

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2010-110001 RM
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3002 Kerbey Lane

LEGAL DESCRIPTION: Subdivision - Brykerwoods B

Lot(s) 116 Block 6 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Blake Rue on behalf of myself/ourselves as authorized agent for
Myself affirm that on Jan. 5, 2011

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:

- ☒ 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).

I have applied for a remodel permit to convert a portion of
my existing ^{attached} garage into a bedroom and bath for my new baby
expected in June, 2011. No change in footprint or covered space will
take place. From the allowable 2623 sq. ft. to 2795 sq. ft.

in a SF-3-NP 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.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

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:

See attached

REQUEST:

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

See attached

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:

see attached

REASONABLE USE

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

The home was built in 2002 prior to the RDCS Ordinance. The General Modification Waiver sought requests no change in the current footprint nor covered space of my home. Cars are currently unable to access the garage without driving across grass sod in the courtyard. The garage is currently used for storage. The intent of the RDCS Ordinance was to regulate the aesthetics and compatibility of neighborhoods. There was no intent to unreasonable burden a homeowner by restricting the reasonable use of existing covered space inside a private residence.

REQUEST

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

The home was constructed in 2002 prior to the RDCS Ordinance. The request would change neither the footprint nor the covered space of my home. The garage is positioned in a manner that it cannot be accessed by a car without driving across grass sod in the courtyard. Since purchasing the home in June 2009, neither my wife nor I have once parked a car in the garage.

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:

The modification will not alter the covered space or footprint of my home. Therefore, it will have no affect on adjacent properties and will not impair the purpose of the regulations of the zoning district.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

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 3002 Kerbey Lane
City, State Austin, Tx Zip 78703
Phone 512-294-4017 Printed Name Blake Rue
Signature [Signature] Date 1-5-11

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 3002 Kerbey Lane
City, State Austin, Tx Zip 78703
Phone 512-294-4017 Printed Name Blake Rue
Signature [Signature] Date 1-5-11

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK

Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how 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 zoning regulations of the zoning district in which the property is located.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

 Br Number 10-110001RM
 Building Permit No. _____
 Plat No. _____ Date 12-27-10
 Reviewer K. Batchu

PRIMARY PROJECT DATA

Service Address 3002 Kerbey Lane Tax Parcel No. 118082
 Legal Description
 Lot 16 Block 6 Subdivision Brykerwoods B Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. NA
(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
☒ Remodel (specify) convert garage to bedroom
☐ Addition (specify) _____
☐ Other (specify) _____
☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
 Zoning (e.g. SF-1, SF-2...) SF-3-NP
 - Height of Principal building 28 ft. # of floors 2 Height of Other structure(s) Windsor Park ft. # of floors 2
 - 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 \$ 18,000
 Electrical \$ 700
 Mechanical \$ 500
 Plumbing \$ 2,500
 Driveway/
 Sidewalk \$ -
 TOTAL \$ 13,700
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

 Lot Size 6,558 (TCAD) sq.ft.
 Job Valuation - Principal Building \$ _____
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
 \$ _____
 (Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

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

OWNER / BUILDER INFORMATION

OWNER	Name <u>Blake Rue</u>	Telephone (h) <u>512-294-4017</u> (w) _____
BUILDER	Company Name <u>NA</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor <u>NA</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____	Telephone _____ City _____ ST _____ ZIP _____

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

☐ telephone ☒ e-mail: Blake@rueinvestments.com
You may check the status of this application at www.ci.austin.tx.us/development/pieriv.html

CITY OF AUSTIN
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. 1 st floor conditioned area	1820 3051	sq. ft.		sq. ft.
b. 2 nd floor conditioned area	450	sq. ft.		sq. ft.
c. 3 rd floor conditioned area	-	sq. ft.		sq. ft.
d. Basement	-	sq. ft.		sq. ft.
e. Garage / Carport		sq. ft.		sq. ft.
☒ attached	525	sq. ft.		sq. ft.
☐ detached		sq. ft.		sq. ft.
f. Wood decks [must be counted at 100%]		sq. ft.		sq. ft.
g. Breezeways		sq. ft.		sq. ft.
h. Covered patios	180	sq. ft.		sq. ft.
i. Covered porches	12	sq. ft.		sq. ft.
j. Balconies		sq. ft.		sq. ft.
k. Swimming pool(s) [pool surface area(s)]		sq. ft.		sq. ft.
l. Other building or covered area(s)		sq. ft.		sq. ft.
Specify:				

TOTAL BUILDING AREA (add a. through l.) 2537 sq. ft. _____ sq. ft.

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

40 - 2,622.8

2537 NA sq. ft.
38.69 NA % 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)	<u>2537</u>	sq. ft.
b. Driveway area on private property	<u>250</u>	sq. ft.
c. Sidewalk / walkways on private property		sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks [may be counted at 50%]	<u>145</u>	sq. ft.
f. Air conditioner pads	<u>18</u>	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify) <u>uncovered deck (2nd floor)</u>	<u>25</u>	sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

45 - 2,950

2950 sq. ft.
44.38 % of lot

**CITY OF AUSTIN
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 3002 Kerbey Ln

Applicant's Signature [Signature]

Date 12-27-10

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

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1820</u> sq.ft.	<u>301</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>450</u> sq.ft.	sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	<u>450</u> sq.ft.	sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 rd 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) $525 - 301 = 224$	<u>224</u> sq.ft.	sq.ft.
l. ☐ detached (subtract 450 square feet if more than 10 feet from principal structure)	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	<u>2494</u> sq.ft.	<u>301</u> sq.ft.

<u>Map allowed 2623</u>	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>2,795</u> sq. ft.
	GROSS AREA OF LOT	<u>6,588</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>42.62</u> sq. ft.

72.2 over-allowable F.A.R.

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.

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

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.

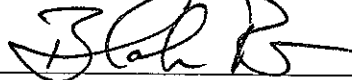
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

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 than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

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  DATE 11-10-10

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

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

Service Address _____

Applicant's Signature _____ Date _____



GeoProfile Search Results

Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1		CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN		
2	C14-2010-0051	WINDSOR ROAD NP	NP	

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1938-1520

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-NP	6086839

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	51504
3	1037	Homeless Neighborhood Organization	51610
4	788	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	1228	Sierra Club, Austin Regional Group	51750
7	156	Bryker Woods Neighborhood Assn.	51804
8	384	Save Barton Creek Assn.	51809
9	1075	League of Bicycling Voters	51886
10	1224	Austin Monorail Project	51887
11	1236	The Real Estate Council of Austin, Inc.	52018
12	1200	Super Duper Neighborhood Objectors and Appeals Organization	52041
13	88	West Austin Neighborhood Group	52075
14	1301	Central West Austin Neighborhood Plan Area (CWANPA)	52086

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	NRHD	OLD WEST AUSTIN	10377
2	RESIDENTIAL DESIGN STANDARDS	NONE	10391
3	NEIGHBORHOOD PLANNING AREAS	WINDSOR ROAD	10528

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	418424.145291706	330415110.005984	2336

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

Notes

1) This lot is subject to restrictive covenants as set forth in Volume 607, Page 298 of the Deed Records of Travis County, Texas

2) Orientation for this survey is based on a bearing of S23°25'W between points A and B labeled hereon

SCALE: 1"=20'

L466ND

⊙ 1/2" Iron Rod Found

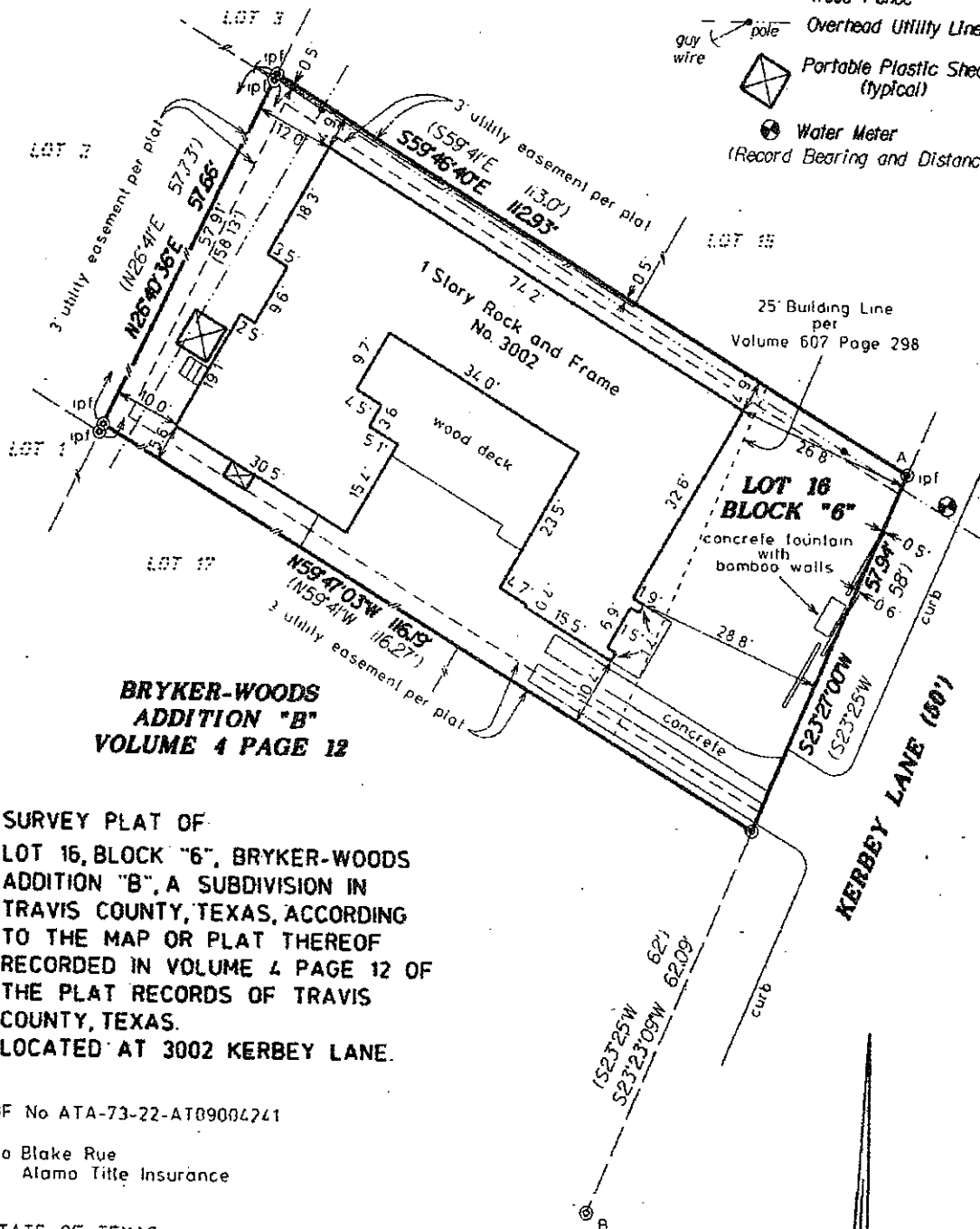
⊙ 1/2" Iron Pipe Found

— Wood Fence

— Overhead Utility Line

◇ Portable Plastic Shed (typical)

⊙ Water Meter (Record Bearing and Distance)



STATE OF TEXAS
COUNTY OF TRAVIS

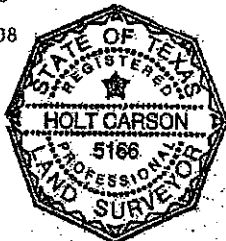
The undersigned does hereby certify that a survey was this day made on the ground of the properly legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No 480624 0445 H, dated September 26, 2008. THIS the 5th day of JUNE, A.D., 2009

BY

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166



HOLT CARSON, INCORPORATED.
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

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Notes

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2) Orientation for this survey is based on a bearing of S23°25' W between points A and B labeled hereon

SCALE: 1"=20'

L666ND

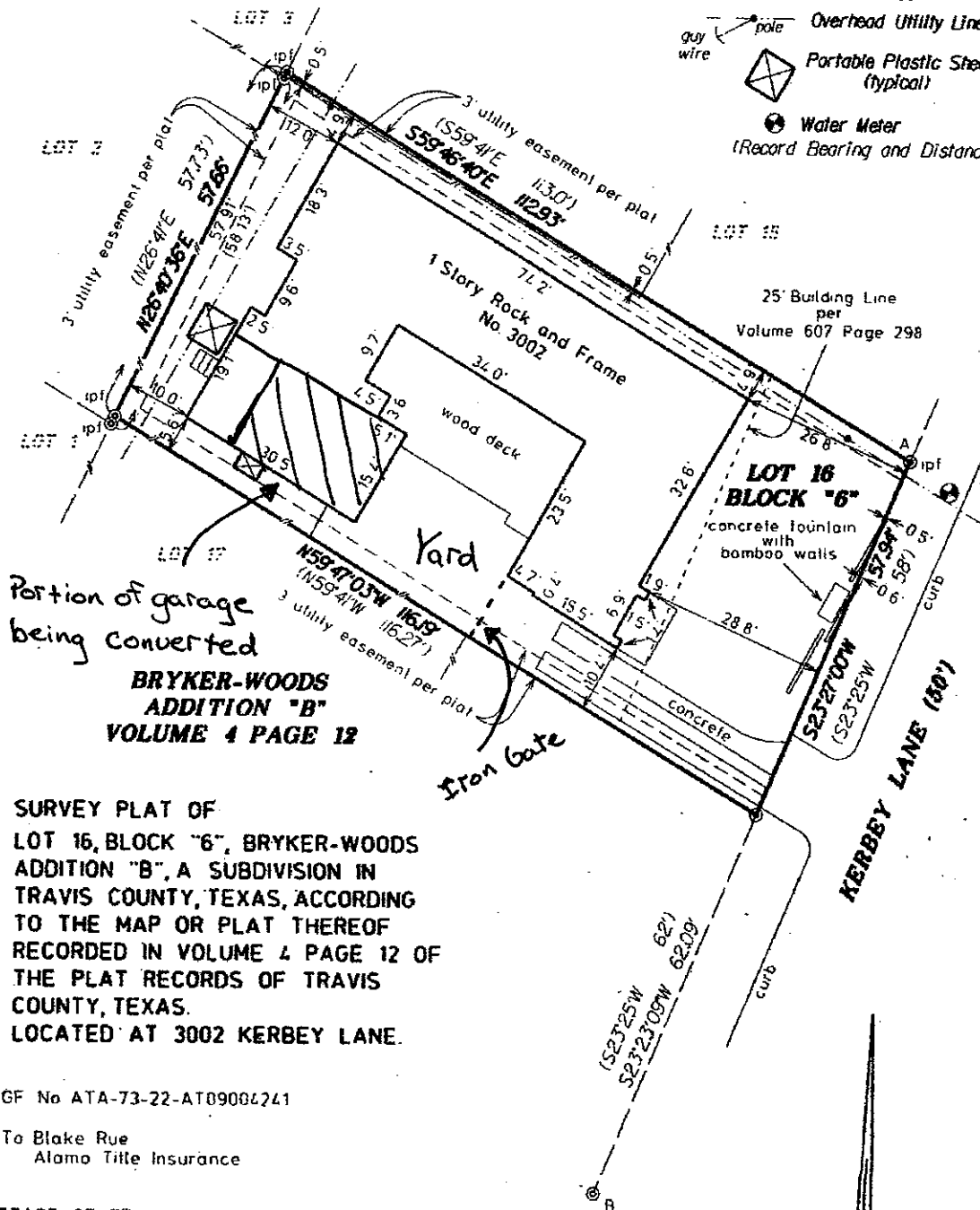
⊙ 1/2" Iron Rod Found
ipf ⊙ 1/2" Iron Pipe Found

Wood Fence

Overhead Utility Line

Portable Plastic Shed (typical)

Water Meter
(Record Bearing and Distance)



SURVEY PLAT OF

LOT 16, BLOCK "6", BRYKER-WOODS
ADDITION "B", A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 4 PAGE 12 OF
THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 3002 KERBEY LANE.

GF No ATA-73-22-AT09006241

To Blake Rue
Alamo Title Insurance

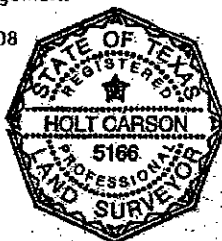
STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No 480624 0445 H, dated September 26, 2008. THIS the 5th day of JUNE, A.D., 2009

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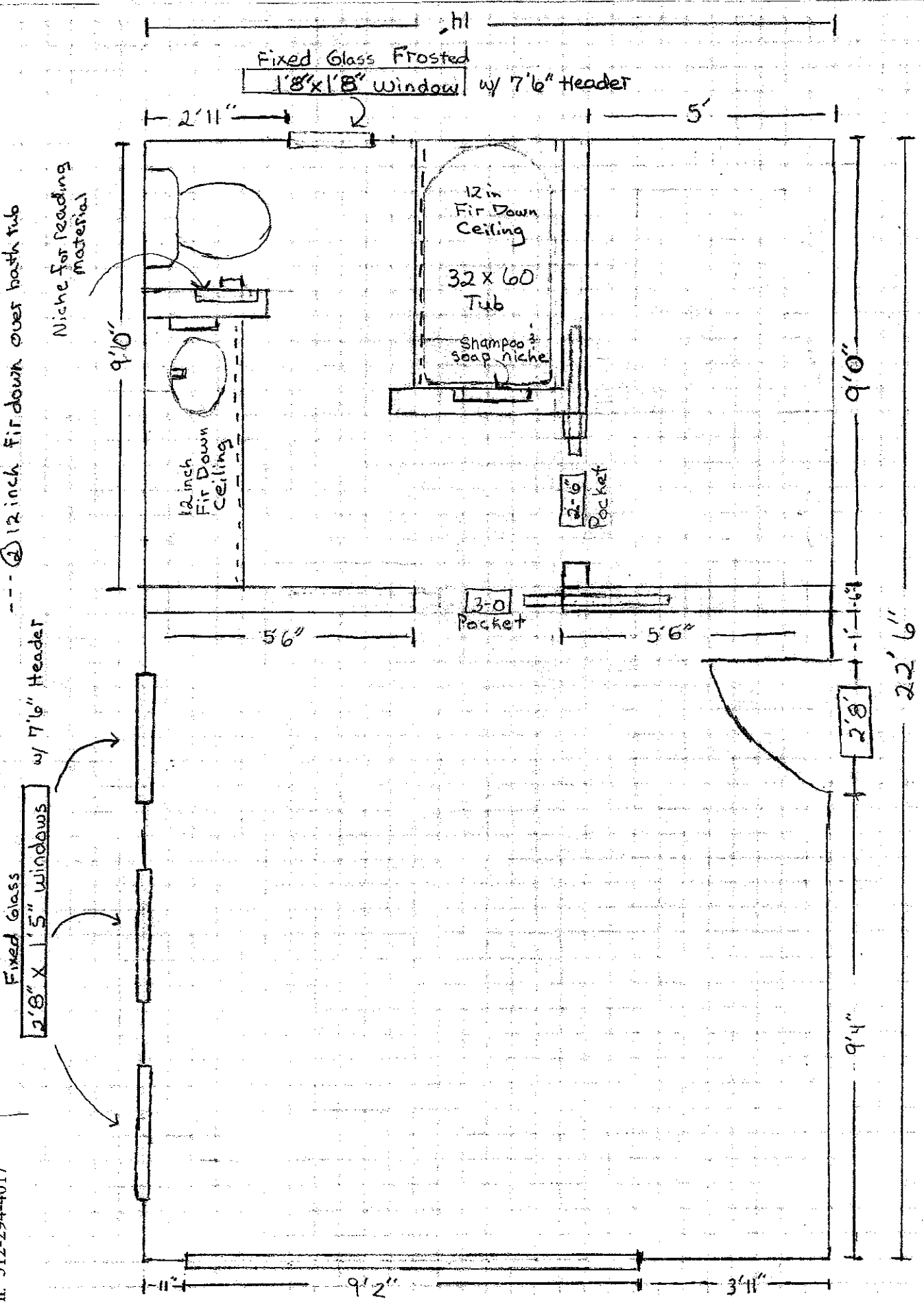
© copyright 2009 C657156

Owner's Address:
 Blake and Abigail Rue
 3002 Kerbey Lane
 Austin, Texas 78703
 Ph: 512-294-4017

Legal Description:
 Lot 16, Block "6",
 Bryker-Woods Addition "B"

Ceiling Treatments

- - - ① 12 inch Fir down over bathroom counter
- - - ② 12 inch Fir down over bath tub



Owner's Address:
 Blake and Abigail Rue
 3002 Kerbey Lane
 Austin, Texas 78703
 Ph. 512-294-4017

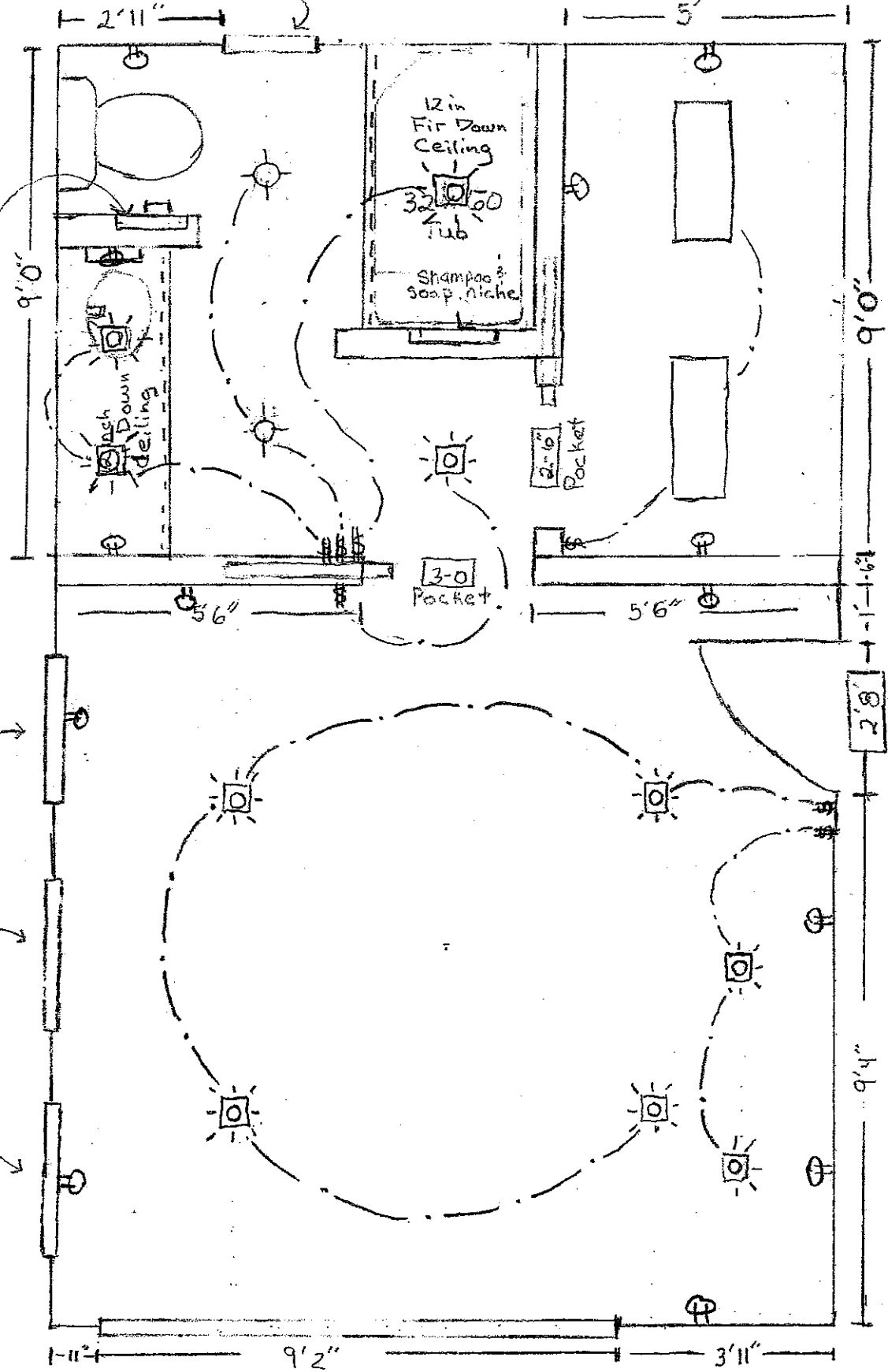
Legal Description:
 Lot 16, Block "6",
 Bryker-Woods Addition "B"

Ceiling Treatments
 --- ① 12 inch fir down over bathroom counter
 --- ② 12 inch fir down over bath tub

Fixed Glass
 2'8" x 1'5" windows w/ 7'6" Header

Niche for reading material

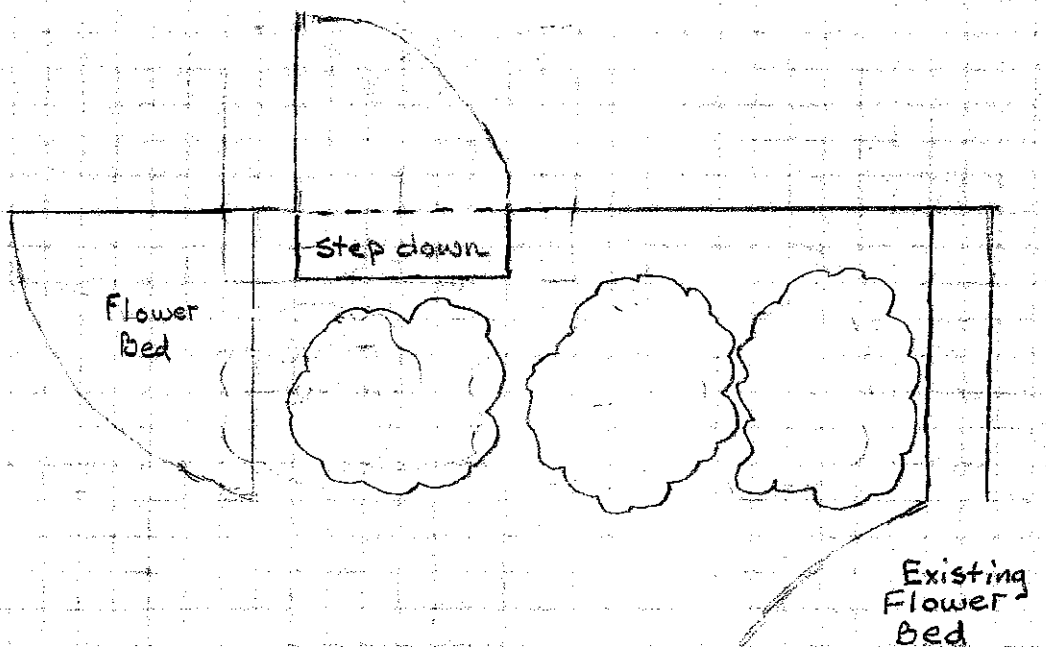
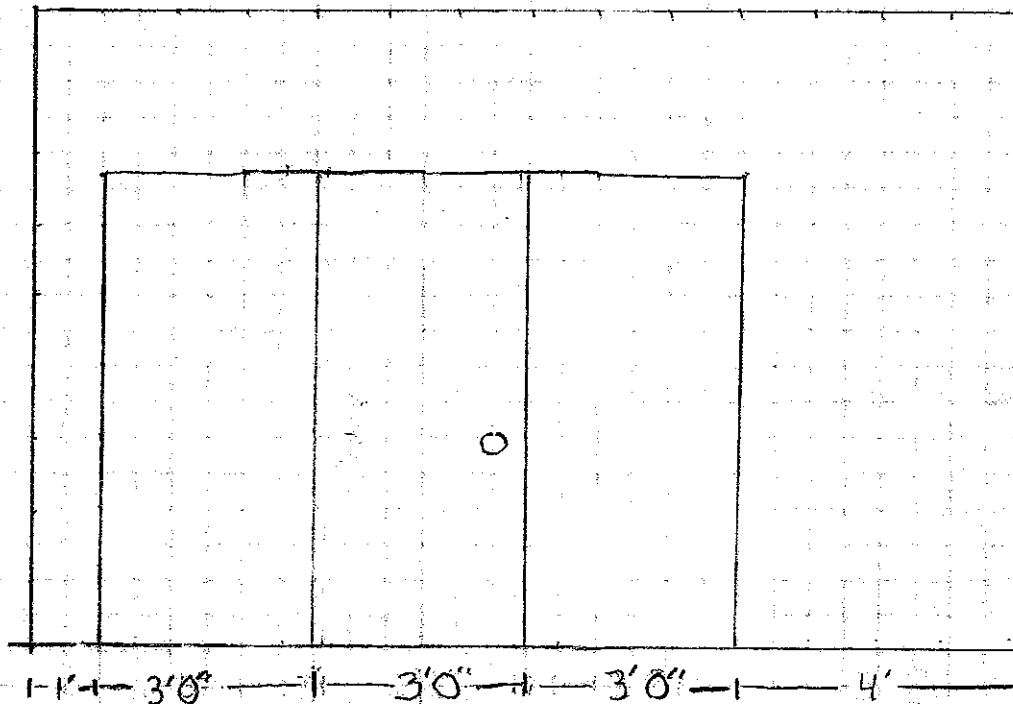
Fixed Glass Frosted
 20" x 20" window w/ 7'6" Header



Owner's Address:
Blake and Abigail Rue
3002 Kerbey Lane
Austin, Texas 78703
Ph: 512-294-4017

Legal Description:
Lot 16, Block "6",
Bryker-Woods Addition "B"

Door Elevation







Google

©2010

Eye alt 1367 ft

3002 Kerbey Lane

© 2010 Google

30°18'08.34" N 97°45'12.15" W elev 612 ft

Imagery Date: Nov 25, 2009

Properties within 300ft
of 3002 Kerbey Ln.

3002 Kerbey Lane

Map details include street names: GLENVIEW AVE, KERBEY LN, W 31ST ST, W 30TH ST. Lot numbers are visible on many parcels, such as 0118010507, 0118010506, 0118010505, 0118010504, 0118010503, 0118010502, 0118010501, 0118010406, 0118010401, 0118010402, 0118010403, 0118010404, 0118010405, 0118010605, 0118010604, 0118010603, 0118010602, 0118010601, 0118010608, 0118010609, 0118010610, 0118010606, 0118010705, 0118010704, 0118010703, 0118010702, 0118010701, 0118010716, 0118010715, 0118010714, 0118010713, 0118010712, 0118010707, 0118011206, 0118011205, 0118011204, 0118011203, 0118011202, 0118011201, 0118011222, 0118011220, 0118011219, 0118011218, 0118011217, 0118011216, 0118011215, 0118011101, 0118011102, 0118011103, 0118011104, 0118011105, 0118011122, 0118011121, 0118011120, 0118011119, 0118011118, 0118011117, 0118011116, 0118011115, 0118011114, 0118011006, 0118011005, 0118011004, 0118011003, 0118011002, 0118011001, 0118011024, 0118011023, 0118010904, 0118010304, 0118010303, 0118020813, 0118027107, 0118027106, 0118027105, 0118027104, 0118027103, 0118027102, 0118027101, 0118027100, 0118027099, 0118027098, 0118027097, 0118027096, 0118027095, 0118027094, 0118027093, 0118027092, 0118027091, 0118027090, 0118027089, 0118027088, 0118027087, 0118027086, 0118027085, 0118027084, 0118027083, 0118027082, 0118027081, 0118027080, 0118027079, 0118027078, 0118027077, 0118027076, 0118027075, 0118027074, 0118027073, 0118027072, 0118027071, 0118027070, 0118027069, 0118027068, 0118027067, 0118027066, 0118027065, 0118027064, 0118027063, 0118027062, 0118027061, 0118027060, 0118027059, 0118027058, 0118027057, 0118027056, 0118027055, 0118027054, 0118027053, 0118027052, 0118027051, 0118027050, 0118027049, 0118027048, 0118027047, 0118027046, 0118027045, 0118027044, 0118027043, 0118027042, 0118027041, 0118027040, 0118027039, 0118027038, 0118027037, 0118027036, 0118027035, 0118027034, 0118027033, 0118027032, 0118027031, 0118027030, 0118027029, 0118027028, 0118027027, 0118027026, 0118027025, 0118027024, 0118027023, 0118027022, 0118027021, 0118027020, 0118027019, 0118027018, 0118027017, 0118027016, 0118027015, 0118027014, 0118027013, 0118027012, 0118027011, 0118027010, 0118027009, 0118027008, 0118027007, 0118027006, 0118027005, 0118027004, 0118027003, 0118027002, 0118027001, 0118027000, 0118026999, 0118026998, 0118026997, 0118026996, 0118026995, 0118026994, 0118026993, 0118026992, 0118026991, 0118026990, 0118026989, 0118026988, 0118026987, 0118026986, 0118026985, 0118026984, 0118026983, 0118026982, 0118026981, 0118026980, 0118026979, 0118026978, 0118026977, 0118026976, 0118026975, 0118026974, 0118026973, 0118026972, 0118026971, 0118026970, 0118026969, 0118026968, 0118026967, 0118026966, 0118026965, 0118026964, 0118026963, 0118026962, 0118026961, 0118026960, 0118026959, 0118026958, 0118026957, 0118026956, 0118026955, 0118026954, 0118026953, 0118026952, 0118026951, 0118026950, 0118026949, 0118026948, 0118026947, 0118026946, 0118026945, 0118026944, 0118026943, 0118026942, 0118026941, 0118026940, 0118026939, 0118026938, 0118026937, 0118026936, 0118026935, 0118026934, 0118026933, 0118026932, 0118026931, 0118026930, 0118026929, 0118026928, 0118026927, 0118026926, 0118026925, 0118026924, 0118026923, 0118026922, 0118026921, 0118026920, 0118026919, 0118026918, 0118026917, 0118026916, 0118026915, 0118026914, 0118026913, 0118026912, 0118026911, 0118026910, 0118026909, 0118026908, 0118026907, 0118026906, 0118026905, 0118026904, 0118026903, 0118026902, 0118026901, 0118026900, 0118026899, 0118026898, 0118026897, 0118026896, 0118026895, 0118026894, 0118026893, 0118026892, 0118026891, 0118026890, 0118026889, 0118026888, 0118026887, 0118026886, 0118026885, 0118026884, 0118026883, 0118026882, 0118026881, 0118026880, 0118026879, 0118026878, 0118026877, 0118026876, 0118026875, 0118026874, 0118026873, 0118026872, 0118026871, 0118026870, 0118026869, 0118026868, 0118026867, 0118026866, 0118026865, 0118026864, 0118026863, 0118026862, 0118026861, 0118026860, 0118026859, 0118026858, 0118026857, 0118026856, 0118026855, 0118026854, 0118026853, 01180

TaxNetUSA: Travis County

Property ID Number: 118082 Ref ID2 Number: 01180107180000

Owner's Name **RUE BLAKE A & REBECCA A PFIESTER****Property Details**Mailing Address 3002 KERBEY LN
AUSTIN, TX 78703-1424

Location 3002 KERBEY LN 78703

Legal LOT 16 BLK 6 BRYKERWOODS B

Deed Date 06302009

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1506

Block 6

Tract or Lot 16

Docket No. 2009111152TR

Abstract Code S01968

Neighborhood Code Z7750

Value Information**2010 Preliminary**

Land Value 225,000.00

Improvement Value 308,064.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 533,064.00

10% Cap Value 0.00

Total Value 533,064.00

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		533,064.00	533,064.00	533,064.00	533,064.00
01	AUSTIN ISD	1.227000	533,064.00	518,064.00	533,064.00	533,064.00
02	CITY OF AUSTIN	0.457100	533,064.00	533,064.00	533,064.00	533,064.00
03	TRAVIS COUNTY	0.465800	533,064.00	426,451.00	533,064.00	533,064.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	533,064.00	426,451.00	533,064.00	533,064.00
68	AUSTIN COMM COLL DIST	0.095100	533,064.00	527,733.00	533,064.00	533,064.00

Improvement Information

Improvement ID	State Category	Description
386654	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
386654	2290784	1ST	1st Floor	WS5	2002	1,820
386654	2516737	2ND	2nd Floor	WS5	2002	450
386654	2541776	011	PORCH OPEN 1ST F	*5	2002	180
386654	2541777	011	PORCH OPEN 1ST F	*5	2002	12
386654	2541779	041	GARAGE ATT 1ST F	WS5	2002	525
386654	2541780	095	HVAC RESIDENTIAL	**	2002	2,270
386654	2541781	251	BATHROOM	**	2002	3
386654	2541782	512	DECK UNCOVERED	*5	2002	75

386654	2541783	512	DECK UNCOVERED	*5	2002	290
386654	2541784	522	FIREPLACE	*5	2002	1
386654	2541785	591	MASONRY TRIM SF	A*	2002	120
386654	3455861	612	TERRACE UNCOVERD	*5	2002	18

Total Living Area **2,270**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117741	LAND	A1	T	0.151	0	0	6,558



Subject Property 3002 Kerbey Lane – Garage



Subject Property 3002 Kerbey Lane – Front View

2sty SF Res - 2270 ^{sq}
Att garage - 525 ^{sq}

TaxNetUSA: Travis County

Property ID Number: 118081 Ref ID2 Number: 01180107170000

Owner's Name GENET JOHN D & KATHRYNMailing Address 3000 KERBEY LN
AUSTIN, TX 78703-1424

Location 3000 KERBEY LN 78703

Legal LOT 17 BLK 6 BRYKERWOODS B

Property Details

Deed Date 09222000

Deed Volume 00000

Deed Page 00000

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1617

Block 6

Tract or Lot 17

Docket No. 2000152888TR

Abstract Code S01968

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 237,500.00

Improvement Value 105,193.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 342,693.00

10% Cap Value 0.00

Total Value 342,693.00

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		342,693.00	342,693.00	342,693.00	342,693.00
01	AUSTIN ISD	1.227000	342,693.00	327,693.00	342,693.00	342,693.00
02	CITY OF AUSTIN	0.457100	342,693.00	342,693.00	342,693.00	342,693.00
03	TRAVIS COUNTY	0.465800	342,693.00	274,154.00	342,693.00	342,693.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	342,693.00	274,154.00	342,693.00	342,693.00
68	AUSTIN COMM COLL DIST	0.095100	342,693.00	337,693.00	342,693.00	342,693.00

Improvement Information**Improvement ID**

115393

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115393	122388	1ST	1st Floor	VW4	1937	1,549
115393	454651	011	PORCH OPEN 1ST F	*4	1937	25
115393	454652	011	PORCH OPEN 1ST F	*4	1937	90
115393	454653	011	PORCH OPEN 1ST F	*4	1937	115
115393	454654	039	GARAGE DET FV	**	1937	440
115393	454655	095	HVAC RESIDENTIAL	**	1937	1,549
115393	454656	251	BATHROOM	**	1937	2
115393	454657	522	FIREPLACE	*4	1937	1

115393	1836007	612	TERRACE UNCOVERD	*4	1937	350
						Total Living Area 1,549

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117740	LAND	A1	T	0.162	0	0	7,042

TaxNetUSA: Travis County

Property ID Number: 118177 Ref ID2 Number: 01180111220000

Owner's Name SCHRECENGOST RANDY C & KATHY F

Mailing Address KATHY F SCHRECENGOST
3003 KERBEY LN
AUSTIN, TX 78703-1423

Location 3003 KERBEY LN

Legal N 50 FT OF E 2 FT OF LOT 68 BRYKER WOODS N50X118.98 FT
LOT 69 BRYKERWOODS B

Property Details

Deed Date 04301991
Deed Volume 11427
Deed Page 02042
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1377
Block
Tract or Lot 68
Docket No.
Abstract Code S01961
Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 225,000.00
Improvement Value 103,579.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 328,579.00
10% Cap Value 0.00
Total Value 328,579.00

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		328,579.00	328,579.00	328,579.00	328,579.00
01	AUSTIN ISD	1.227000	328,579.00	313,579.00	328,579.00	328,579.00
02	CITY OF AUSTIN	0.457100	328,579.00	328,579.00	328,579.00	328,579.00
03	TRAVIS COUNTY	0.465800	328,579.00	262,863.00	328,579.00	328,579.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	328,579.00	262,863.00	328,579.00	328,579.00
68	AUSTIN COMM COLL DIST	0.095100	328,579.00	323,579.00	328,579.00	328,579.00

Improvement Information

Improvement ID	State Category	Description
115490	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115490	122521	1ST	1st Floor	WW4-	1941	1,116
115490	455317	011	PORCH OPEN 1ST F	*4-	1941	32
115490	455318	011	PORCH OPEN 1ST F	*4-	1941	144
115490	455319	031	GARAGE DET 1ST F	WW4-	1941	480
115490	455320	095	HVAC RESIDENTIAL	**	1941	1,116
115490	455321	251	BATHROOM	**	1941	1
115490	455322	522	FIREPLACE	*4-	1941	1
115490	455323	571	STORAGE DET	WW4-	1941	480

Total Living Area **1,116****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117833	LAND	A1	T	0.138	0	0	6,000



3000 Kerbey Lane – Neighboring Property – No Garage 1549 中



3003 Kerbey Lane – Across the Street Res.-1116 中

Det garage - 480 中
 Det Storage - 480 中

TaxNetUSA: Travis County

Property ID Number: 118156 Ref ID2 Number: 01180111010000

Owner's Name MCMURREY DAVID ALLEN & PHOEBE

Mailing Address
PHOEBE H
3005 KERBEY LN
AUSTIN, TX 78703-1423

Location
3005 KERBEY LN

Legal
LOT 11 * & W 46 FT OF LOT 10 BLK 2 BRYKERWOODS B

Property Details

Deed Date 04291988
Deed Volume 10667
Deed Page 00171
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.2643
Block 2
Tract or Lot 11; 10
Docket No.
Abstract Code S01968
Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 312,500.00
Improvement Value 157,017.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 469,517.00
10% Cap Value 0.00
Total Value 469,517.00

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		469,517.00	469,517.00	469,517.00	469,517.00
01	AUSTIN ISD	1.227000	469,517.00	454,517.00	469,517.00	469,517.00
02	CITY OF AUSTIN	0.457100	469,517.00	469,517.00	469,517.00	469,517.00
03	TRAVIS COUNTY	0.465800	469,517.00	375,614.00	469,517.00	469,517.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	469,517.00	375,614.00	469,517.00	469,517.00
68	AUSTIN COMM COLL DIST	0.095100	469,517.00	464,517.00	469,517.00	469,517.00

Improvement Information

Improvement ID	State Category	Description
115469	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115469	122495	1ST	1st Floor	WA4	1942	2,352
115469	122496	2ND	2nd Floor	WA4	1942	432
115469	455171	011	PORCH OPEN 1ST F	*4	1942	42
115469	455172	011	PORCH OPEN 1ST F	*4	1942	40
115469	455173	041	GARAGE ATT 1ST F	WA4	1942	480
115469	455174	095	HVAC RESIDENTIAL	**	1942	2,784
115469	455175	251	BATHROOM	**	1942	2
115469	455176	512	DECK UNCOVERED	*4	1942	176

115469	455177	522	FIREPLACE	*4	1942	1
Total Living Area						2,784

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117812	LAND	A1	T	0.264	0	0	11,512



3005 Kerbey Lane – Across the street – No Garage



3005 Kerbey Lane – Across the street – No Garage

SF Reo - 2STY - 2784 #

TaxNetUSA: Travis County

Property ID Number: 118080 Ref ID2 Number: 01180107160000

Owner's Name **UNDERWOOD GREGORY C****Property Details**Mailing Address 3004 KERBEY LN
AUSTIN, TX 78703-1424

Location 3004 KERBEY LN 78703

Legal S 60.68 FT OF LOT 15 BLK 6
BRYKERWOODS B

Deed Date 11102009

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1499

Block 6

Tract or Lot 15

Docket No. 2009190846TR

Abstract Code S01968

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 225,000.00

Improvement Value 49,836.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 274,836.00

10% Cap Value 0.00

Total Value 274,836.00

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		274,836.00	274,836.00	274,836.00	274,836.00
01	AUSTIN ISD	1.227000	274,836.00	259,836.00	274,836.00	274,836.00
02	CITY OF AUSTIN	0.457100	274,836.00	274,836.00	274,836.00	274,836.00
03	TRAVIS COUNTY	0.465800	274,836.00	219,869.00	274,836.00	274,836.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	274,836.00	219,869.00	274,836.00	274,836.00
68	AUSTIN COMM COLL DIST	0.095100	274,836.00	269,836.00	274,836.00	274,836.00

Improvement Information

Improvement ID	State Category	Description
115392	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115392	122387	1ST	1st Floor	WW4	1939	988
115392	454647	011	PORCH OPEN 1ST F	*4	1939	120
115392	454648	051	CARPORT DET 1ST	*4	1939	400
115392	454649	095	HVAC RESIDENTIAL	**	1939	988
115392	454650	251	BATHROOM	**	1939	1
115392	1836005	531	OBS FENCE	WAA*	1939	1
115392	1836006	872	OBS FLOOR FURN	**	1939	45

Total Living Area 988

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117739	LAND	A1	T	0.150	0	0	6,530

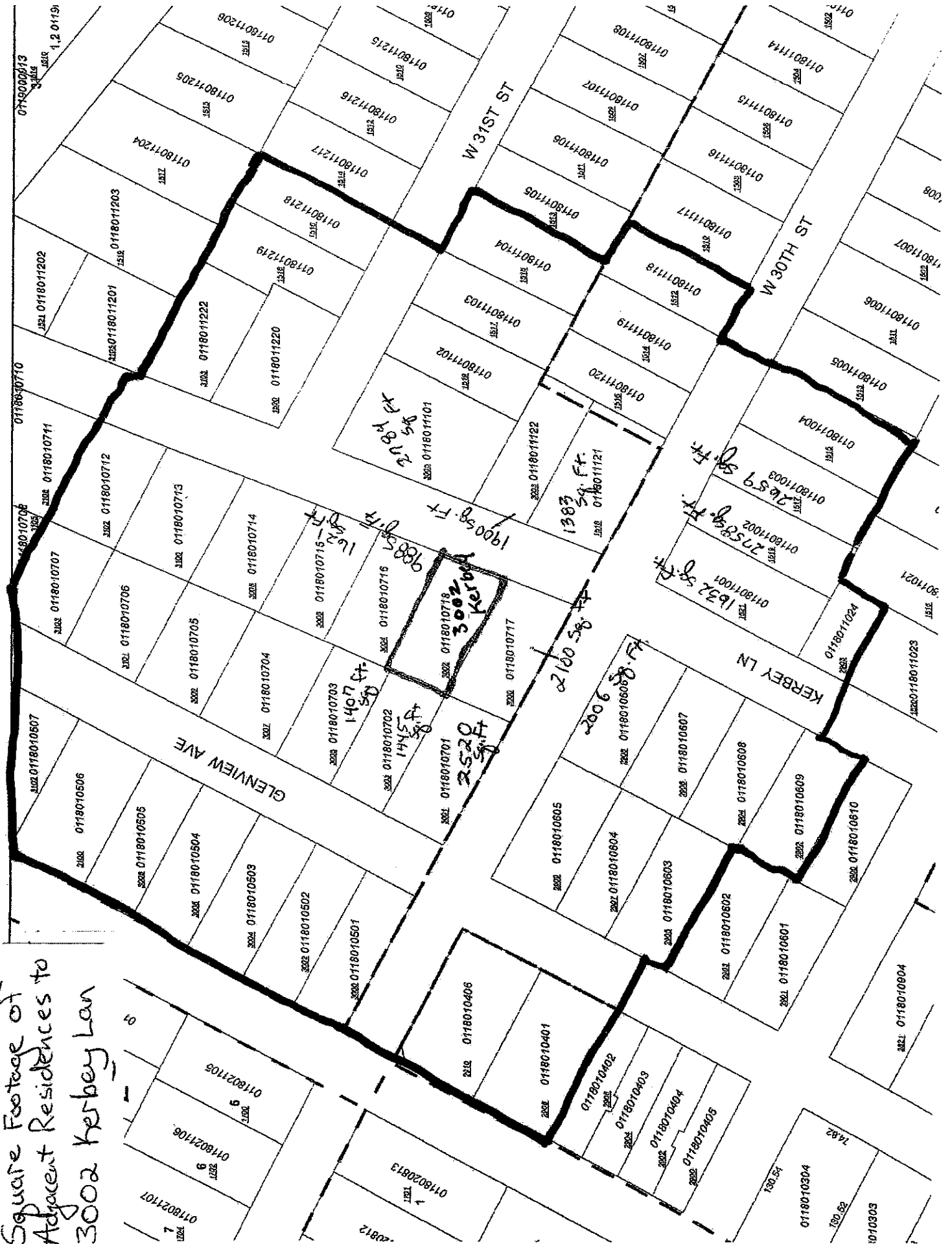


3004 Kerbey Lane – Neighboring Property – No Garage – Rear Carport only

SF Res - 988 #
Det. Carport - 400 #

SURROUNDING PROPERTIES

Square Footage of
Adjacent Residences to
3002 Kerbey Ln



TaxNetUSA: Travis CountyProperty ID Number: **118065** Ref ID2 Number: **01180107010000****Owner's Name ORR DOUGLAS A & MICHELE M**

Mailing Address
MICHELE M ORR
3001 GLENVIEW AVE
AUSTIN, TX 78703-1440

Location
3001 GLENVIEW AVE 78703

Legal
LOT 1 BLK 6 BRYKERWOODS B

Property Details

Deed Date 03281994
Deed Volume 12159
Deed Page 02131
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1674
Block 6
Tract or Lot 1
Docket No.
Abstract Code S01968
Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 237,500.00
Improvement Value 217,749.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 455,249.00
10% Cap Value 0.00
Total Value 455,249.00

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		455,249.00	455,249.00	455,249.00	455,249.00
01	AUSTIN ISD	1.227000	455,249.00	440,249.00	455,249.00	455,249.00
02	CITY OF AUSTIN	0.457100	455,249.00	455,249.00	455,249.00	455,249.00
03	TRAVIS COUNTY	0.465800	455,249.00	364,199.00	455,249.00	455,249.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	455,249.00	364,199.00	455,249.00	455,249.00
68	AUSTIN COMM COLL DIST	0.095100	455,249.00	450,249.00	455,249.00	455,249.00

Improvement Information

Improvement ID	State Category	Description
115375	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115375	4142416	1ST	1st Floor	WS4+	1938	1,190
115375	4142417	1ST	1st Floor	WS4+	1938	324
115375	4142418	2ND	2nd Floor	WS4+	1938	1,006
115375	4142419	095	HVAC RESIDENTIAL	**	1938	2,520
115375	4142420	011	PORCH OPEN 1ST F	*4+	1938	198
115375	4142421	011	PORCH OPEN 1ST F	*4+	1938	198
115375	4142422	251	BATHROOM	**	1938	2
115375	4142423	522	FIREPLACE	*4+	1938	1

115375	4142424	571	STORAGE DET	WS4+	1938	78
115375	4142425	581	STORAGE ATT	WS4+	1938	28
115375	4142426	612	TERRACE UNCOVERD	*4+	1938	128
115375	4142427	031	GARAGE DET 1ST F	WS4+	1938	248
115375	4142428	447	SPA CONCRETE	*4+	2007	1
115375	4142429	604	POOL RES CONC	*4+	2007	1

Total Living Area 2,520

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117724	LAND	A1	T	0.167	0	0	7,291

TaxNetUSA: Travis County

Property ID Number: 118066 Ref ID2 Number: 01180107020000

Owner's Name ORR MICHELE M & DOUGLAS A ORRMailing Address 3001 GLENVIEW AVE
AUSTIN, TX 78703-1440

Location 3003 GLENVIEW AVE 78703

Legal S 50 FT OF LOT 2 BLK 6 BRYKERWOODS B

Property Details

Deed Date 07312002

Deed Volume 00000

Deed Page 00000

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1392

Block 6

Tract or Lot 2

Docket No. 2002142457TR

Abstract Code S01968

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 212,500.00

Improvement Value 126,673.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 339,173.00

10% Cap Value 0.00

Total Value 339,173.00

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		339,173.00	339,173.00	339,173.00	339,173.00
01	AUSTIN ISD	1.227000	339,173.00	339,173.00	339,173.00	339,173.00
02	CITY OF AUSTIN	0.457100	339,173.00	339,173.00	339,173.00	339,173.00
03	TRAVIS COUNTY	0.465800	339,173.00	339,173.00	339,173.00	339,173.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	339,173.00	339,173.00	339,173.00	339,173.00
68	AUSTIN COMM COLL DIST	0.095100	339,173.00	339,173.00	339,173.00	339,173.00

Improvement Information

Improvement ID	State Category	Description
115376	A1	1 FAM DWELLING
115377	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115376	122371	1ST	1st Floor	WA4-	1939	970
115376	454544	011	PORCH OPEN 1ST F	*4-	1939	24
115376	454545	251	BATHROOM	**	1939	1
115376	454546	320	OBS DRIVEWAY	LSC*	1939	1
115376	454547	522	FIREPLACE	*4-	1939	1
115376	454548	630	PORCH CLOS FIN	*4-	1939	152
115376	454549	872	OBS FLOOR FURN	**	1939	45

115377	122372	2ND	2nd Floor	WA3	1947	475
115377	454550	011	PORCH OPEN 1ST F	*3	1947	60
115377	454551	031	GARAGE DET 1ST F	WA3	1947	415
115377	454552	251	BATHROOM	**	1947	1
115377	454553	413	STAIRWAY EXT	F*	1947	1

Total Living Area 1,445

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117725	LAND	A1	F	0.139	0	0	6,063

TaxNetUSA: Travis CountyProperty ID Number: **118067** Ref ID2 Number: **01180107030000**Owner's Name **SHANE WILLIE**Mailing Address
3005 GLENVIEW AVE
AUSTIN, TX 78703-1440

Location 3005 GLENVIEW AVE 78703

Legal N 8 FT OF LOT 2 & S 47 FT OF LOT 3 BLK 6
BRYKERWOODS B**Property Details**

Deed Date	11262002
Deed Volume	00000
Deed Page	00000
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1367
Block	6
Tract or Lot	2; 3
Docket No.	
Abstract Code	S01968
Neighborhood Code	Z7740

Value Information**2010 Preliminary**

Land Value	212,500.00
Improvement Value	127,054.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	339,554.00
10% Cap Value	0.00
Total Value	339,554.00

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		339,554.00	339,554.00	339,554.00	339,554.00
01	AUSTIN ISD	1.227000	339,554.00	289,554.00	339,554.00	339,554.00
02	CITY OF AUSTIN	0.457100	339,554.00	288,554.00	339,554.00	339,554.00
03	TRAVIS COUNTY	0.465800	339,554.00	206,643.00	339,554.00	339,554.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	339,554.00	206,643.00	339,554.00	339,554.00
68	AUSTIN COMM COLL DIST	0.095100	339,554.00	219,554.00	339,554.00	339,554.00

Improvement Information

Improvement ID	State Category	Description
115378	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115378	122373	1ST	1st Floor	WA4	1939	1,407
115378	454554	011	PORCH OPEN 1ST F	*4	1939	15
115378	454555	031	GARAGE DET 1ST F	WA4	1939	360
115378	454556	095	HVAC RESIDENTIAL	**	1939	1,407
115378	454557	251	BATHROOM	**	1939	2
115378	454558	320	OBS DRIVEWAY	LDA*	1939	1
115378	454559	512	DECK UNCOVERED	*4	1939	90
115378	454560	522	FIREPLACE	*4	1939	1

115378	454561	531	OBS FENCE	CAA*	1939	1
Total Living Area						1,407

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117726	LAND	A1	T	0.137	0	0	5,953

TaxNetUSA: Travis County

Property ID Number: 118079 Ref ID2 Number: 01180107150000

Owner's Name **STANDIFER MARY MCLAURIN****Property Details**Mailing Address 3006 KERBEY LN
AUSTIN, TX 78703-1424

Location 3006 KERBEY LN AUSTIN 78703

Legal N 60 FT OF LOT 15 BLK 6 BRYKERWOODS B

Deed Date 01011985

Deed Volume 00000

Deed Page 00000

Exemptions HS, OA

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1493

Block 6

Tract or Lot 15

Docket No.

Abstract Code S01968

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 225,000.00

Improvement Value 150,450.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 375,450.00

10% Cap Value 0.00

Total Value 375,450.00

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		375,450.00	375,450.00	375,450.00	375,450.00
01	AUSTIN ISD	1.227000	375,450.00	325,450.00	375,450.00	375,450.00
02	CITY OF AUSTIN	0.457100	375,450.00	324,450.00	375,450.00	375,450.00
03	TRAVIS COUNTY	0.465800	375,450.00	235,360.00	375,450.00	375,450.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	375,450.00	235,360.00	375,450.00	375,450.00
68	AUSTIN COMM COLL DIST	0.095100	375,450.00	255,450.00	375,450.00	375,450.00

Improvement Information

Improvement ID	State Category	Description
115391	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115391	122386	1ST	1st Floor	WV4	1939	1,621
115391	454639	011	PORCH OPEN 1ST F	*4	1939	30
115391	454640	011	PORCH OPEN 1ST F	*4	1939	150
115391	454641	031	GARAGE DET 1ST F	WV4	1939	400
115391	454642	095	HVAC RESIDENTIAL	**	1939	1,621
115391	454643	251	BATHROOM	**	1939	1
115391	454644	320	OBS DRIVEWAY	SRC*	1939	1
115391	454645	320	OBS DRIVEWAY	SDC*	1939	1

115391	454646	522	FIREPLACE	*4	1939	1
Total Living Area						1,621

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117738	LAND	A1	T	0.149	0	0	6,505

TaxNetUSA: Travis County

Property ID Number: 118176 Ref ID2 Number: 01180111210000

Owner's Name **HADDAD THOMAS E****Property Details**Mailing Address 1518 W 30TH ST
AUSTIN, TX 78703-1404

Location 1518 W 30 ST 78703

Legal W 2 FT OF S 70 FT OF LOT 68 BRYKER
WOODS S70X104.4 FT APPROX
BRYKERWOODS B

Deed Date 09281988

Deed Volume 10786

Deed Page 01254

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1939

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 112,783.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 362,783.00

10% Cap Value 0.00

Total Value 362,783.00

Block

Tract or Lot 68

Docket No.

Abstract Code S01961

Neighborhood Code Z7740

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		362,783.00	362,783.00	362,783.00	362,783.00
01	AUSTIN ISD	1.227000	362,783.00	347,783.00	362,783.00	362,783.00
02	CITY OF AUSTIN	0.457100	362,783.00	362,783.00	362,783.00	362,783.00
03	TRAVIS COUNTY	0.465800	362,783.00	290,226.00	362,783.00	362,783.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	362,783.00	290,226.00	362,783.00	362,783.00
68	AUSTIN COMM COLL DIST	0.095100	362,783.00	357,783.00	362,783.00	362,783.00

Improvement Information

Improvement ID	State Category	Description
115489	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115489	122520	1ST	1st Floor	WW4	1938	1,383
115489	455310	051	CARPORT DET 1ST	*4	1938	306
115489	455311	095	HVAC RESIDENTIAL	**	1938	1,383
115489	455312	251	BATHROOM	**	1938	1
115489	455313	512	DECK UNCOVERED	*4	1938	168
115489	455314	531	OBS FENCE	CAA*	1938	1
115489	455315	581	STORAGE ATT	WW3-	1938	198

115489	455316	581	STORAGE ATT	WW3-	1938	12
Total Living Area						1,383

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117832	LAND	A1	T	0.194	0	0	8,446

TaxNetUSA: Travis County

Property ID Number: 118060 Ref ID2 Number: 01180106060000

Owner's Name **ECCLES BETHANN & JAMES B****Property Details**Mailing Address 2908 KERBEY LN
AUSTIN, TX 78703-1932

Location 2908 KERBEY LN 78703

Legal LOT 15 * & N 3.17 FT OF LOT 16 BRYKER WOODS

Deed Date 04222003

Deed Volume 00000

Deed Page 00000

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 2553

Land Acres 0.1650

Block

Tract or Lot 15; 16

Docket No. 2003092179TR

Abstract Code S01961

Neighborhood Code Z7750

Value Information**2010 Preliminary**

Land Value 237,500.00

Improvement Value 193,010.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 430,510.00

10% Cap Value 0.00

Total Value 430,510.00

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		430,510.00	430,510.00	430,510.00	430,510.00
01	AUSTIN ISD	1.227000	430,510.00	415,510.00	430,510.00	430,510.00
02	CITY OF AUSTIN	0.457100	430,510.00	430,510.00	430,510.00	430,510.00
03	TRAVIS COUNTY	0.465800	430,510.00	344,408.00	430,510.00	430,510.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	430,510.00	344,408.00	430,510.00	430,510.00
68	AUSTIN COMM COLL DIST	0.095100	430,510.00	425,510.00	430,510.00	430,510.00

Improvement Information

Improvement ID	State Category	Description
115370	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115370	122362	1ST	1st Floor	WW5	1937	2,006
115370	454505	095	HVAC RESIDENTIAL	**	1937	2,006
115370	454506	251	BATHROOM	**	1937	1
115370	454508	512	DECK UNCOVERED	*5	1937	560
115370	454509	522	FIREPLACE	*5	1937	1
115370	3165939	SO	Sketch Only	SO*	0	28

Total Living Area 2,006

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117719	LAND	A1	T	0.165	0	0	7,188

TaxNetUSA: Travis County

Property ID Number: 118134 Ref ID2 Number: 01180110010000

Owner's Name **ELLIS PETER W & MAUREEN T SCANLON****Property Details**Mailing Address 1521 W 30TH ST
AUSTIN, TX 78703-1403

Location 1521 W 30 ST 78703

Legal LOT 21 *& W 4 FT OF LOT 22 BRYKER WOODS

Deed Date 01071991

Deed Volume 11349

Deed Page 00948

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1892

Block

Tract or Lot 21, 22

Docket No.

Abstract Code S01961

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 262,500.00

Improvement Value 133,197.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 395,697.00

10% Cap Value 0.00

Total Value 395,697.00

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		395,697.00	395,697.00	395,697.00	395,697.00
01	AUSTIN ISD	1.227000	395,697.00	380,697.00	395,697.00	395,697.00
02	CITY OF AUSTIN	0.457100	395,697.00	395,697.00	395,697.00	395,697.00
03	TRAVIS COUNTY	0.465800	395,697.00	316,558.00	395,697.00	395,697.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	395,697.00	316,558.00	395,697.00	395,697.00
68	AUSTIN COMM COLL DIST	0.095100	395,697.00	390,697.00	395,697.00	395,697.00

Improvement Information**Improvement ID**

115445

State Category

A1

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115445	122462	1ST	1st Floor	WW4	1940	1,632
115445	454999	011	PORCH OPEN 1ST F	*4	1940	36
115445	455000	034	GARAGE DET CLASS	WW4	1940	400
115445	455002	251	BATHROOM	**	1940	2
115445	455003	522	FIREPLACE	*4	1940	1
115445	455004	612	TERRACE UNCOVERD	*4	1940	200
115445	455005	613	TERRACE COVERED	*4	1940	135
115445	2835141	095	HVAC RESIDENTIAL	**	1940	1,632

115445	3033227	SO	Sketch Only	SO*	0	144
115445	3033228	SO	Sketch Only	SO*	0	56

Total Living Area 1,632

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117790	LAND	A1	T	0.189	0	0	8,243

TaxNetUSA: Travis County Property Information

Property ID Number: 118135 RefID2 Number: 01180110020000

Owner's Name **MCANDREW LAURA E**Mailing Address
1519 W 30TH ST
AUSTIN, TX 78703-1403

Location 1519 W 30 ST 78703

Legal E 50 FT OF LOT 22 BRYKER WOODS

Property Details

Deed Date	07131996
Deed Volume	12746
Deed Page	02420
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1584
Block	
Tract or Lot	22
Docket No.	
Abstract Code	S01961
Neighborhood Code	Z7750

Value Information

2010 Preliminary

Land Value	250,000.00
Improvement Value	355,347.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	577,930.00
10% Cap Value	27,417.00
Total Value	605,347.00

Data up to date as of 2011-01-14

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) ☐ PLAY MAP☐ (PDF) ☐ PLAY MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		577,930.00	577,930.00	605,347.00	605,347.00
01	AUSTIN ISD	1.227000	577,930.00	562,930.00	605,347.00	605,347.00
02	CITY OF AUSTIN	0.457100	577,930.00	577,930.00	605,347.00	605,347.00
03	TRAVIS COUNTY	0.465800	577,930.00	462,344.00	605,347.00	605,347.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	577,930.00	462,344.00	605,347.00	605,347.00
68	AUSTIN COMM COLL DIST	0.095100	577,930.00	572,151.00	605,347.00	605,347.00

Improvement Information

Improvement ID
672692State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
672692	4122758	1ST	1st Floor	WS5	2006	1,379
672692	4122759	2ND	2nd Floor	WS5	2006	1,379
672692	4122760	011	PORCH OPEN 1ST F	*5	2006	176
672692	4122761	011	PORCH OPEN 1ST F	*5	2006	16
672692	4122762	011	PORCH OPEN 1ST F	*5	2006	15
672692	4122763	031	GARAGE DET 1ST F	WS5	2006	249
672692	4122764	251	BATHROOM	**	2006	3
672692	4122765	095	HVAC RESIDENTIAL	**	2006	2,758

Total Living Area 2,758

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117791	LAND	A1	T	0.158	0	0	6,899

[show history](#)

TaxNetUSA: Travis County

Property ID Number: 118136 Ref ID2 Number: 01180110030000

Owner's Name **HALL MATTHEW J****Property Details**Mailing Address 1517 W 30TH ST
AUSTIN, TX 78703-1403

Location 1517 W 30 ST 78703

Legal W 50 FT OF LOT 24 BRYKER WOODS

Deed Date 08091991

Deed Volume 11501

Deed Page 01337

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1593

Block

Tract or Lot 24

Docket No.

Abstract Code S01961

Neighborhood Code Z7740

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 200,367.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 450,367.00

10% Cap Value 0.00

Total Value 450,367.00

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		450,367.00	450,367.00	450,367.00	450,367.00
01	AUSTIN ISD	1.227000	450,367.00	435,367.00	450,367.00	450,367.00
02	CITY OF AUSTIN	0.457100	450,367.00	450,367.00	450,367.00	450,367.00
03	TRAVIS COUNTY	0.465800	450,367.00	360,294.00	450,367.00	450,367.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	450,367.00	360,294.00	450,367.00	450,367.00
68	AUSTIN COMM COLL DIST	0.095100	450,367.00	445,367.00	450,367.00	450,367.00

Improvement Information

Improvement ID	State Category	Description
115447	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
115447	122465	1ST	1st Floor	WW4+	1941	1,379
115447	455013	2ND	2nd Floor	WW4+	1941	1,280
115447	455014	011	PORCH OPEN 1ST F	*4+	1941	70
115447	455015	095	HVAC RESIDENTIAL	**	1941	2,659
115447	455016	251	BATHROOM	**	1941	2
115447	455017	612	TERRACE UNCOVERD	*4+	1941	81
115447	2758997	011	PORCH OPEN 1ST F	*4+	1941	144

Total Living Area 2,659

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
117792	LAND	A1	T	0.159	0	0	6,939

January 12, 2011

Residential Design and Compatibility Commission
City of Austin

Re: FAR Variance for 3002 Kerbey Lane -- Blake Rue and Abigail Pfister Rue

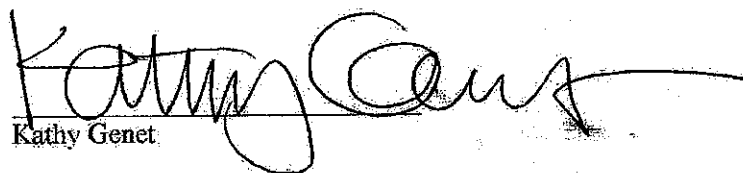
Dear Commission:

We live at 3000 Kerbey Lane and are immediate neighbors to Blake and Abigail. Please let it be known that we **SUPPORT** their application to the RDCC for a Floor to Area ("FAR") variance increasing their allowed FAR from 2623 sq. ft. to 2795 sq. ft. which would allow them to convert a portion of their existing attached garage into usable heated and cooled square footage.

Best,



David Genet



Kathy Genet

January 12, 2011

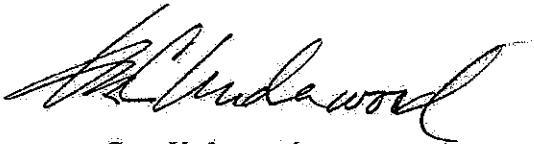
Residential Design and Compatibility Commission
City of Austin

Re: FAR Variance for 3002 Kerbey Lane – Blake Rue and Abigail Pfister Rue

Dear Commission:

I live at 3004 Kerbey Lane and am an immediate neighbor to Blake and Abigail. Please let it be known that I **SUPPORT** their application to the RDCC for a Floor to Area ("FAR") variance increasing their allowed FAR from 2623 sq. ft. to 2795 sq. ft. which would allow them to convert a portion of their existing attached garage into usable heated and cooled square footage.

Best,

A handwritten signature in black ink, appearing to read "Greg Underwood". The signature is fluid and cursive, with the first name "Greg" being more prominent and the last name "Underwood" following in a similar style.

Greg Underwood