011 — Date

Comments: We strongly support the proposed minor addition to 4212 Ramsey Ave. It has the support of the immediate neighbors, and it will not negatively affect the neighborhood at all. The net effect of this addition will be to —
(1) Increase the local property-tax base.
(2) Deepen the residents' involvement in the community.
We respectfully request the Commission's approval of this small and necessary addition.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

Gayle Rosenthal
Your Name *(please print)*

4414 Sinclair Ave
Your address(es) affected by this application

Gayle Rosenthal — 12-4-10
Signature — Date

Comments: The project looks fine. The RNA does not represent my viewpoint. RNA should be required to articulate reasons for denial/recommendation.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☑ **I am in favor**
☐ **I object**

GEORGE T. ELLIMAN
Your Name *(please print)*

4411 Shoal Creek Blvd., Austin, 78756
Your address(es) affected by this application

Signature — 1/2/10 Date

Comments: I fully support the plans proposed by the Hoards for changes to their property at 4212 Ramsey.

Please approve the Variance they have requested.

Thank you.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Gmail by Google

Support

Leslie Hoard <leslie.hoard@gmail.com>

Office

Patrick Basinski <pebasinski@me.com> **Sat, Jan 1, 2011 at 11:38 AM**
To: "Leslie.Hoard@gmail.com" <Leslie.Hoard@gmail.com>

Leslie

I doubt I live closely enough to help but wanted to say that I support your addition.
I have 3small kids and would love a garage office as well. I think that your home was thoughtfully designed and think a living space for nanny/au pair or just work is reasonable if designed properly.I guess that there is no way the subjectively enforce the ordinance ....though since your neighbors agree and your house is finished and doesn't loom over others it seems like an exception could be made.

It doesn't seem fair that others who have ignored the ordinances completely and built monstrosities seem to get away w it. I can think of 2or 3 in our hood.

If it doesn't work out and you want to head for steiner ranch maybe well buy it. We think it is lovely and were bursting at the seams w 3 very loud kids in our tiny home. No business calls are ever made here without sesame street on and one cannot do that for 8hrs.

Good luck
Andrea basinski
4008 Ramsey

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

Stewart White
Your Name *(please print)*

4215 Ramsey Ave (owner)
Your address(es) affected by this application

Stewart White — 1/3/11
Signature — Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☐ **I object**

Stewart White
Your Name *(please print)*

1507 W. 43rd St. (Owner)
Your address(es) affected by this application

Stewart White 1/3/11
Signature Date

Comments: This addition will not be an imposition on the neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Alexa & William Corbett
Your Name *(please print)*

4208 Sinclair Avenue
Your address(es) affected by this application

Alexa Corbett — 12-23-10
Signature — Date

Comments: Case # 10-104084RA
Residential Design & Compatibility Comm.
Hearing Date: Jan. 5, 2011

Please see attached sheet

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011

Since its conception in the late 1930's Rosedale has been a collection of smaller homes and cottages in close proximity to downtown Austin. Over the years the neighborhood has matured and developed a wonderful sense of Community that is rare in modern "suburbs." Increasingly across Austin older homes are being renovated or outright demolished to make way for larger homes to suit the modern family. Having recently completed a renovation, I understand the need for space with a growing family. Unfortunately, there are many people who would take this need for space to the extreme, expanding upward and outward to achieve maximal square footage, rather than focusing on maximal quality of what is already present. There are numerous examples of such "McMansions" all over Austin, including some in Rosedale itself. These homes disrupt the intimate feel of the neighborhood and serve as a reminder of the increasing shift in values of communities across the country away from quality and toward quantity. It was for this reason that the "McMansion" rules have been created. Granting one resident an exception for ~400 square feet opens the door for others to follow suit down the slippery slope.

I understand that a family might want to expand into a 3,000 + square foot house. There are many excellent neighborhoods all around Austin and the surrounding suburbs where homes of this size are plentiful and this could easily be accomplished. It is my hope that Rosedale remembers its roots and preserves the intimate sense of Community that is too quickly leaving modern cities and suburbs.

William L. Corbett
4208 Sinclair Avenue
12/26/10

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Karen Stehling
Your Name *(please print)*

4300 Shadowood
Your address(es) affected by this application

Karen Stehling — 12/28/10
Signature — Date

Comments: The exception should be denied. The house built in 2008, is already the maximum size allowable for the lot. It is larger than any other home in the vicinity. See below.* The request, made so soon after construction implies the owner never intended to abide by the standards that provide the very reason for the Residential Design and Compatibility Code's existence, i.e., "to protect the character of Austin's older neighborhoods by ensuring that new construction & additions are compatible in scale & size with existing neighborhoods." The granting of the exception violates the intent in the instant case

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

* Addres

4214 Ramsey	1724 sq ft.
4210 "	1760 sq. ft
4208 "	2287 sq. ft.
4213 "	1536 sq. ft
4211 "	1220 sq ft
4211 Sinclair	1384 sq. ft
4213 "	1504 sq. ft
4210 "	896 sq ft.

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

BOGDAN PERZYNSKI
Your Name *(please print)*

4305 SHOALWOOD AVE, AUSTIN, TX 78756
Your address(es) affected by this application

Signature

DEC. 29, 2010
Date

Comments: I already live right next to a monstrous size mansion. It is ugly, against any sense and respect for privacy, inappropriate for the area where we live. It is by all means visually offensive. Children almost always want yards and trees and human in scale places to live. I don't want pay more for others' and the City's overbuilding decissions (inc.: taxes)

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Sonya Anna Ingwersen
Your Name *(please print)*

4202 Ramsey Ave., Austin 78756
Your address(es) affected by this application

Dr. Sonya A. Ingwersen 1/2
Signature Date

Comments: Such variances have been almost routinely granted here in Rosedale, and always to the detriment of the quality of life in the neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

SCOTT + KAREN FARNSWORTH
Your Name *(please print)*

4203 RAMSEY AVE, AUSTIN TX 78756
Your address(es) ~~affected by~~ this application

Signature — 12/29/10 Date

Comments: Karen Farnsworth 12/29/10

SEE ATTACHED

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

My wife and I object to granting any type of variance or modification the to FAR allowance. This neighborhood, and this block in particular, have a number of very large houses that were built prior to the enactment of the McMansion ordinance. When the ordinance passed we breathed a collective sigh of relief. Please do not now say "well that ordinance applies unless someone asks that it not apply". There are no reasonable hardships in this case. At 4201 when the 1,800 sq ft garage (900+900) was proposed, there were objections, including a court case that the city participated in, on the side of the homeowner. The then owner, under oath, in response to a question from their lawyer, said they had no intention then or ever to add a kitchen to the space above the garage. A very few years later, when trying to sell the property, an "article" on the front page of the Statesman homes section featured the home and bragged about the space and kitchen on the second floor of the garage. The pictures of the place on the web pictured the kitchen. And yet when the city compliance team investigated they found no oven in place at the time of their visit and thus had to say there was no 'kitchen'. The city obviously cannot regulate 'additional residences' moving into the neighborhood. But they can, and should, enforce the ordinances in effect, and especially those just recently put in place (which very much reflect the current wishes of the citizens of Austin).

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

DIANE KRAMER
Your Name *(please print)*

4204 SINCLAIR AVE AUSTIN 78756
Your address(es) affected by this application

Diane Kramer 12-30-10
Signature Date

Comments:

There are no extenuating circumstances here that warrant a variance to what's a perfectly good ordinance.

Please deny this request.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Ann McGinley
Your Name *(please print)*

4113 Ramsey Ave
Your address(es) affected by this application

Ann McGinley — 1-3-11
Signature — Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

DR B J LEE
Your Name *(please print)*

4113 Ramsey Ave
Your address(es) affected by this application

B. J. Lee
Signature

Date

Comments:

If you use this form to comment, it may be returned to:
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Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Frances Gale
Your Name *(please print)*

4213 Shoalwood Ave
Your address(es) affected by this application

Frances Gale — 1/2/11
Signature — Date

Comments: I support the Rosedale Neighborhood Association position.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

-----Original Message-----
From: Terry O'Halloran [mailto:t.ohalloran@mail.utexas.edu]
Sent: Wednesday, January 05, 2011 12:10 PM
To: Benavidez, Sylvia
Subject: Case Number for variance in Rosedale

Dear Sylvia,

I understand that you are the contact for a public hearing today (1/5/2011) that will be heard by the Residential Design and Compatibility Commission today.

Since I live in the neighborhood that will be affected, I received in the mail a form for my comments and I hope that this email can serve in its place.

I object to the requested variance.

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez
Public Hearing: January 5, 2011

My Name: Terry O'Halloran
My address: 4308 Ramsey Ave

Comments: The applicant requests a variance to make a large house even larger. This requires a variance from the "McMansion" rules. I think that the rules should apply in this case as the variance has the potential to block sunlight in neighboring lots, and will only add to the growing number of large houses on small lots that change the character of our neighborhood of smaller cottages.

Thank you,

Terry O'Halloran
4308 Ramsey Ave
Austin, TX 78756

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

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

JACK A Pritchard
Your Name *(please print)*

413 SINCLAIR
Your address(es) affected by this application

Jack A Pritchard 12/31/10
Signature Date

Comments: I believe the "McMansion" limit of 2700 Sq FT is appropriate for this Neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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

Case Number: 10-104084RA
Address: 4212 Ramsey Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

Victoria C. Hill
Your Name *(please print)*

4213 Sinclair Ave.
Your address(es) affected by this application

Signature

12.30.10
Date

Comments: Since There are no extraordinary circumstances with the lot, There is no reason That these people should'nt have to follow the same rules as everyone else. This is precisely what the ordinance is supposed to prevent- a structure exceeding the allowable square footage for the lot that does not reflect the character of the neighborhood.
Also, The scale of the second story addition they're proposing to The garage (which they claim won't be a rental unit, but several other neighbors have apparently lied about similar intents) overlooks my backyard and would negatively affect my property.

Please enforce the existing rules.

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(Typed copy enclosed)

Case Number: 10-104084RA
Address: 4212 Ramsey Ave
Contact: Sylvia Benavidez, 974-2522
Public Hearing: January 5, 2011
Residential Design and Compatibility Commission

I OBJECT TO THIS REQUEST

Victoria C. Hill
(Your Name)

4213 Sinclair Ave
(Your address affected by this application)

_____ 12.30.10
(Signature) (Date)

Comments:
Since there are no extraordinary circumstances with the lot, there is no reason that these people shouldn't have to follow the same rules as everyone else. This is precisely what the ordinance is supposed to prevent—a structure exceeding the allowable square footage for the lot, and one that does not reflect the character of the neighborhood.

Also, the scale of the second story addition they're proposing for the garage (which they claim won't be a rental unit, but several other neighbors have apparently lied about similar intentions) overlooks my back yard and would negatively affect my property.

Please enforce the existing rules.