C1

CITY OF AUSTIN

CASE # 2011-031138R
PLAN REVIEW # ~~#~~ 105745558
TPW 01-2507-0317

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3704 BONNELL DRIVE AUSTIN TX 78731

LEGAL DESCRIPTION: Subdivision – MT. BONNELL TERRACE

Lot(s) 1 Block E Outlot – ~~Division~~ SECTION 3

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JIM EARNHARDT on behalf of myself/ourselves as authorized agent for DAVID WEEKLEY HOMES affirm that on 4/13, 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:

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*).

THE PRELIMINARY PLAN (NOT INCLUDED) HAD A FLAT 15' CEILING IN THE LIVING ROOM AND HAD BEDROOM 5 TUCKED IN UNDER THE ROOF. HOWEVER, THE HOMEOWNER HAS ASKED US TO VAULT THE CEILING IN THE FAMILY ROOM, AND ADD A WINDOW TO THE FRONT OF BR5, SO THEY CAN SEE THE DOWNTOWN SKYLINE. DOING THIS ADDS TO THE FAR. FROM THE ALLOWABLE 4673.2 (40%) TO 5442 (46.6%) FOR NEW CONSTRUCTION

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.

C1/2

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:

ANY VAULTED CEILING ADDS TO THE FAR, AND CONVERTING A HABITABLE ATTIC AREA TO A REGULAR FLOOR AREA ALSO ADDS TO THE FAR, EVEN THOUGH IT DOES NOT ADD TO THE LIVING SPACE, IMPERVIOUS COVERAGE, OR BUILDING COVERAGE

REQUEST:

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

THERE ARE INCREDIBLE VIEWS FROM THE FRONT OF THIS HOME TO DOWNTOWN AUSTIN. ADDING A WINDOW ON THE FRONT OF THE HOME, WILL ALLOW THE HOMEOWNER TO ENJOY THESE VIEWS.

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:

ALLOWING THE VAULTED CEILING IN THE FAMILY ROOM WILL NOT BE EVIDENT WHATSOEVER ON THE OUTSIDE, SINCE IT IS SIMPLY ADDING NON-HABITABLE ATTIC SPACE TO THE FAMILY ROOM. ALLOWING ANOTHER WINDOW TO BE ADDED TO THE FRONT OF THE HOUSE WILL NOT AFFECT ANY NEIGHBORS. THE UPPER ROOF LINES (ROOFS) ARE STILL THE SAME. ALL THIS WOULD DO IS CONVERT A 5:12 PITCHED ROOF INTO A WALL WITH A WINDOW.

C1/3

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 9000 WATERFORD CENTRE

City, State AUSTIN TEXAS Zip 78758

Phone 512-784-7277 Printed Name JIM EINHAUS

Signature [signature] Date 4/13/11

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 _____

City, State _____ Zip _____

Phone _____ Printed Name _____

Signature _____ Date _____

C1/4

CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET

DATE: May 4, 2011 **CASE NUMBER:** 11-031138R

_Y__William Burkhardt (Chairman)
_Y__Karen McGraw (Vice Chairman)
_A__Jean Stevens
_Y__Lucy Katz
_A__Beth Engelland
_Y__Keith Jackson
_A__Chuck Mains

APPLICANT: Jim Einhaus (David Weekley Homes)

OWNER: Bill and Claudia Clark

ADDRESS: 3704 Bonnell Drive

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% (4673.2 sq ft) to 46.6 % (5442 sq ft) for new construction of a 2 story single family residence in a SF3 zoning district.

COMMISSION'S DECISION: The public hearing was closed on Board Member Karen McGraw motion to postpone to June 1, 2011, Board Member Keith Jackson second on a 4-0 vote; POSTPONED TO JUNE 1, 2011.

Sylvia Benavidez, Executive Liaison

CITY OF AUSTIN

C1/E

RESIDENTIAL PERMIT APPLICATION "A"

BP N. er 2011-031138 R
Building Permit No.
Plat No. Date 4-13-2011
Reviewer Elaine Ramirez

RIMARY PROJECT DATA

Service Address 3704 Bonnell Drive Tax Parcel No. 01-2507031 7

Legal Description

Lot 1 Block E Subdivision Mount Bonnell Terrace Section 3 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

- X New Residence
- ___ Duplex
- X Garage ___ attached X detached
- ___ Carport ___ attached ___ detached
- ___ Pool

Zoning (e.g. SF-1, SF-2...) SF3 ✓

___ Remodel *(specify)*

___ Addition *(specify)*

___ Other *(specify)*

- Height of Principal building 30 ft. # of floors 2 Height of Other structure(s) ft. # of floors

- 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 X 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? X Yes ___ No

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

.s 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 11683 sq.ft.
Job Valuation – Principal Building $575,000
(Labor and materials)
Job Valuation – Other Structure(s) $
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 575,000 -
(Labor and materials)

PERMIT FEES
(For office use only)

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

OWNER / BUILDER INFORMATION

OWNER — Name — Telephone (h) (w)

BUILDER — Company Name Weekley Homes, L.P. — Telephone 821-8854
Contact/Applicant's Name Annette Adair — Pager
DRIVEWAY/ SIDEWALK — FAX 372-8725
Contractor — Telephone

CERTIFICATE OF OCCUPANCY — Name Bill & Claudia Clark — Telephone
Address 3704 Bonnell Drive City Austin ST TX ZIP 78731

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

C1/6

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.	2607 sq.ft.
b.	2nd floor conditioned area	____ sq.ft.	2408 sq.ft.
c.	3rd floor conditioned area	____ sq.ft.	____ sq.ft.
d.	Basement	____ sq.ft.	____ sq.ft.
e.	Garage / Carport	____ sq.ft.	567 sq.ft.
	___attached	____ 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	____ sq.ft.	363 sq.ft.
i.	Covered porches	____ sq.ft.	107 sq.ft.
j.	Balconies	____ sq.ft.	67 sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*	____ sq.ft.	____ sq.ft.
l.	Other building or covered area(s)	____ sq.ft.	____ sq.ft.
	Specify ____		
	TOTAL BUILDING AREA *(add a. through l.)*	____ sq.ft.	6179 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)*: 3704 sq.ft. / 31.7 % 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)*	3704 sq.ft.
b.	Driveway area on private property	1107 sq.ft.
c.	Sidewalk / walkways on private property	107 sq.ft.
d.	Uncovered patios	— sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	— sq.ft.
f.	Air conditioner pads	32 sq.ft.
g.	Concrete decks	— sq.ft.
h.	Other (specify) door landing	25 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*: 4975 sq.ft. / .426 % of lot

Revised Copy

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICA.. | "D"
FLOOR AREA RATIO INFORMATION

C1/7

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

Street Address 3704 Bonnell Drive

Applicant's Signature [signature] Date 5/26/11

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.	2667 sq.ft.
b. 1st floor area with ceiling height over 15 feet.	____ sq.ft.	____ sq.ft.
c. TOTAL *(add a and b above)*	**____ sq.ft.**	**2667 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)*	____ sq.ft.	1973 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	____ sq.ft.	____ sq.ft.
f. TOTAL *(add d and e above)*	**____ sq.ft.**	**1973 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.	n/a sq.ft.
h. 3rd floor area with ceiling height > 15 feet	____ sq.ft.	____ sq.ft.
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.	367 sq.ft.
l. ___detached *(subtract 450 square feet if more than 10 feet from principal structure)*	____ sq.ft.	n/a 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.
VII. TOTAL	**____ sq.ft.**	**5007 sq.ft.**

Map 4673.2

TOTAL GROSS FLOOR AREA (*add existing and new from VII above*) 5007 **sq. ft.**

GROSS AREA OF LOT 11,683 **sq. ft.**

over by 334

FLOOR AREA RATIO (gross floor area /gross area of lot) .428 **sq. ft.**

[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.

Revised 5/26/11

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

C1/8

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

Service Address 3704 Bonnell Drive

Applicant's Signature [signature] Date 4/13/11

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.	2160 sq.ft.
b. 1st floor area with ceiling height over 15 feet.	____ sq.ft.	0 sq.ft.
c. **TOTAL** ***(add a and b above)***	**____ sq.ft.**	**2160 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)*	____ sq.ft.	2408 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	____ sq.ft.	____ sq.ft.
f. **TOTAL** ***(add d and e above)***	**____ sq.ft.**	**2408 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.	n/a sq.ft.
h. 3rd floor area with ceiling height > 15 feet	____ sq.ft.	n/a sq.ft.
i. ***TOTAL (add g and h above)***	**____ sq.ft.**	**n/a 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. X attached *(subtract 200 square feet if used to meet the minimum parking requirement)* 567-200=367	____ sq.ft.	367 sq.ft.
l. ___ detached *(subtract 450 square feet if more than 10 feet from principal structure)*	____ sq.ft.	n/a 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.
VII. TOTAL	**____ sq.ft.**	**5442 sq.ft.**

map - 40.73.2	**TOTAL GROSS FLOOR AREA** (*add existing and new from VII above*)	5442 **sq. ft.**
	GROSS AREA OF LOT	11683 **sq. ft.**
over - 768.8 ft	**FLOOR AREA RATIO** (gross floor area /gross area of lot)	.468 **sq. ft.**

[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.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

C1/9

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.	2607 sq.ft.
b.	2nd floor conditioned area	___ sq.ft.	7408 sq.ft.
c.	3rd floor conditioned area	___ sq.ft.	— sq.ft.
d.	Basement	___ sq.ft.	— sq.ft.
e.	Garage / Carport	___ sq.ft.	— sq.ft.
	0 attached	___ sq.ft.	567 sq.ft.
	___ detached	___ sq.ft.	— sq.ft.
f.	Wood decks *[must be counted at 100%]*	___ sq.ft.	— sq.ft.
g.	Breezeways	___ sq.ft.	— sq.ft.
h.	Covered patios	___ sq.ft.	363 sq.ft.
i.	Covered porches	___ sq.ft.	107 sq.ft.
j.	Balconies	___ sq.ft.	— 60 sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*	___ sq.ft.	— sq.ft.
l.	Other building or covered area(s)	___ sq.ft.	159 sq.ft.
	Specify masonry ledge attic		
	TOTAL BUILDING AREA *(add a. through l.)*	___ sq.ft.	6271 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)*: 3863 sq.ft. ✓ / 33.06 % 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)*	3863 sq.ft.
b.	Driveway area on private property	1107 sq.ft.
c.	Sidewalk / walkways on private property	107 sq.ft.
d.	Uncovered patios	— sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	— sq.ft.
f.	Air conditioner pads	32 sq.ft.
g.	Concrete decks	— sq.ft.
h.	Other (specify) door landing	25 sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*: 5134 sq.ft. / 43.94 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

c1/10

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 _____ DATE 4/13/11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 1091

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

Tree Review - Jim Gobel - Survey reqd for mitred joint zone

Service Address 3704 Bonnell Drive

Applicant's Signature _____ Date 4/13/11

J/E

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 3ϕ 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 Annette Adair Phone 821-8854

Email aadair@dwhomes.com Fax

Project Name ☐ New Construction ☐ Remodeling

Project Address 3709 Bonnell Drive OR

Legal Description Mount Bonnell Terrace Sec. 3 Lot 1 Block E

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 RF ☒ Single-phase (1ϕ) or ☐ Three-phase (3ϕ)

Service Main Size(s) 200 (amps) Number of Meters? 1

AE Service Length (ft.) Conductor 2Ø/CU (type & size)

SqFt Per Unit 5025 #Units 1 ☐ 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 residence

Annette Adair 4/13/11 512-821-8854
ESPA Completed by (Signature & Print name) Project Coordinator, David Weekley Homes Date Phone

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

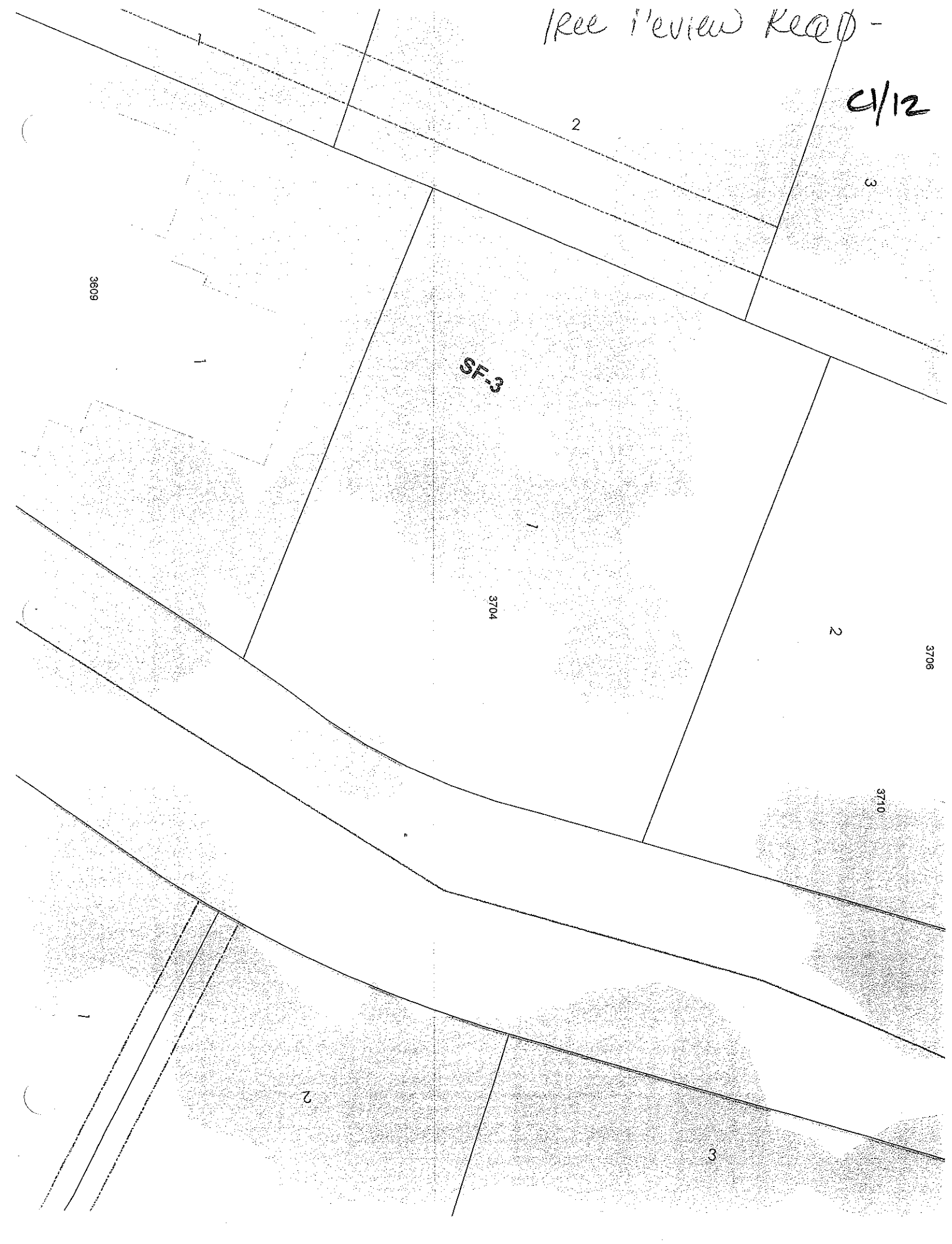
Application expires 180 days after date of Approval

(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'8" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
APR 14 2011
RLS 104-1


Ree i'eview Kea@ -
4/12
SF-3
3609
3704
3706
3710
1
2
3

4/13

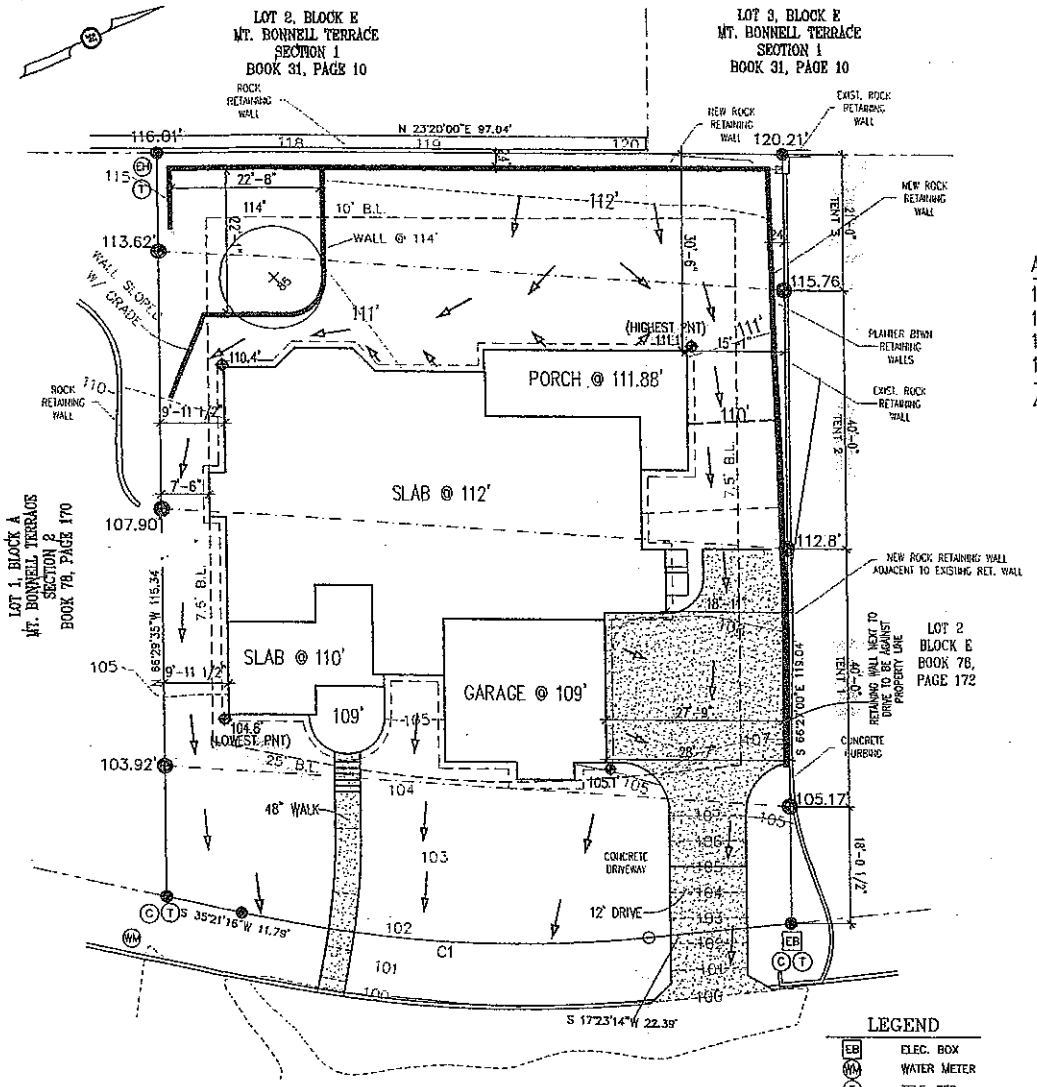
C

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABOURIN
89279
LICENSED
PROFESSIONAL ENGINEER

04-18-11

SCALE: 1"=30'



3704 BONNELL DRIVE
(50' R.O.W.)

= LINE OF RUNOFF DRAINAGE

AVERAGE OF 4 CORNERS

110.4'
111.1'
104.6'
105.1'

431.2' / 4 = 107.8'

LEGEND

EB	ELEC. BOX
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EM	ELECT. MANHOLE
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
×	SPOT ELEVATION
B.L.	BUILDING LINE

LEGEND

WOOD FENCE	
WIRE FENCE	
CHAIN LINK FENCE	
UTILITY LINE	
WROUGHT IRON FENCE	
A/C	A/C UNIT
ET	ELEC. TRANS.
EB	ELEC. BOX
EM	ELEC. METER
WM	WATER METER
SBC	SBC BOX
S	SEWER
G	GAS METER
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EM	ELECT. MANHOLE
TB	TELE. COM.
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
⊕	SPINDLE FND.
⊛	SPINDLE SET
▲	NAIL FND.
△	NAIL SET
○	PIPE FND.
○	PIPE SET
⌀	UTILITY POLE
⊕	FIRE HYDRANT
☼	LIGHT STANDARD
×	SPOT ELEVATION
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 26°33'39" W
(C1)	(199.73')	(63.44')	(63.18')	(S 26°20' W)

SITE PLAN – FINAL GRADE

scale: 1"=30'

BOUL. A
NOR
3681
PLT PI
LUN

MOUNT BONNELL TERRACE
3704 Bonnell Drive

Proj No.: 2023

Lot: 1

DIL: E

David Weekley Homes

© Beekley Homes L.P. 2008
The measurements, dimensions, and othe specifications, shown on this document, are guidelines for construction use only.

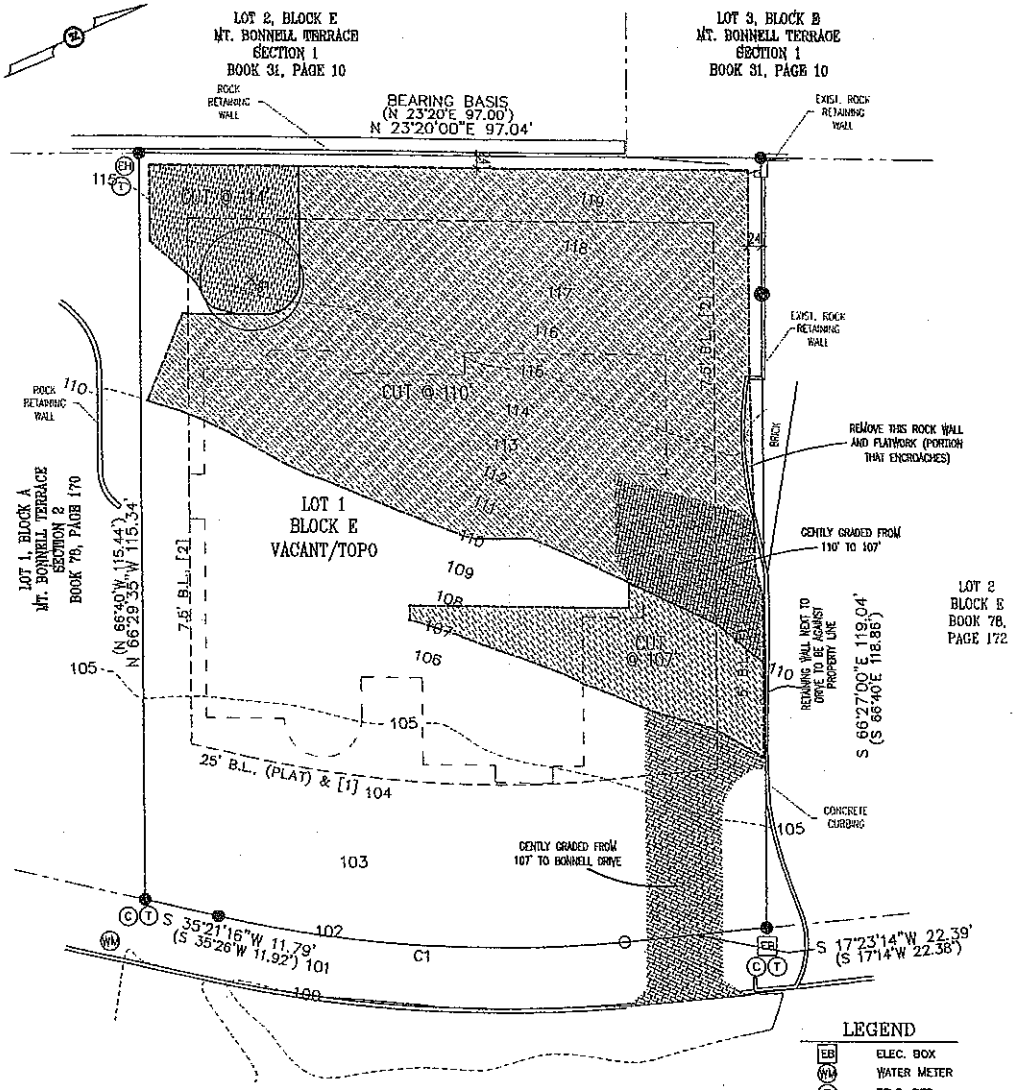
4/14

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY GARRA
92279
LICENSED
PROFESSIONAL ENGINEER

04-18-11

SCALE: 1"=30'



TREE#	SIZE/TYPE
~~46~~	~~9" MTN LAUREL~~
~~49~~	~~10" LIVE OAK~~
~~50~~	~~13" LIVE OAK~~
~~51~~	~~16" LIVE OAK~~
~~57~~	~~7" LIVE OAK~~
~~58~~	~~15" LIVE OAK~~
~~65~~	~~8" LIVE OAK~~
~~66~~	~~8" LIVE OAK~~
~~67~~	~~13" LIVE OAK~~
~~77~~	~~8" LIVE OAK~~
78	8" LIVE OAK
79	9" LIVE OAK
80	7" LIVE OAK
81	7" LIVE OAK
82	6" LIVE OAK
83	7" LIVE OAK
84	7" LIVE OAK
85	16" LIVE OAK
86	7" LIVE OAK

LEGEND

//	WOOD FENCE
X	WIRE FENCE
CL	CHAIN LINK FENCE
UE	UTILITY LINE
WI	WROUGHT IRON FENCE
AC	A/C UNIT
ET	ELEC. TRANS.
EB	ELEC. BOX
EM	ELEC. METER
WM	WATER METER
SBC	SBC BOX
S	SEWER
G	GAS METER
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EH	ELECT. MANHOLE
TC	TELE. COM.
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
⊛	SPINDLE FND.
⊛	SPINDLE SET
▲	NAIL FND.
△	NAIL SET
○	PIPE FND.
○	PIPE SET
⌀	UTILITY POLE
⊕	FIRE HYDRANT
☼	LIGHT STANDARD
×	SPOT ELEVATION
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LEGEND

EB	ELEC. BOX
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EH	ELECT. MANHOLE
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
×	SPOT ELEVATION
B.L.	BUILDING LINE

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 26°33'39" W
(C1)	(199.73')	(63.44')	(63.18')	(S 26°20' W)

3704 BONNELL DRIVE
(50' R.O.W.)

SITE PLAN – CUT PLAN

scale: 1"=30'

NOT A LUNA PLT PLAT 368 BOOK

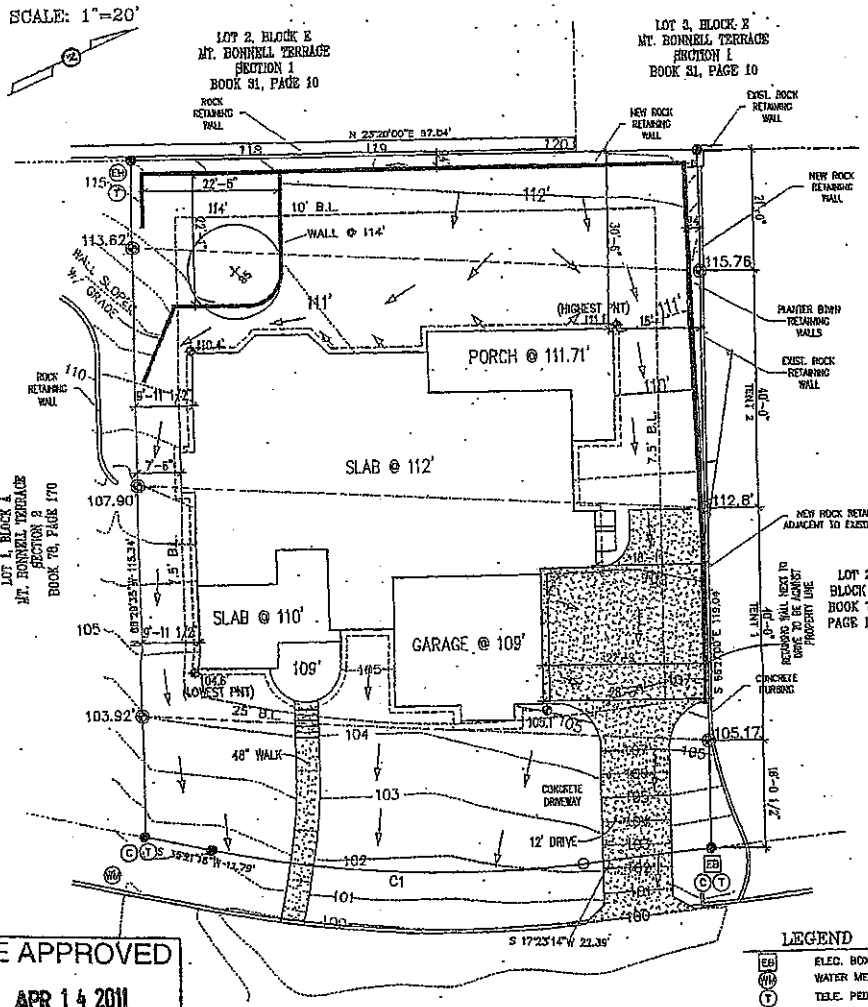
MOUNT BONNELL TERRACE
3704 Bonnell Drive

Proj No.: 2023
Lot: 1

David Weekley Homes

© Weekley Homes L.P. 2008
The measurements, dimensions, and othe specifications, shown on this document, are guidelines for construction use only.

C1/15



AE APPROVED
APR 14 2011
RLS 164-1

3704 BONNELL DRIVE
(50' R.O.W.)

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 28°33'39" W
(C1)	(199.73')	(63.44')	(63.18')	(S 28°20' W)

SITE PLAN – FINAL GRADE

scale: 1"=20'

NORTH
3688-B
PLT PLANS
LUNDY
AUSTIN, TX 78704

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes
MM/CL3/AJ
Scale: 1/8" = 1'-0"
Date: 02/26/08
Rev.: 11/03/10 GS

© Weekley Homes L.P. 20
The measurements, dimensions, s
specifications, shown on this docu
are guidelines for construction use
The actual specifications of the fin
structure may vary. This documer
not be relied on as a representatio
what the completed structure will

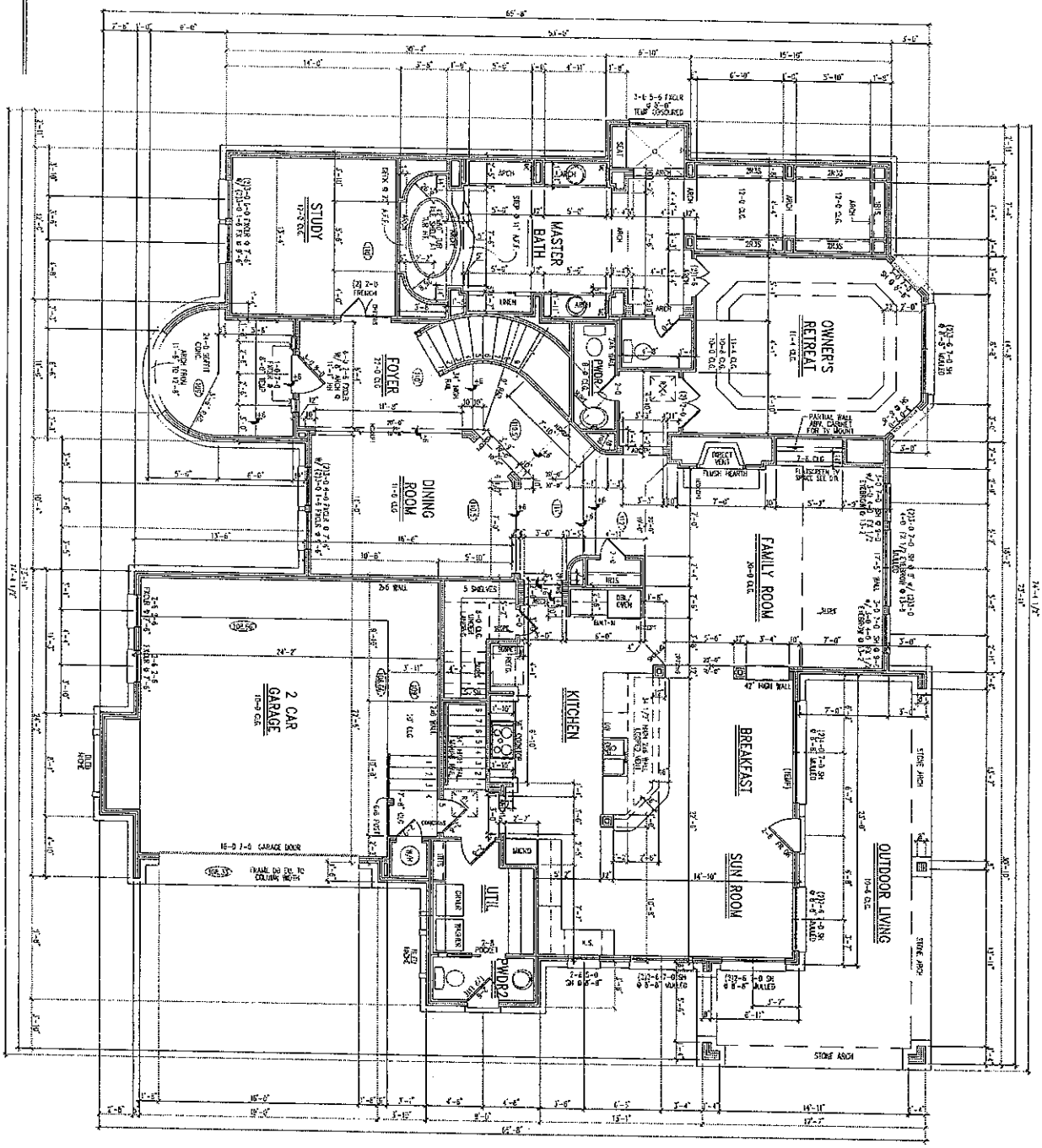
C1/16

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABLATURA
80279
LICENSED PROFESSIONAL ENGINEER

04-18-11

FLOOR PLAN



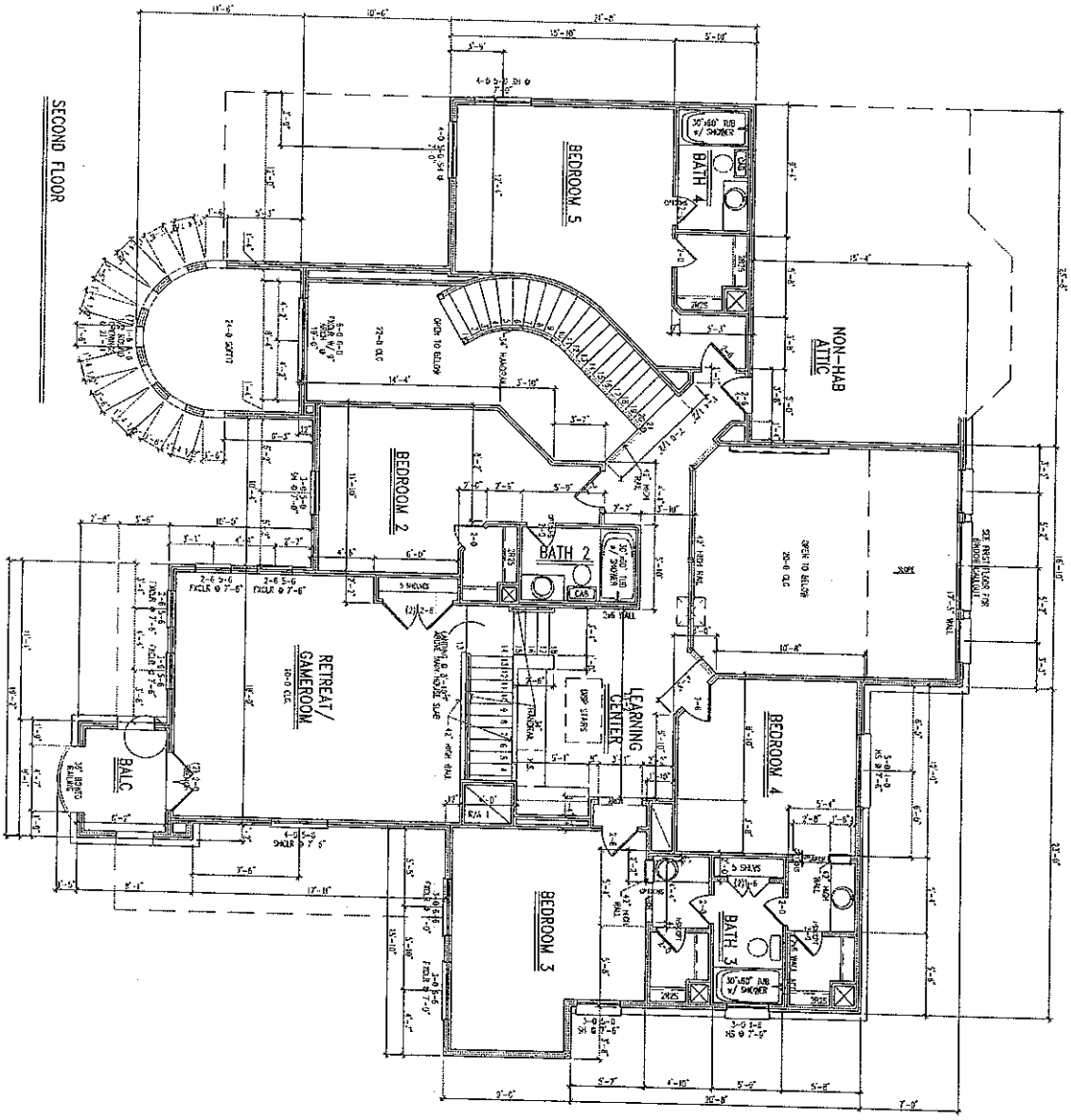
NORTH	MOUNT BONNELL TERRACE 3704 Bonnell Drive Austin, TX 78731	Proj No.: 2023 Job No.: 1122	Lot: 1 Blk: E Sect: 3	David Weekley Homes MM/CL3/AJ Date: 02/26/08	Scale: 1/8" = 1'-0" Rev.: 11/03/10 GS
3688-B PLN-1 LUNDY BDTL AUSTIN					

© Weekley Homes LP 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

6/17

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABOL
80278
LICENSED PROFESSIONAL ENGINEER
04-18-11



NOTE: ALL 2ND FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALL UNLESS NOTED OTHERWISE

NORTH
3688-B
PLN-2
LUNDY
BOYL AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

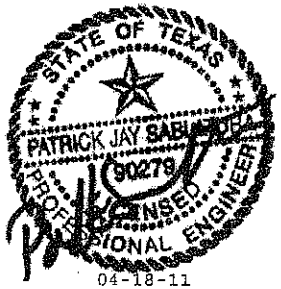
David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes LP, 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

4/18

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



04-18-11

CITY OF AUSTIN CALCULATIONS

CITY OF AUSTIN	F.A.R.	IMP. COVERAGE	BLDG COVERAGE	BUILDER
MAX ALLOWED	.40	45.0%	40.0%	CALCS
FLOOR 1 LIVING	2667 SF	2667 SF	2667 SF	2667 SF
FLOOR 2 LIVING	2408 SF			1799 SF
TOTAL	5075 SF			4466 SF
F. PORCH		107 SF	107 SF	107 SF
R. PORCH		363 SF	363 SF	363 SF
GARAGE	367 SF	567 SF	567 SF	567 SF
SIDEWALKS		107 SF		152 SF
DRIVEWAY		1107 SF		1235 SF
A/C PADS		32 SF		32 SF
DOOR LANDINGS		25 SF		25 SF
MSNRY LEDGE		159 SF	159 SF	159 SF
TOTAL AREA	5442 SF	5134 SF	3863 SF	
LOT AREA	11,683 SF	11,683 SF	11,683	
FINAL CALCULATION	.4658	43.28%	33.13%	

→ F.A.R. IS 16.5% OVER THE MAX. ALLOWED

©Weekley Homes LP, 2009
The measurements, dimensions, and other specifications shown on this document are approximate and for reference only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes

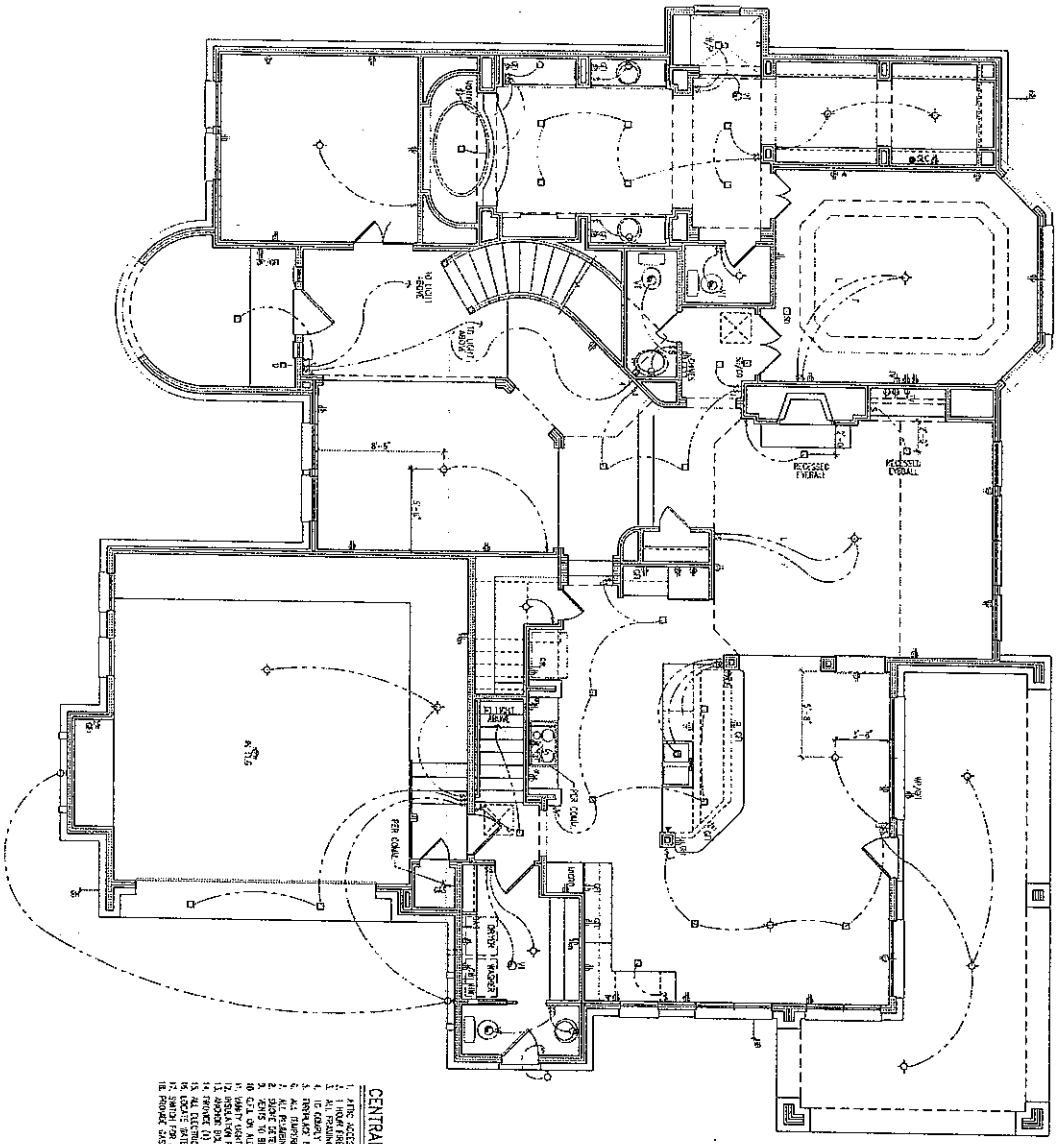
MMICL3/AJ | Scale: 1/8" = 1'-0"
Date: 02/26/08 | Rev.: 11/03/10 GS

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

NORTH
3688-B
PLN-3
LUNDY
BOYL AUSTIN

c1/19



CENTRAL TEXAS General Notes

1. ATTIC ACCESS MINIMUM 22"X30". (R.C.)
2. 1 HOUR FIRE CODE COMMON WALL GARAGE AND CEILING.
3. ALL FRAMING LUMBERS TO COMPLY WITH I.R.C.
4. TO COMPLY WITH NATIONAL/CITY ELECTRICAL CODE.
5. ALL PLUMBING TO COMPLY WITH LOCAL PLUMBING CODE.
6. ALL TEMPERED GLASS ON SHOWERS AND GLASS WITHIN 24" OF EXTERIOR DOORS
7. ALL PLUMBING TO COMPLY WITH U.P.C. / CITY PLUMBING CODE.
8. SMOKE DETECTORS IN ALL BEDROOMS AND ONE IN HALLWAY (R.C. AND AMENDMENTS.
9. KEYS TO BE IN ALL LAUNDRY ROOMS & BATH DOORS.
10. CLOSET ROD AND SHELF TO BE 5'-6" ABOVE FINISH FLOOR & IN PLANS WITHIN 6' OF KITCHEN SINK
11. HANDY OUTLET TO BE 12" ABOVE COUNTER
12. INSULATION R-13 WALLS R-30 CEILING. I.R.C.
13. MINIMUM DOOR IS 32" (R.C.)
14. PROVIDE (1) #5 x 24" GRAB BAR INSTALLED 1'-6" A.F.F. (R.C.)
15. ALL BEDROOMS TO BE PROVIDED WITH SMOKE DETECTORS WITH BATTERY BACKUP.
16. LOCATE WATER HEATER IN ATTIC. PROVIDE DRAIN PAN AS REQUIRED, IF POSSIBLE.
17. SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE. 1'-0" FROM OPENING.
18. PROVIDE GAS AT APPLIANCES FOR COMMUNITY REQUIREMENTS.

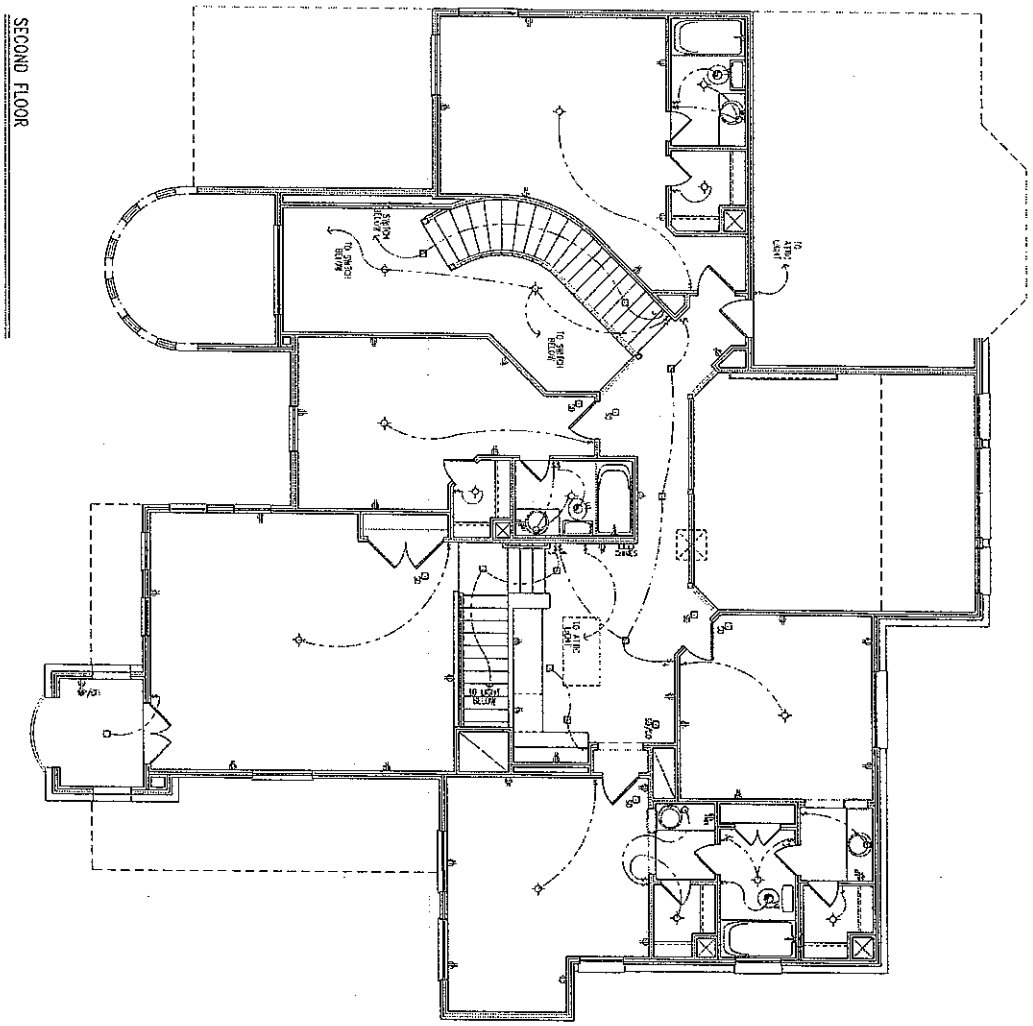
UTILITY LEGEND

TV	CABLE TELEVISION	220 OUTLET (DRY, A.F.F. & LOCATION)	STANDARD SWITCH (1 OR 3 WAY AS NOTED)	DOOR SEAL CHIMES	DOOR BELL CHIMES
TP	PHONE JACK	WALL MOUNTED LIGHT	CEILING FAN W/ LIGHT KIT		
		RECESSED CAN LIGHT (INTERVAL AS NOTED)			
		EXHAUST FAN			
SD	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)				

	110V OUTLET (2 A.F.F. U.N.O.)				
	GROUND FAULT INTERRUPTER (BEHIND FRIDGE AS NOTED)				

CL/20

SECOND FLOOR



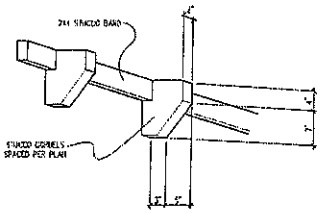
NORTH 3688-B ELE-2 LUNDY BOYL AUSTIN	MOUNT BONNELL TERRACE 3704 Bonnell Drive Austin, TX 78731	Proj. No.: 2023	Lot: 1	David Weekley Homes	
		Job No.: 1122	Blk: E	MM/CL3/AJ	Scale: 1/8" = 1'-0"
			Sect: 3	Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

C1/21

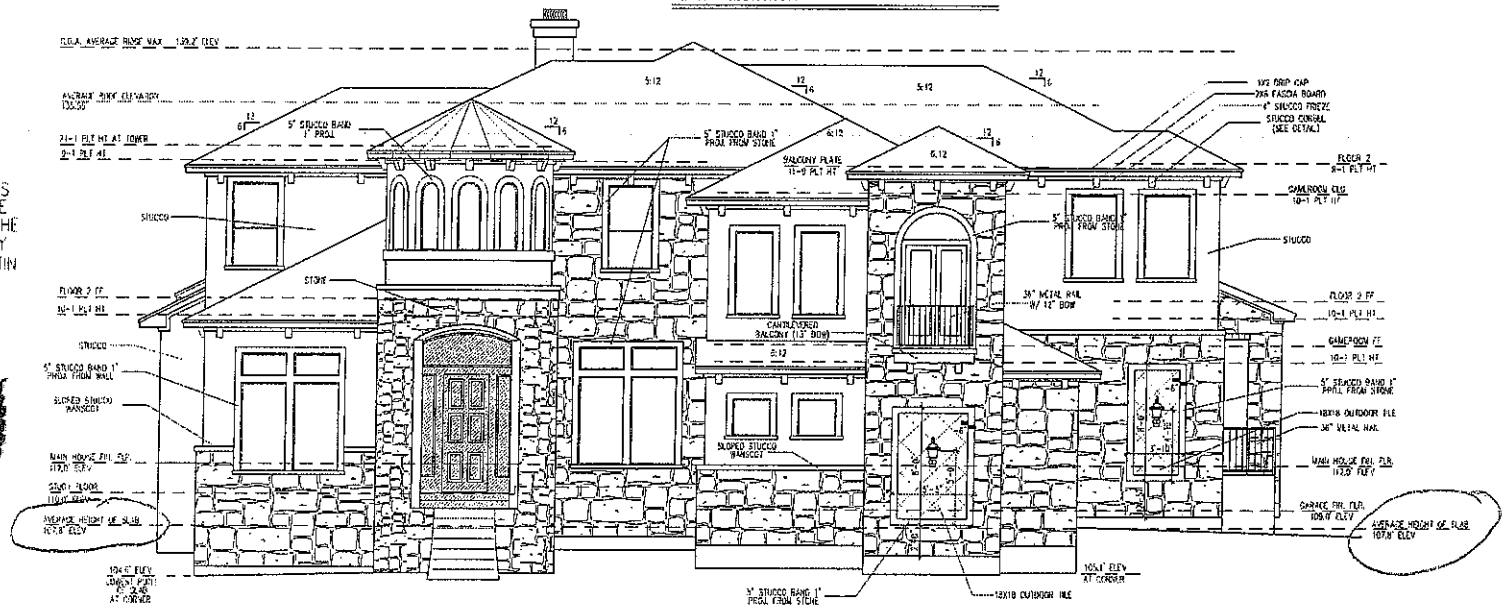


RIGHT ELEVATION



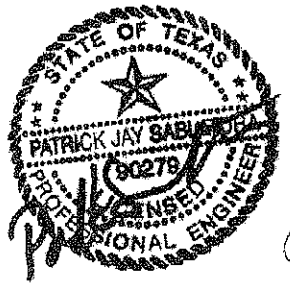
CORBEL DETAIL

SCALE: 3"=1'-0"



FRONT ELEVATION

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN



04-18-11

© Weekley Homed L.P. 2009
The model home, elevations, and other specifications, shown on this document are guidelines for construction uses only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes

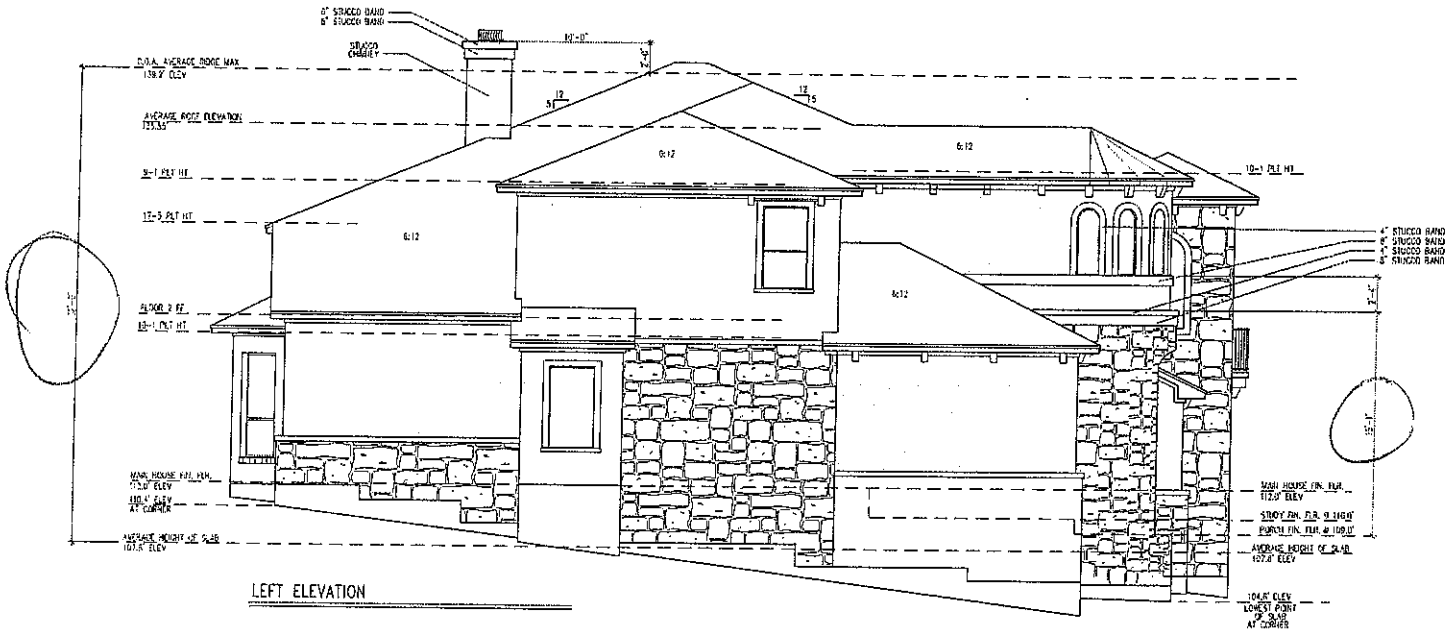
MM/CL3/AJ | Scale: 1/8" = 1'-0"
Date: 02/26/08 | Rev.: 11/03/10 GS

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

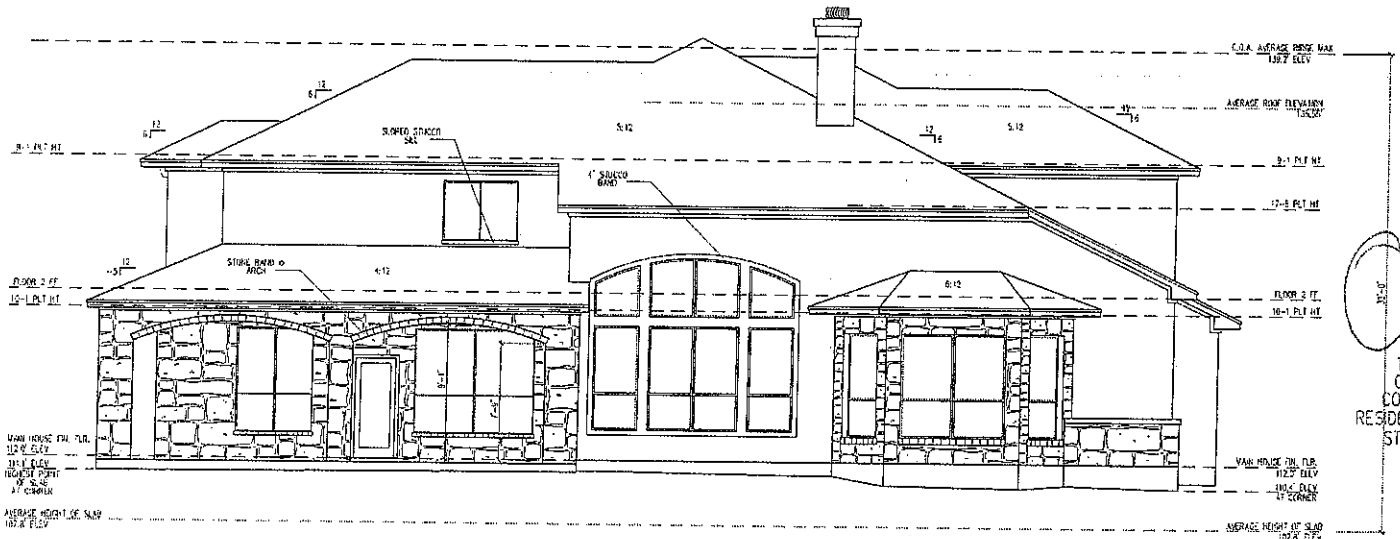
Proj No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

NORTH
3688-B
ELV-1
LUNDY
BOYL AUSTIN

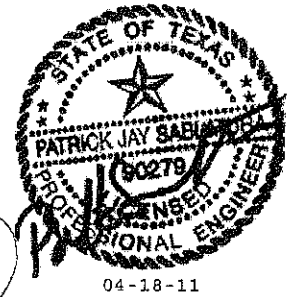
4/22



LEFT ELEVATION



REAR ELEVATION



04-18-11

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

© Weekley Homes L.P. 2005
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. Please read and confirm these dimensions. The finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes

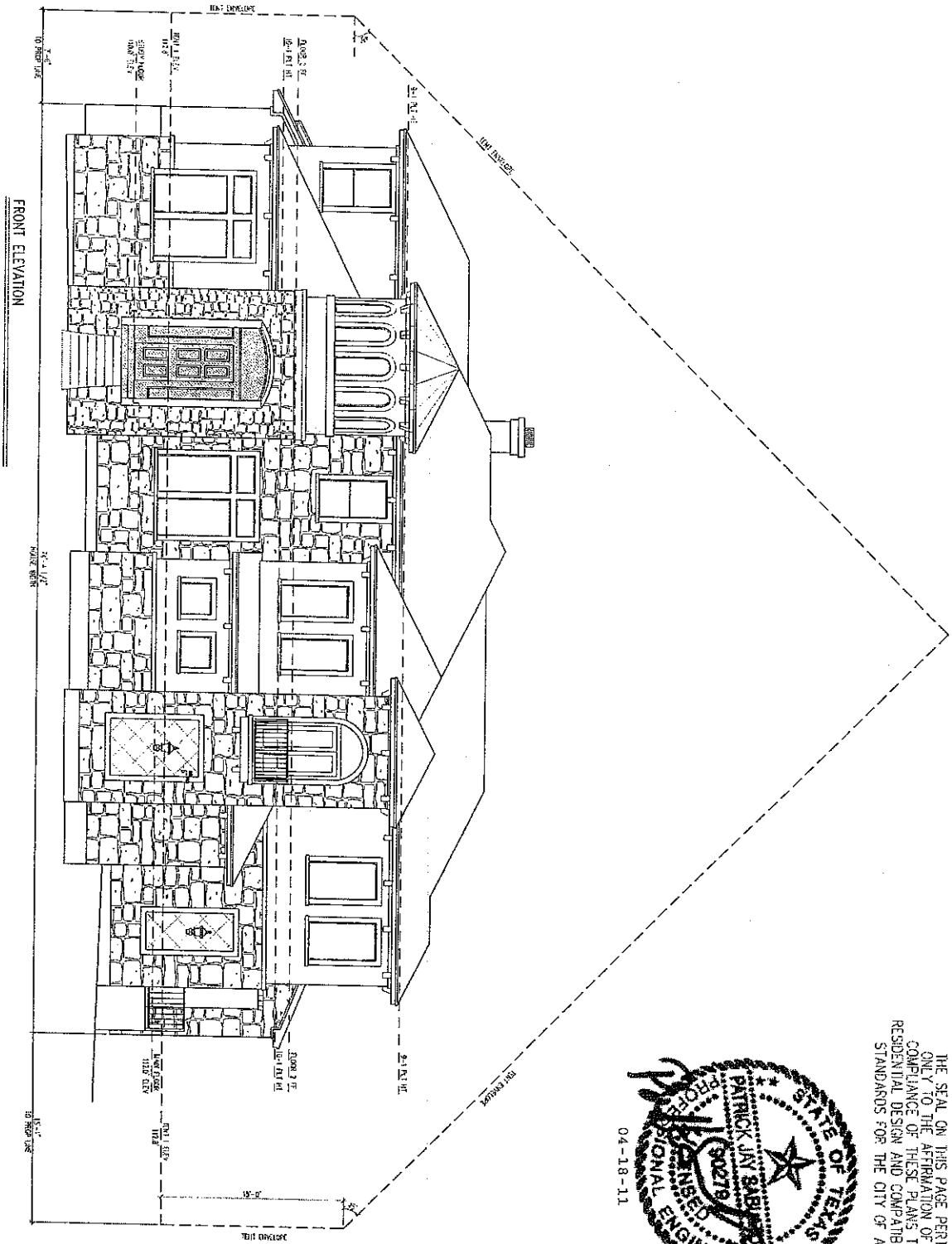
MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

MOUNT BONNELL TERRACE
3704 Bonnell Terrace
Austin, TX 78731

Proj No.:	2023	Lot:	1
Job No.:	1122	Blk:	E
		Sect:	3

NORTH
3688-B
ELV-2
LUNDY
BOYL AUSTIN

C1/23



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABLATURA
90279
LICENSED
PROFESSIONAL ENGINEER

04-18-11

NORTH
3688-B
MCM-1
LUNDY
BOYL AUSTIN

MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

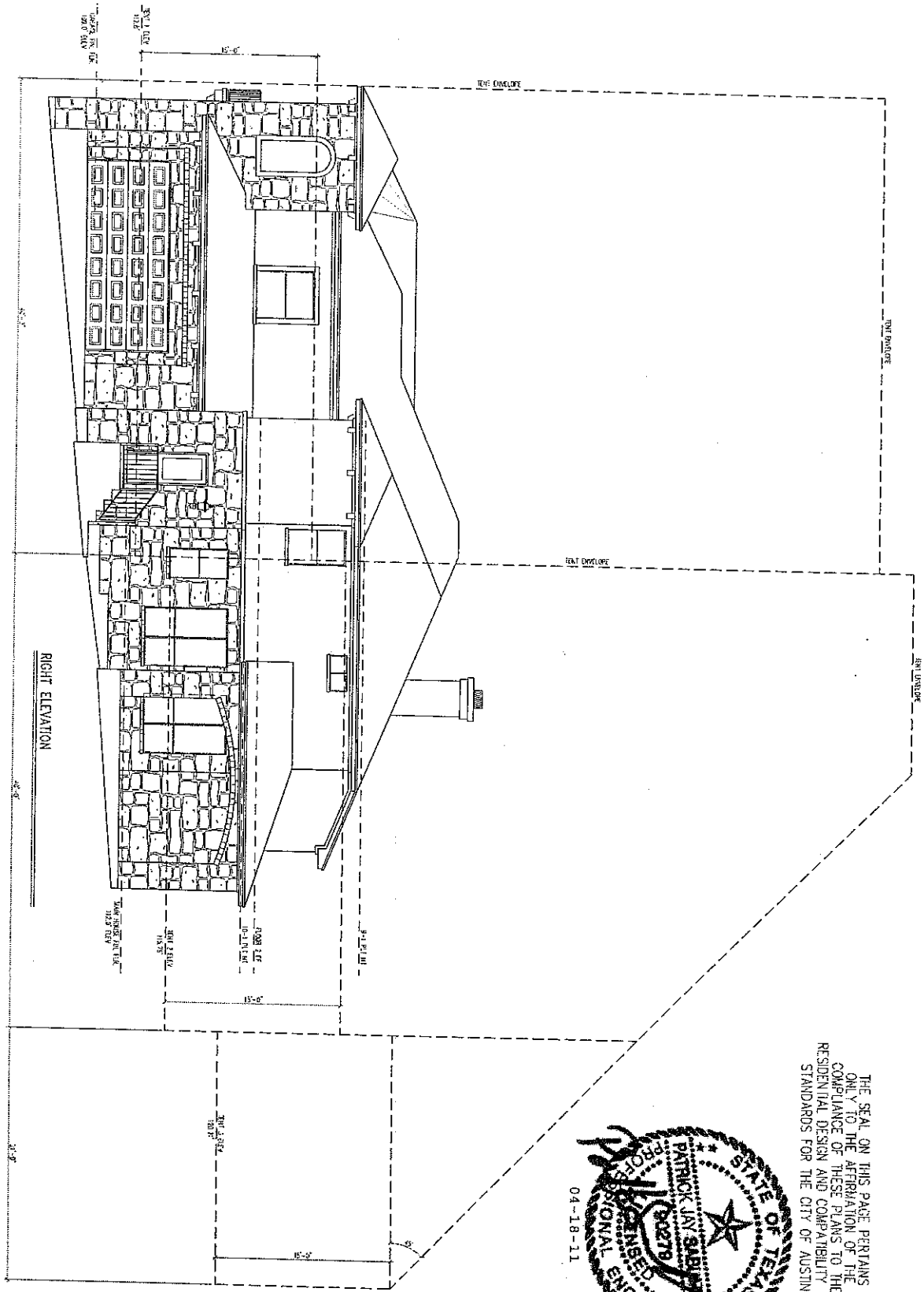
Proj. No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

c1/24



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABLATURA
80279
LICENSED
PROFESSIONAL ENGINEER
04-18-11

NORTH
3688-B
MCM-2
LUNDY
SOTHL AUSTIN

MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

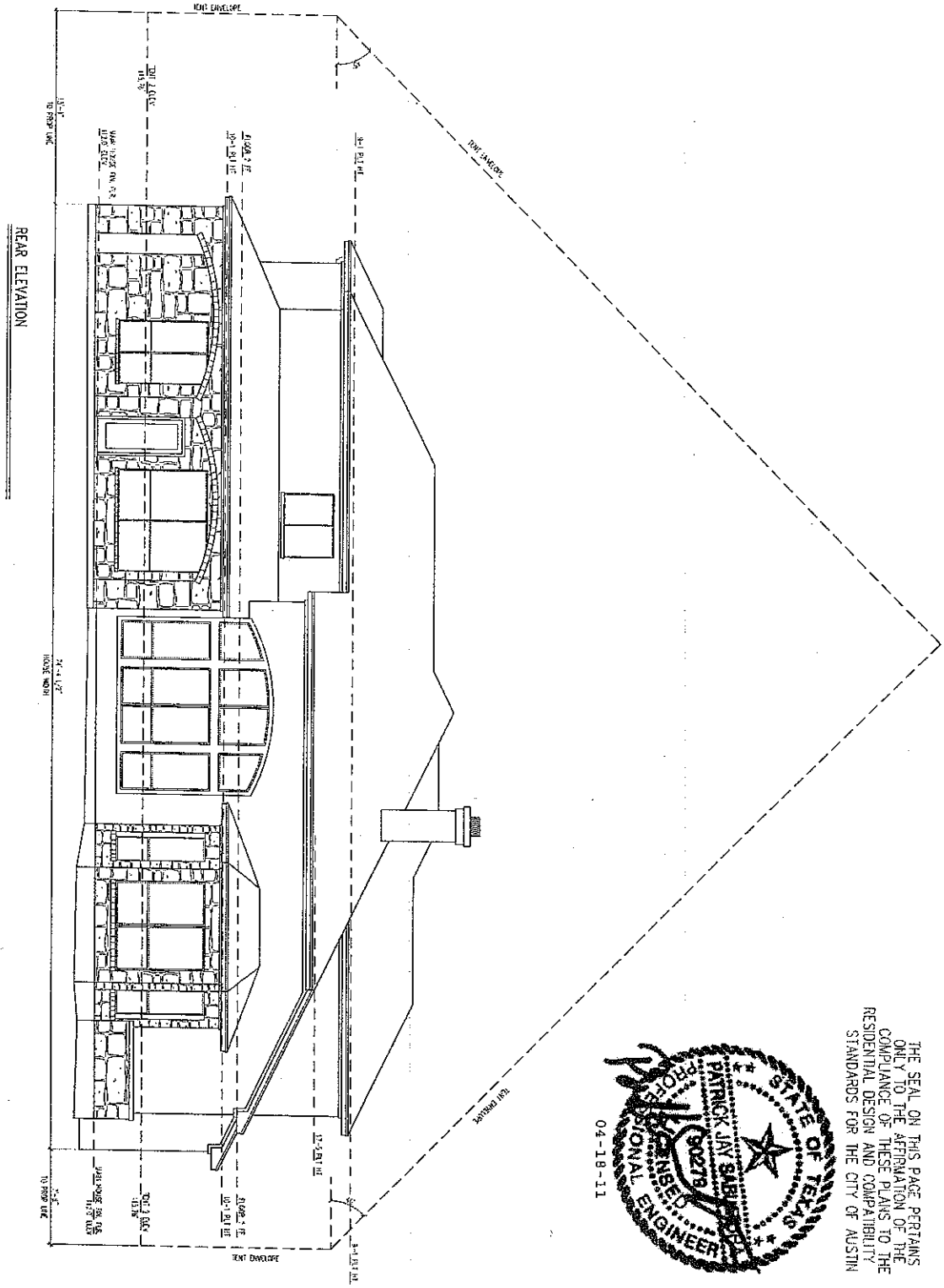
Proj No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

c1/25



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY SABOL
90279
LICENSED
PROFESSIONAL ENGINEER
04-18-11

NORTH
3688-B
MCM-3
LUNDY
BRYC AUSTIN

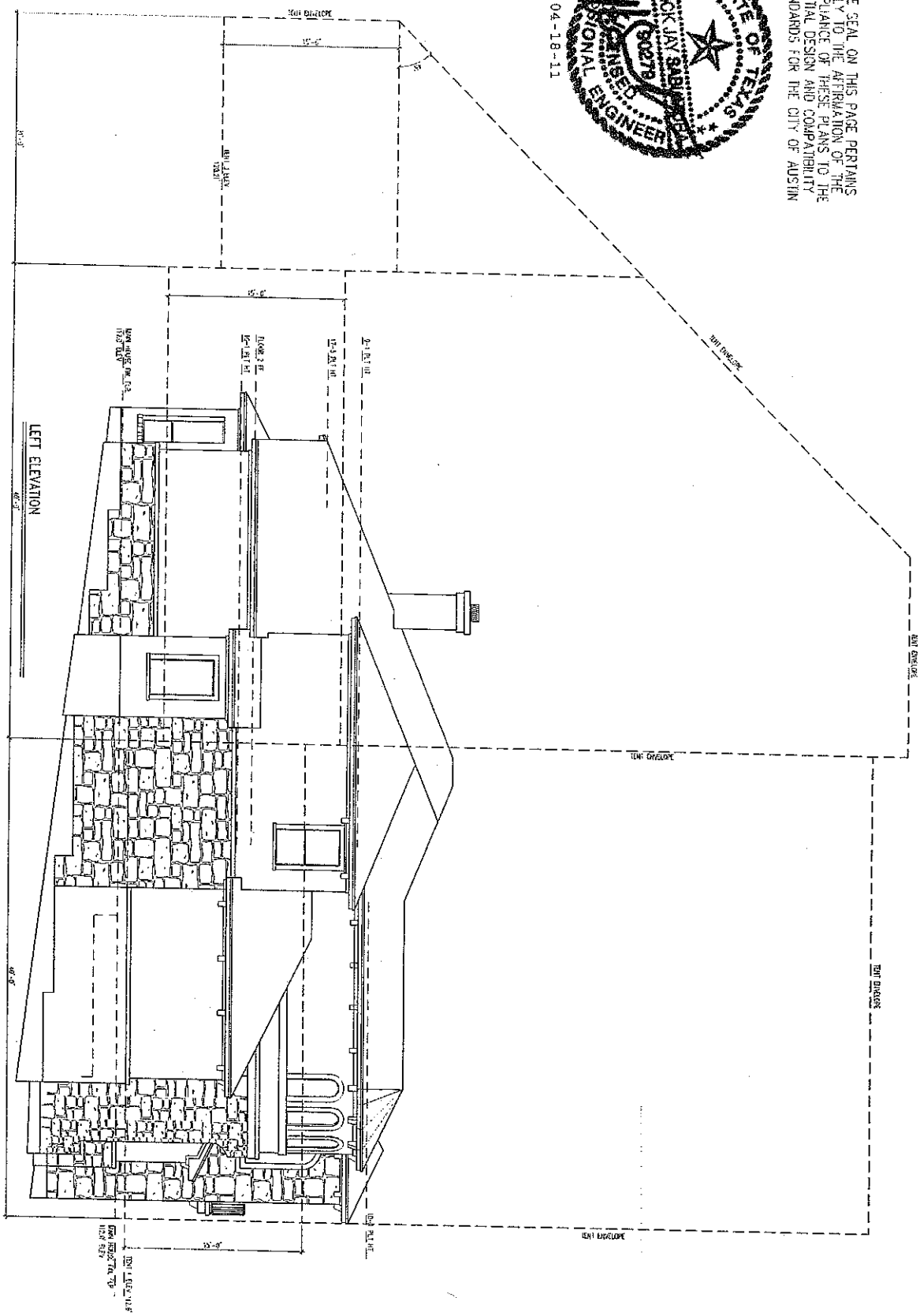
MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.: 2023
Job No.: 1122
Lot: 1
Blk: E
Sect: 3

David Weekley Homes
MM/CL3/AJ
Scale: 1/8" = 1'-0"
Date: 02/26/08
Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

c1/26



THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

NORTH
3688-B
MCM-4
LUNDY
BOYK AUSTIN

MOUNT BONNELL DRIVE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2006
-The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

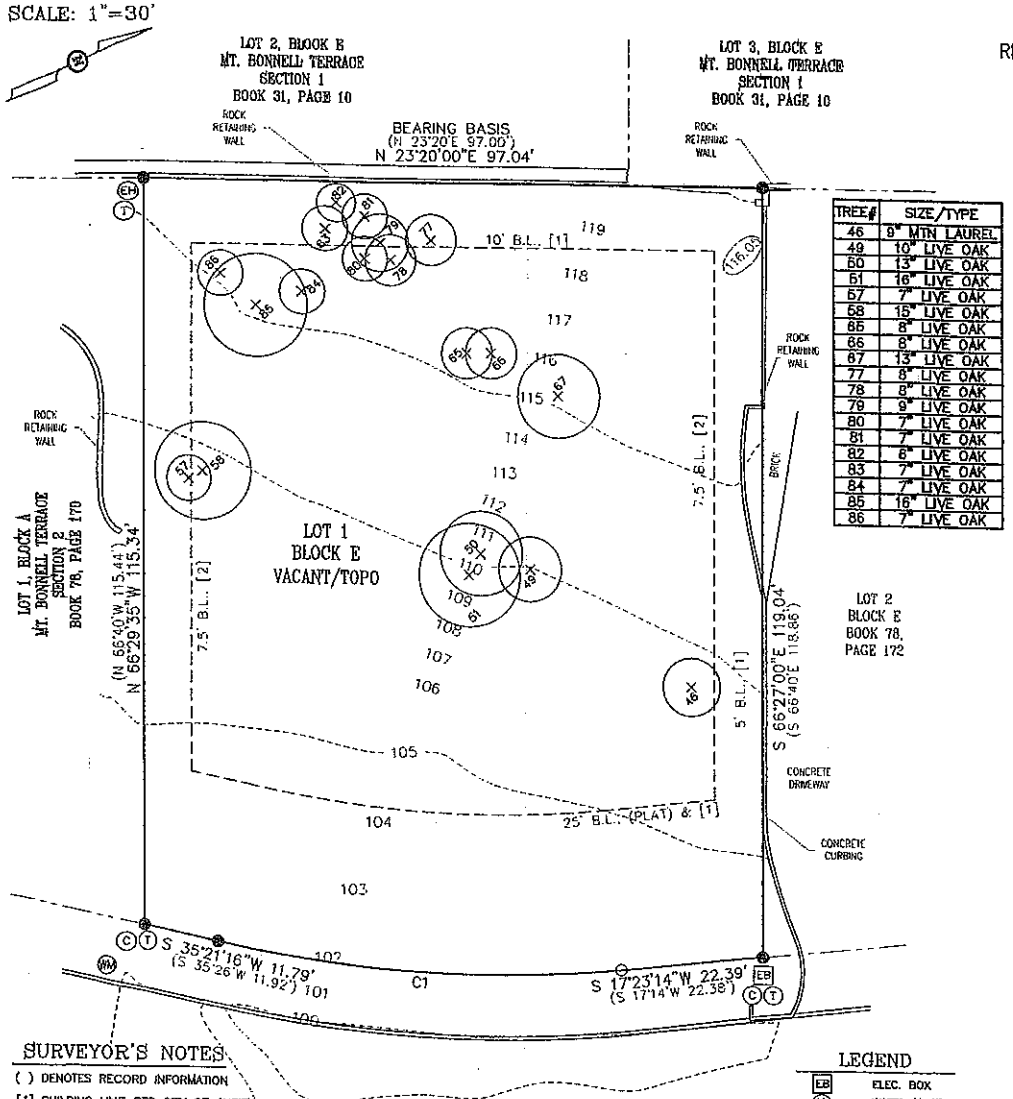
4/27

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

STATE OF TEXAS
PATRICK JAY GARRETT
90279
LICENSED
PROFESSIONAL ENGINEER

04-18-11

SCALE: 1"=30'



TREE#	SIZE/TYPE
46	9" MTN LAUREL
49	10" LIVE OAK
50	13" LIVE OAK
51	16" LIVE OAK
57	7" LIVE OAK
58	15" LIVE OAK
65	8" LIVE OAK
66	8" LIVE OAK
67	13" LIVE OAK
77	8" LIVE OAK
78	8" LIVE OAK
79	9" LIVE OAK
80	7" LIVE OAK
81	7" LIVE OAK
82	8" LIVE OAK
83	7" LIVE OAK
84	7" LIVE OAK
85	16" LIVE OAK
86	7" LIVE OAK

LEGEND

	WOOD FENCE
	WIRE FENCE
CC	CHAIN LINK FENCE
UE	UTILITY LINE
	WROUGHT IRON FENCE
AC	A/C UNIT
ET	ELEC. TRANS.
EB	ELEC. BOX
EM	ELEC. METER
WM	WATER METER
SBC	SBC BOX
S	SEWER
G	GAS METER
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EH	ELECT. MANHOLE
TC	TELE. COM.
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
⊕	SPINDLE FND.
⊕	SPINDLE SET
▲	NAIL FND.
△	NAIL SET
○	PIPE FND.
○	PIPE SET
	UTILITY POLE
	FIRE HYDRANT
	LIGHT STANDARD
×	SPOT ELEVATION
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE.

[2] PER HOME OWNERS ASSOCIATION

3704 BONNELL DRIVE
(50' R.O.W.)

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY PER COMMITMENT G.F. #1101881-ARB, EFFECTIVE FEBRUARY 2, 2011; SCHEDULE B, PARAGRAPH 10.

LOT 1 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: BOOK 78, PAGE 172 PLAT RECORDS OF TRAVIS COUNTY, TEXAS; VOLUME 6861, PAGE 1502 AND VOLUME 12947, PAGE 502 DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1 IS SUBJECT TO SANITARY SEWER EASEMENT RECORDED IN VOLUME 4647, PAGE 274 DEED RECORDS OF TRAVIS COUNTY, TEXAS AS STATED IN BOOK 78, PAGE 172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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

LEGEND

EB	ELEC. BOX
WM	WATER METER
T	TELE. PED.
C	C.A.T.V. PED.
EH	ELECT. MANHOLE
●	IRON ROD FND.
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" SET
×	SPOT ELEVATION
B.L.	BUILDING LINE

Curve	Radius	Length	Chord	Chord Bearing
C1	199.73'	63.50'	63.23'	S 26°33'39" W
(C1)	(199.73')	(63.44')	(63.18')	(S 26°20' W)

LOT No. 1 BLOCK "E" SUBDIVISION / ADDITION MT. BONNELL TERRACE
SECTION 3 PHASE Book 78 Page(s) 172 Cabinet PLAT RECORDS
CITY TRAVIS COUNTY, TEXAS Volume Slide
AUSTIN Document No.
Reference: WILLIAM D. CLARK AND CLAUDIA J. CLARK

	By	Date:
FIELD WORK	JA/AA	2/21/11
DRAFTING	MDL	

SURVEY DATE: 2/21/11
Job No. 02B15811
SCALE: 1"=20'

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR NATIONAL INVESTORS TITLE INSURANCE COMPANY / PLAINSCAPITAL BANK

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

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

SITE PLAN - EXISTING

scale: 1"=30'

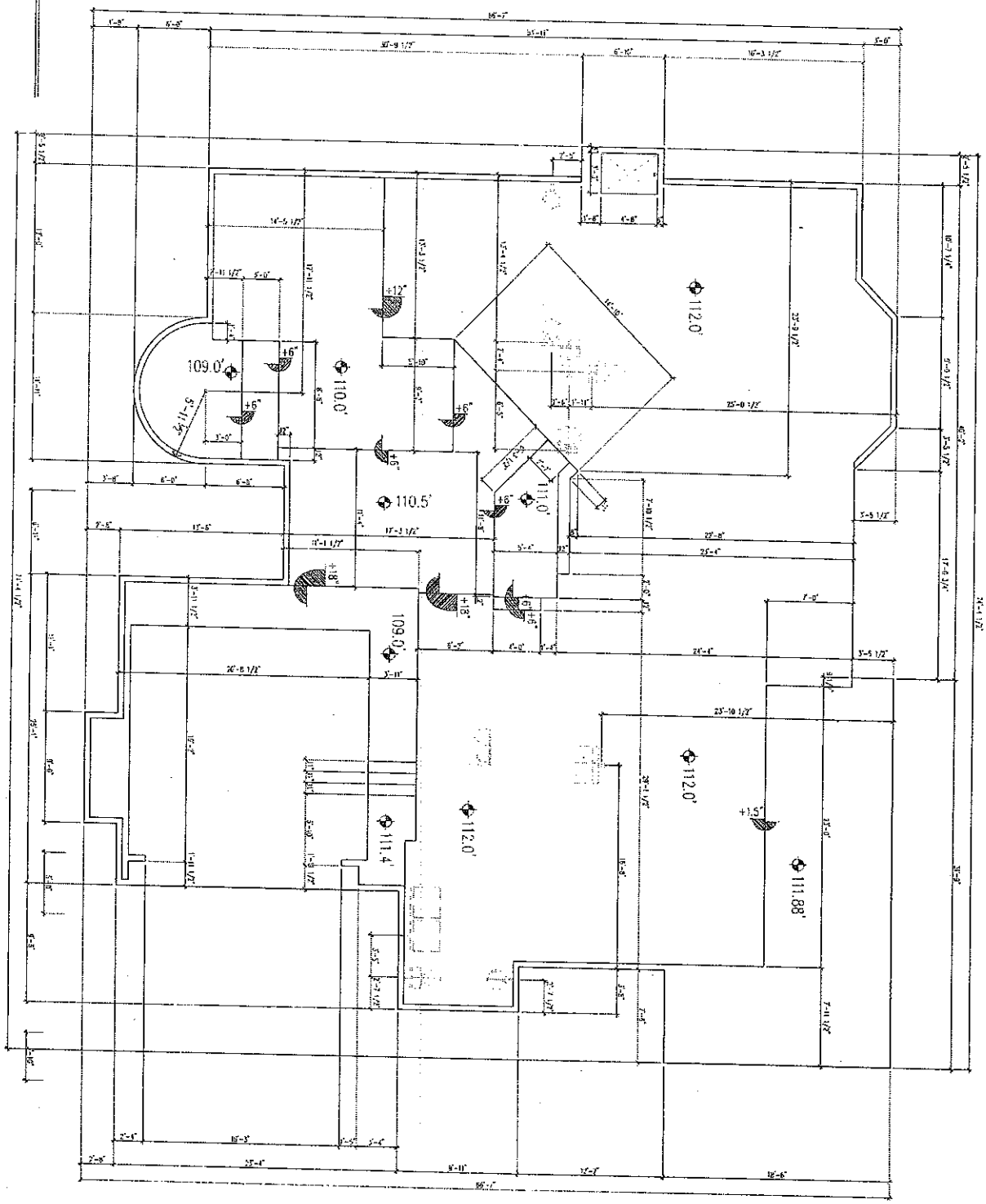
NOT A BOUNDARY SURVEY
PLAT PLAN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Proj No.: 2023
Lot: 1
Blk: E
David Weekley Homes

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only.

4/20

FORM SET PLAN



NORTH
BOYL, AUSTIN
LUNDY
368-B
FS-1

MOUNT BONNELL TERRACE
3704 Bponnell Drive
Austin, TX 78731

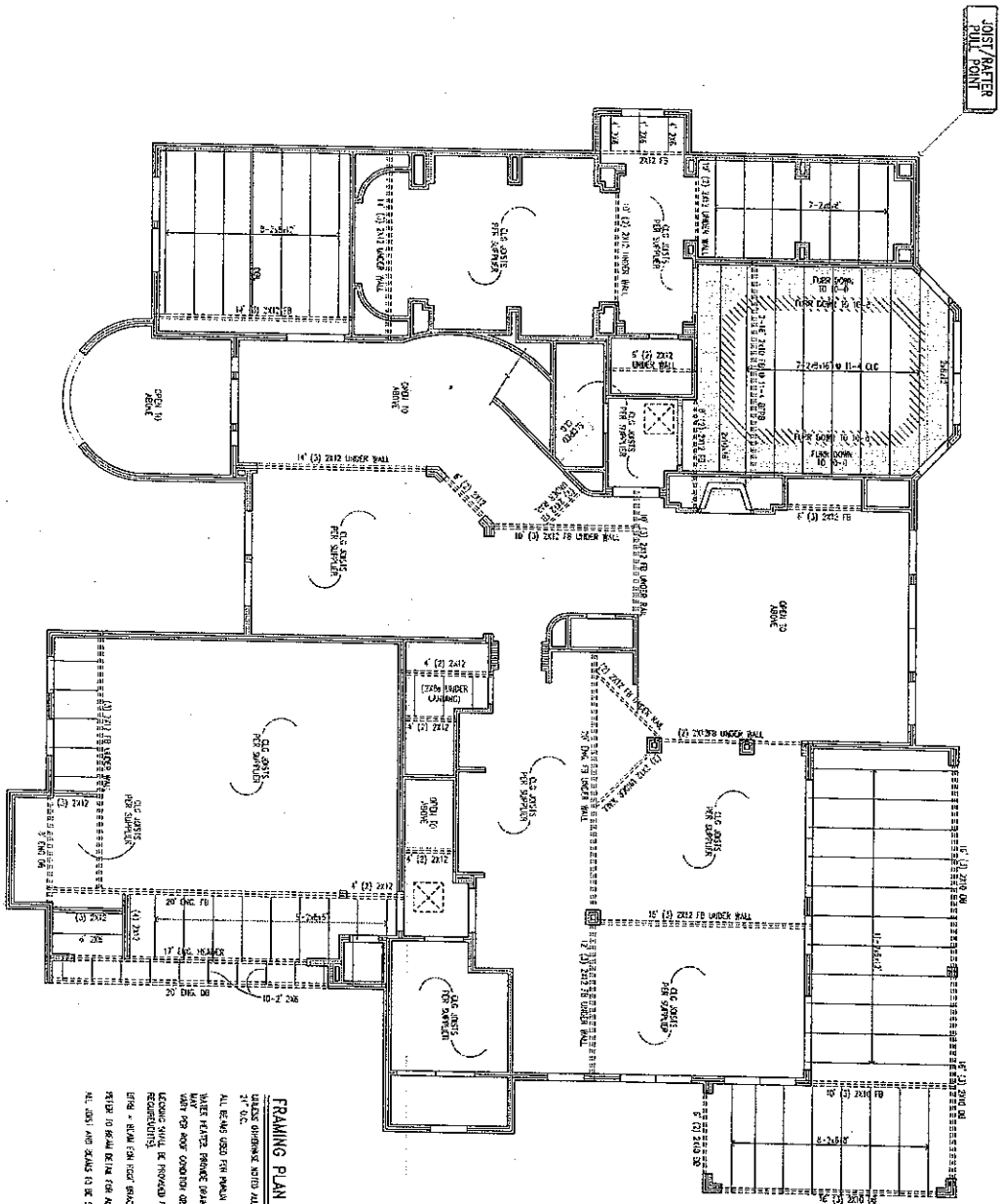
Proj No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

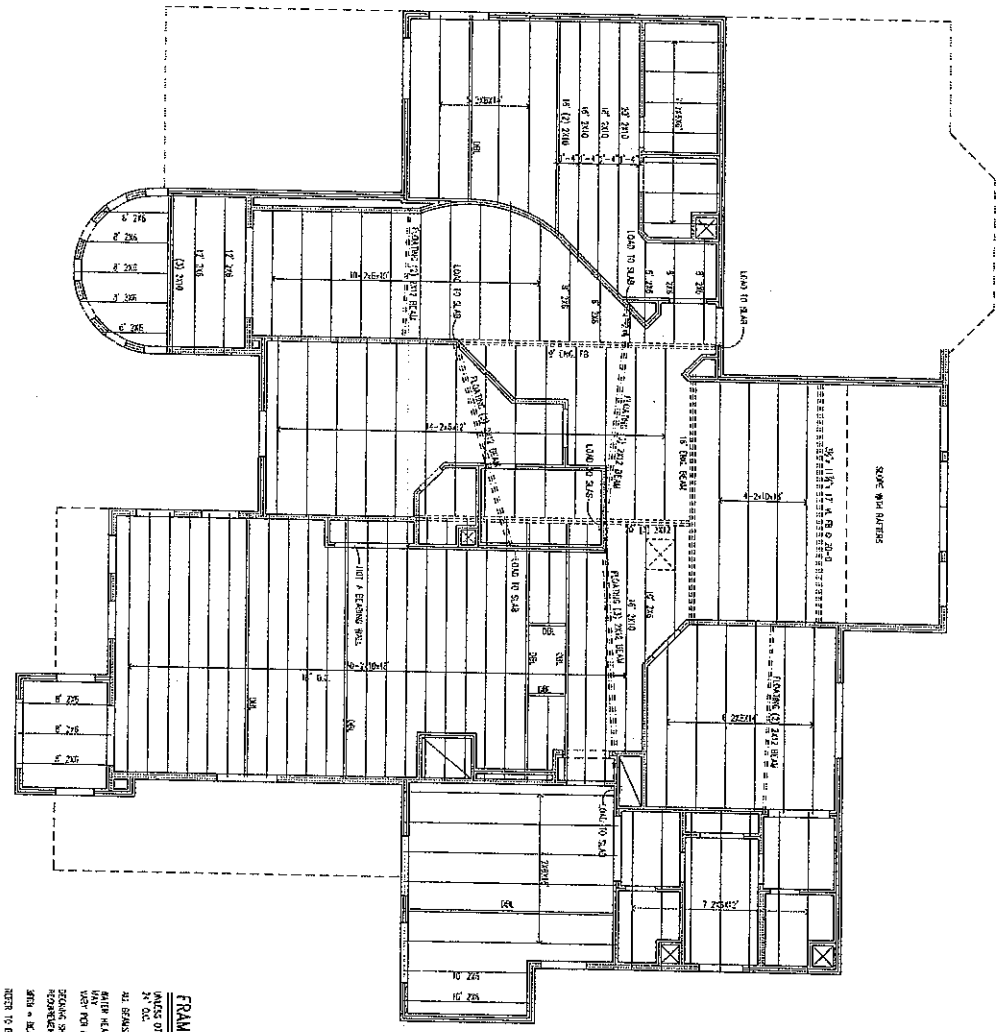
David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

41/29


JOIST/RAFTER PULL POINT
OPEN TO ABOVE
OPEN TO ABOVE
OPEN TO ABOVE
14" (3) 2X12 UNDER BALL
10" (3) 2X12 FB UNDER BALL
6" (3) 2X12 FB
6" (3) 2X12
4" (2) 2X12
(2) 2X12 FB UNDER BALL
15" (3) 2X12 FB UNDER BALL
(3) 2X12 FB
(3) 2X12
(3) 2X10 FB
5" (3) 2X10 FB
20" ENG. FB
17' LVL HEADER
20' ENG. DB
10-2" 2X6
7-2x16"
8-2x16"
11-2x16"
FLOOR DOWN 10"
FLOOR DOWN 10"
FLOOR DOWN 10"
FLOOR DOWN 10"
7-2x16" @ 11-4 O/C
TRAY CEILING
TRAY CEILING
TRAY CEILING



NOTE: ALL 2ND FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALL UNLESS NOTED OTHERWISE

FRAMING PLAN (TEXAS)

UNLESS OTHERWISE NOTED ALL HEADERS TO BE (2) 2 GRADE NATIONAL SPACED @ 24" O.C.

ALL BEAMS USED FOR PORCH SUPPORT ARE TO BE BOARED WHEN POSSIBLE

WATER HEATER PRIVACY WRAP ARE PER 45 REQUIRED. WATER HEATER LOCATION MAY VARY PER FINAL CONNECTION OR CITY REQUIREMENTS.

FRAMING SHALL BE PREPARED FOR DESIGNATED ATTIC STORAGE PER COMMUNITY REQUIREMENTS.

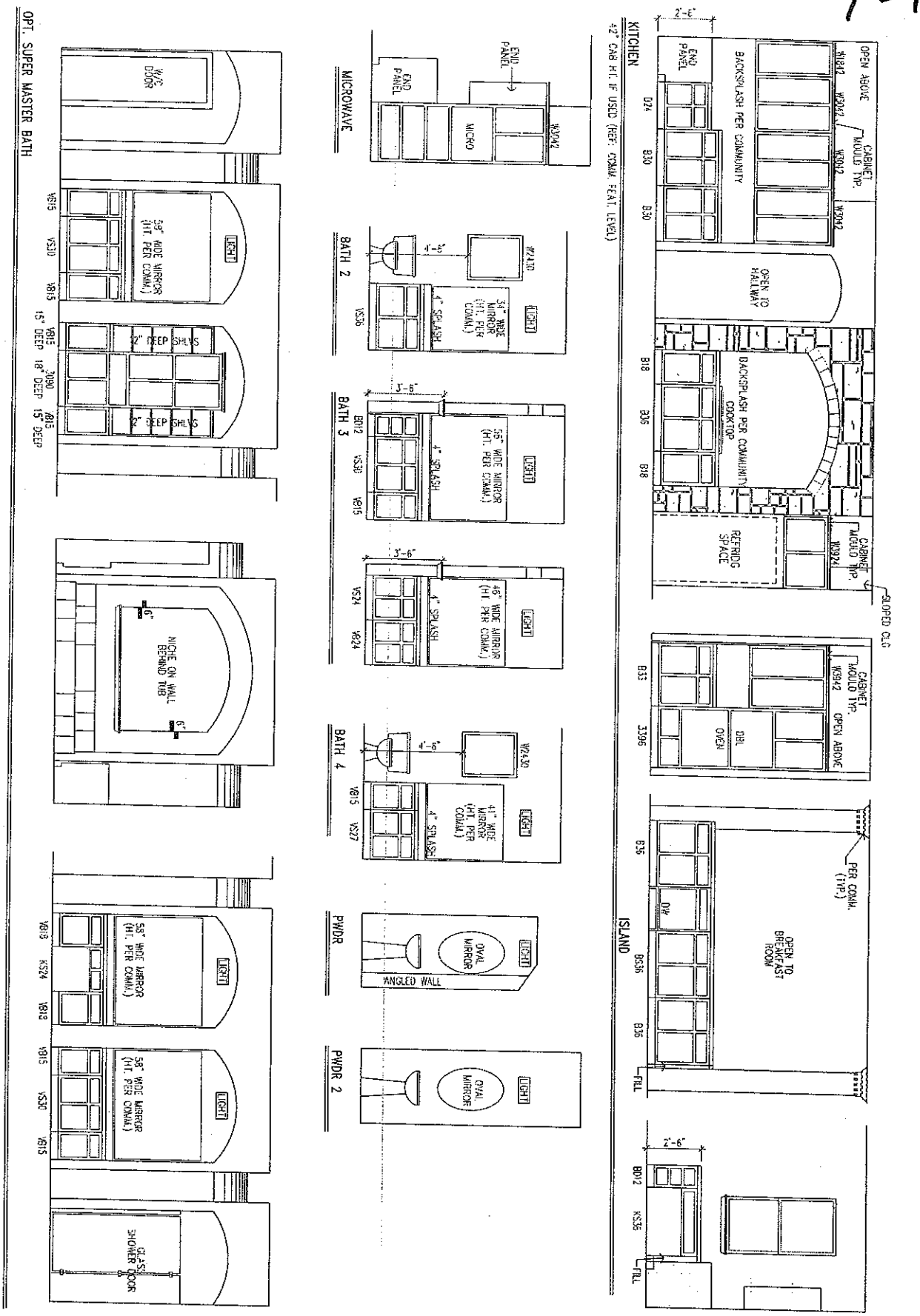
SEE ▭ DETAIL FOR ROOF BRACING.

REFER TO ROOM DETAIL FOR ALL RAFTERS AND JOISTS SHOWN AS A "DOT."

ALL JOIST AND BEAMS TO BE 10" FROM FIRE BARRIER.

© Weekley Homes L.P. 2005
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

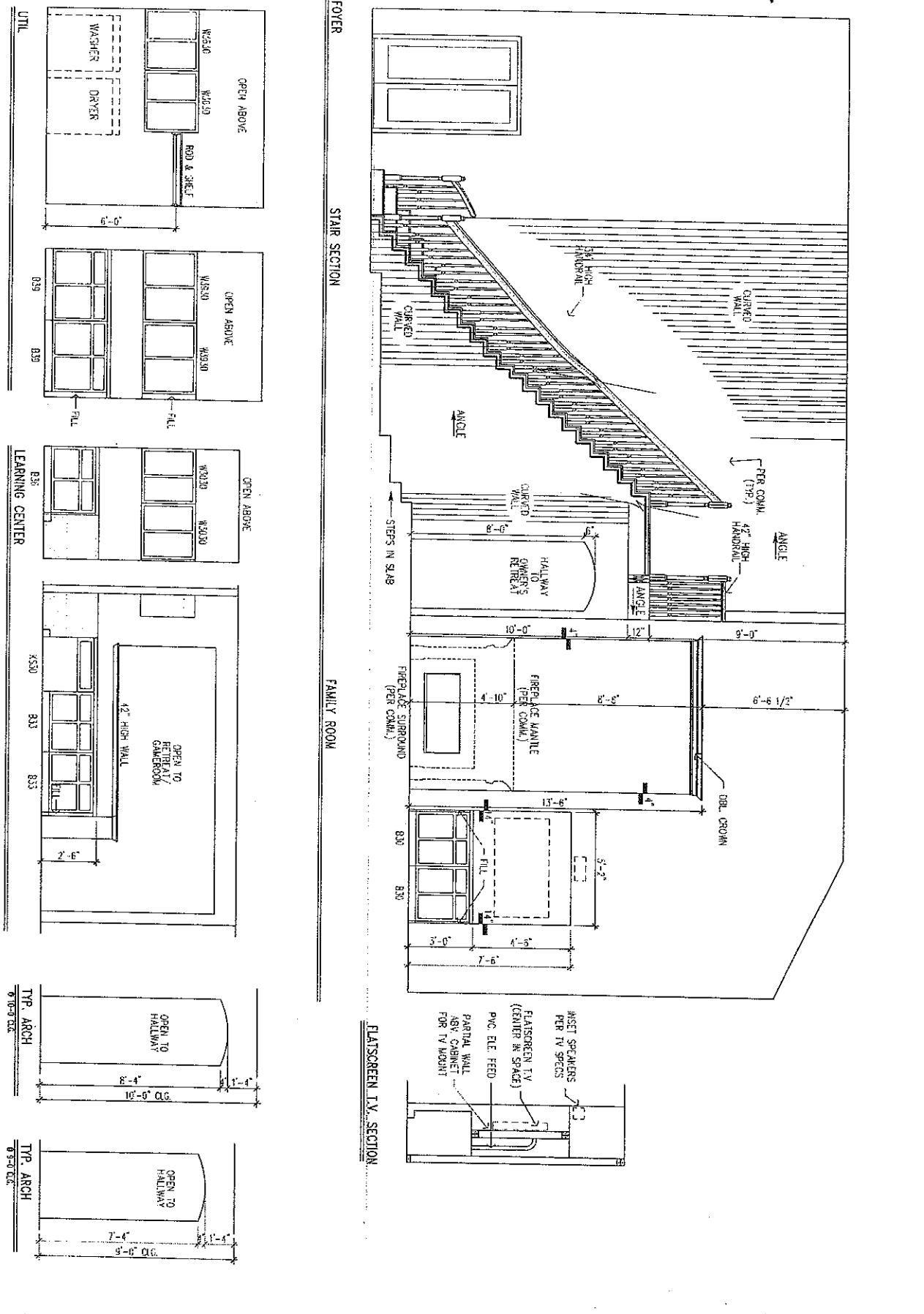
4/31



NORTH 3688-B INT-1 LUNDY B2L AUSTIN	MOUNT BONNELL TERRACE 3704 Bonnell Drive Austin, TX 78731	Proj. No.: 2023 Job No.: 1122	Lot: 1 Blk: E Sect: 3
David Weekley Homes MM/CL3/AJ Date: 02/26/08	Scale: 1/4" = 1'-0" Rev.: 11/03/10 GS		

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

4/32



NORTH
388-B
INT-2
LUNDY
BOYL AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

David Weekley Homes

MM/CL3/AJ	Scale: 1/4" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

C1/33

CENTRAL TEXAS ROOF PLAN

GABLES OTHERWISE NOTED: ALL MEMBERS TO BE NO.2 GRADE 2x6's S.Y.P. @ 24" O.C.

PURLINS TO BE SUSPENDED ON SIMPSON (OR EQUAL) FACE MOUNTED HANGERS AT EACH END. PURLINS SHALL BE SPLICED OVER POSTS WITH A 2x SCAB, NAILED WITH (4) 16d NAILS PER SIDE. SPLICES SHALL BE STAGGERED EACH SIDE. PURLINS SHALL BE SUPPORTED EVERY 8'-0" O.C. AND THE UNSUPPORTED LENGTH SHALL NOT TO EXCEED 8'-0".

PURLIN SHALL NEVER BE SMALLER THAN RAFTER/HIP RAFTER.

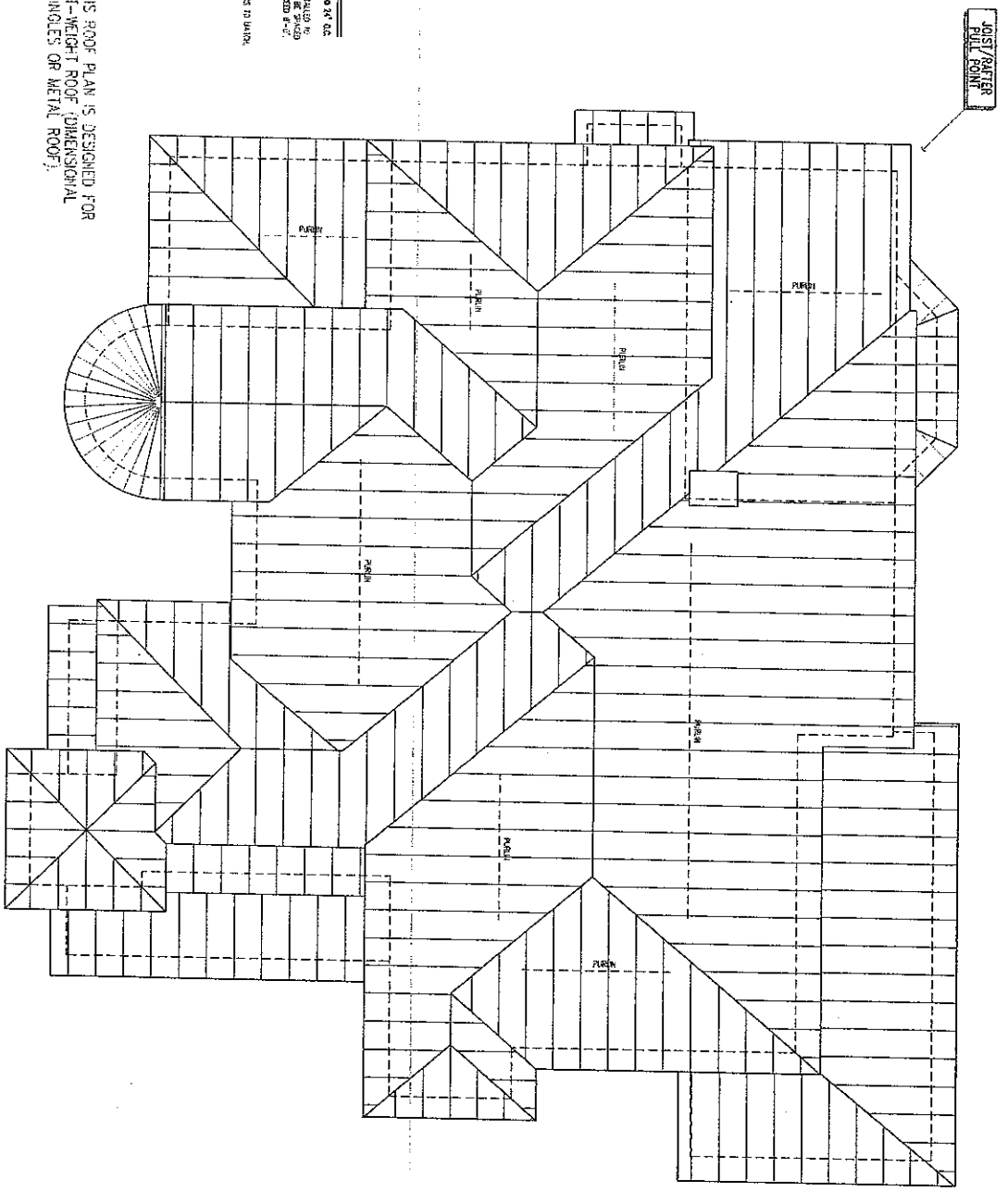
RAFTERS @ 6'-0" PITCH TO BE 3" THICK OUTSIDE FACE OF FRAME, CHECK TO MATCH.

OVERHANGS @ VARIOUS GABLE ENDS TO BE 12" FROM OUTSIDE FACE OF FRAME.

HINT: REFER TO SLOPE LEGEND SECTION ON TYPICAL DETAIL SHEET.

CRIPPLES ARE TO BE PROVIDED FOR ALL JOISTS PERPENDICULAR TO RAFTERS.

NOTE: THIS ROOF PLAN IS DESIGNED FOR A LIGHT-WEIGHT ROOF (DIMENSIONAL SHINGLES OR METAL ROOF).



NORTH
3688-B
RFP-1
LUNDY
BDL. AUSTIN

MOUNT BONNELL TERRACE
3704 Bonnell Drive
Austin, TX 78731

Proj. No.:	Lot: 1
2023	Blk: E
Job No.: 1122	Sect: 3

David Weekley Homes

MM/CL3/AJ	Scale: 1/8" = 1'-0"
Date: 02/26/08	Rev.: 11/03/10 GS

© Weekley Homes L.P. 2008
The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

4/34

As Designed Estimated Energy Report

TCV Texas Climate Vision — Single Family House

3704 Bonnell Drive
Austin, 78731

Builder:	David Weekley Homes	(512) 821 - 8800	
Printed Date:	4/13/2011	Inspected Date:	
Certificate Number:	416746		

	1st Floor	2nd Floor
Floor Area:	2667 sq ft	1799 sq ft
Wall Height:	15 ft	12 ft
Window Area:	411 sq ft	368 sq ft
Front Orientation:		East
Wall Insulation:		R-15
Ceiling Insulation:		R-38
Window Type:		U-0.34 SHGC-0.21
Heating:		Gas AFUE-0.80
Cooling:		SEER 16
Water Heater:		EF-0.58
Estimated Percent Above Code:		16.3%

© 2008 Energy Systems Laboratory
Texas Engineering Experiment Station
The Engineering Agency of the State of Texas

TCV 1.1

e²CALC

As Designed Estimated Energy Report Checklist - page 2

Please place a lower case x in the yellow column to the left of the items included and inspected to a satisfactory level in the building project.

		Input	Input Values	Verified	By (signature)
		Fenestration (U-Factor)			
		Glazed Fenestration (SHGC)			
		Ceiling R-Value			
		Wall R-Value			
		Duct R-Value			
		Cooling System SEER			
		Furnace AFUE/Heat Pump HSPF			
		Cooling System(s) Capacity			
		Roof Radiant Barrier			
		Location of Ducts/Mechanical (conditioned or unconditioned space)			
		Documentation of Testing			
		Building Envelope Infiltration			
		HVAC System Leakage			
		HVAC System Balancing - Passed			
		HVAC System Total Static Pressure			
		Domestic Hot Water Energy Factor			
		Total Number of Lamps (Bulbs) Installed			
		Number of High Efficacy Lamps Installed			

Notes

C1/36

Austin Water Utility

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

(Please Print or Type)

Customer Name: William D. & Claudia Clark Phone one: (512) 750-8866 Alternate Phone: ____

Service Address: 3704 Bonnell Drive

Lot: 1 Block: E Subdivision/Land Status: Mount Bonnell Terrace Tax Parcel ID No.: ____

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

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

Number of existing bathrooms: N/A Number of proposed bathrooms: 5.5 baths

City of Austin Office Use

Water Main size: ____ Service stub size: ____ Service stub upgrade required? ____ New stub size: ____

Existing Meter number: ____ Existing Meter size: ____ Upgrade required? ____ New size ____

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

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.

Annette Aaair 4/19/11 512-821-8854
W&WWSPV Completed by (Signature & Print name) Project Coordinator Weekley Homes Date Phone

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

AWU 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

Instructions:

The intent of the "W&WWSPV" is to ensure that, prior to beginning a single-family residential project (includes duplex and garage apartment uses), adequate water/wastewater service can be provided to the site and is planned for as part of the overall project, and to ensure that the applicant is aware of the potential costs associated with the relocation, new service or upgrading of existing services to the site.
A "W&WWSPV" is required, prior to submitting for residential permit, for the following project types:

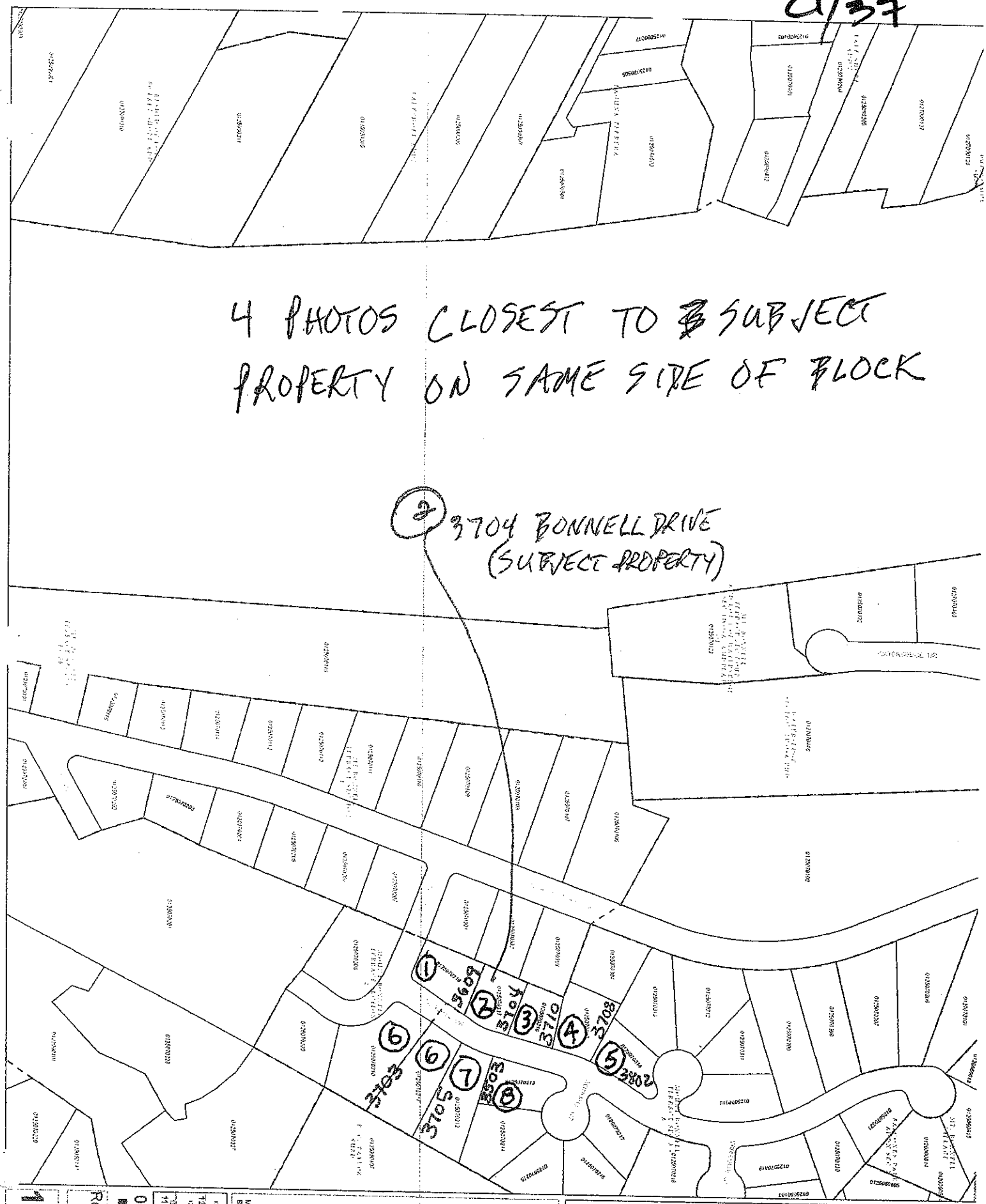
- Construction of a new home, duplex, or garage apartment (except for projects identified as a "volume builder" project)
- Remodeling/additions to an existing structure to increase the number of total bathrooms on the site to more than 3
- Remodeling/additions that increase the number of units on the site (for example, converting a home to a duplex)
- Remodeling/additions to an existing structure to increase the number of total bedrooms, total living square footage or change in surface improvement such as swimming pool, driveway, garage, etc. (for structure using OSSF).

If a "W&WWSPV" is required, complete the verification form above, and provide a copy of the "plot plan" for the site (plot plan, house floor plan and other required planning material for OSSF). The "plot plan" should be to a standard scale and show all existing and proposed improvements. Submit the application and planning material to Austin Water Utility-Taps Division (to UDS for OSSF) for approval, prior to submitting for a residential building permit, at one of the locations below:
Note: Applicant must contact AWU taps office, at either location noted below, to submit an application (if required) for a meter upgrade or a new service before issuance of the building permit.

Austin Water Utility- Waller Creek
625 E 10th St, Austin, TX 78701
(512) 972-0000 – Suite 200 - TAPS Division
(512) 972-0207 – Suite 715 - UDS Division

Development Assistance Center- One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-6370

4/37



2507

Revision Date 8/24/2005

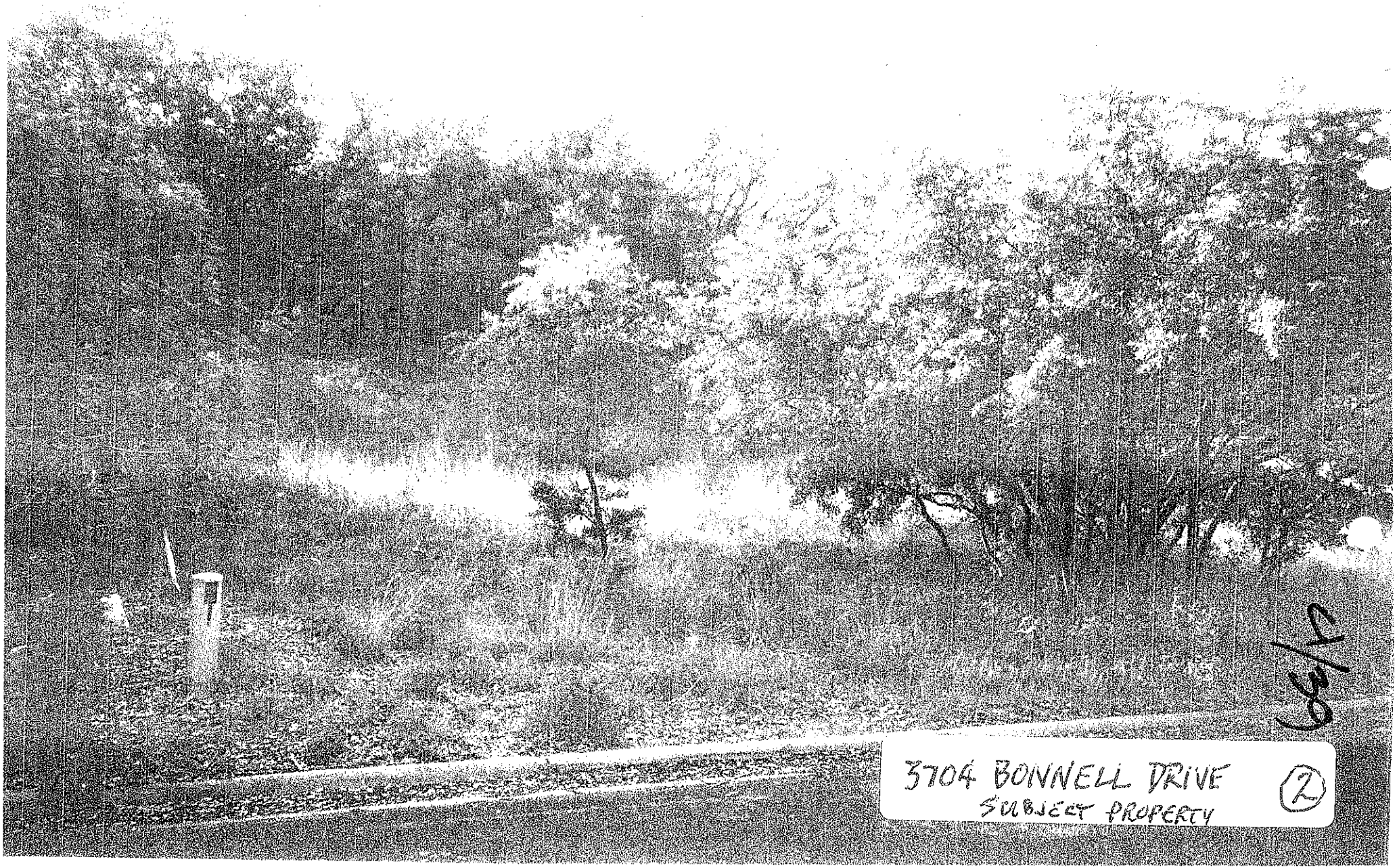
0 100 Feet

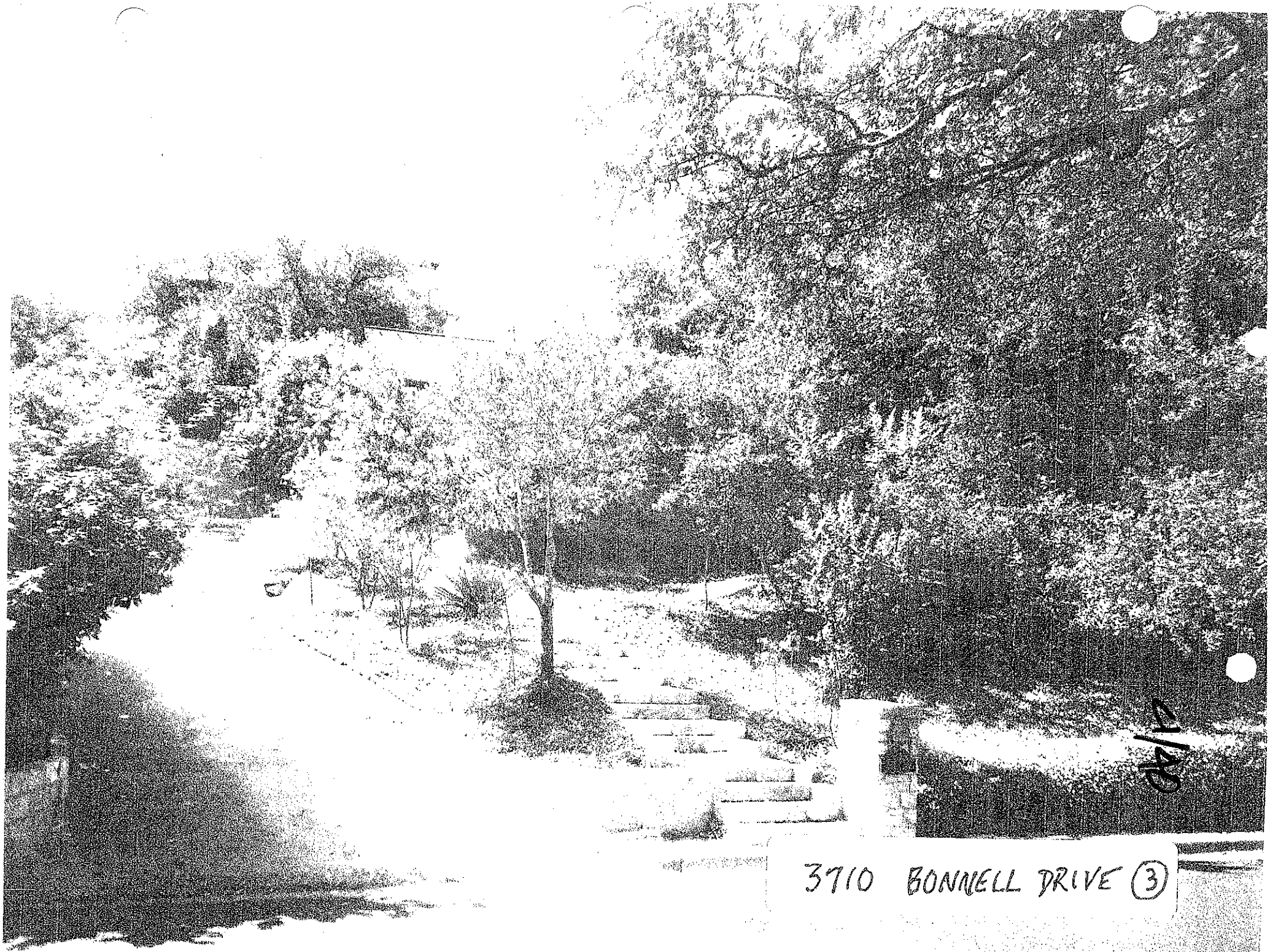
Magenta = 100 scale map
Blue = 500 scale map

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

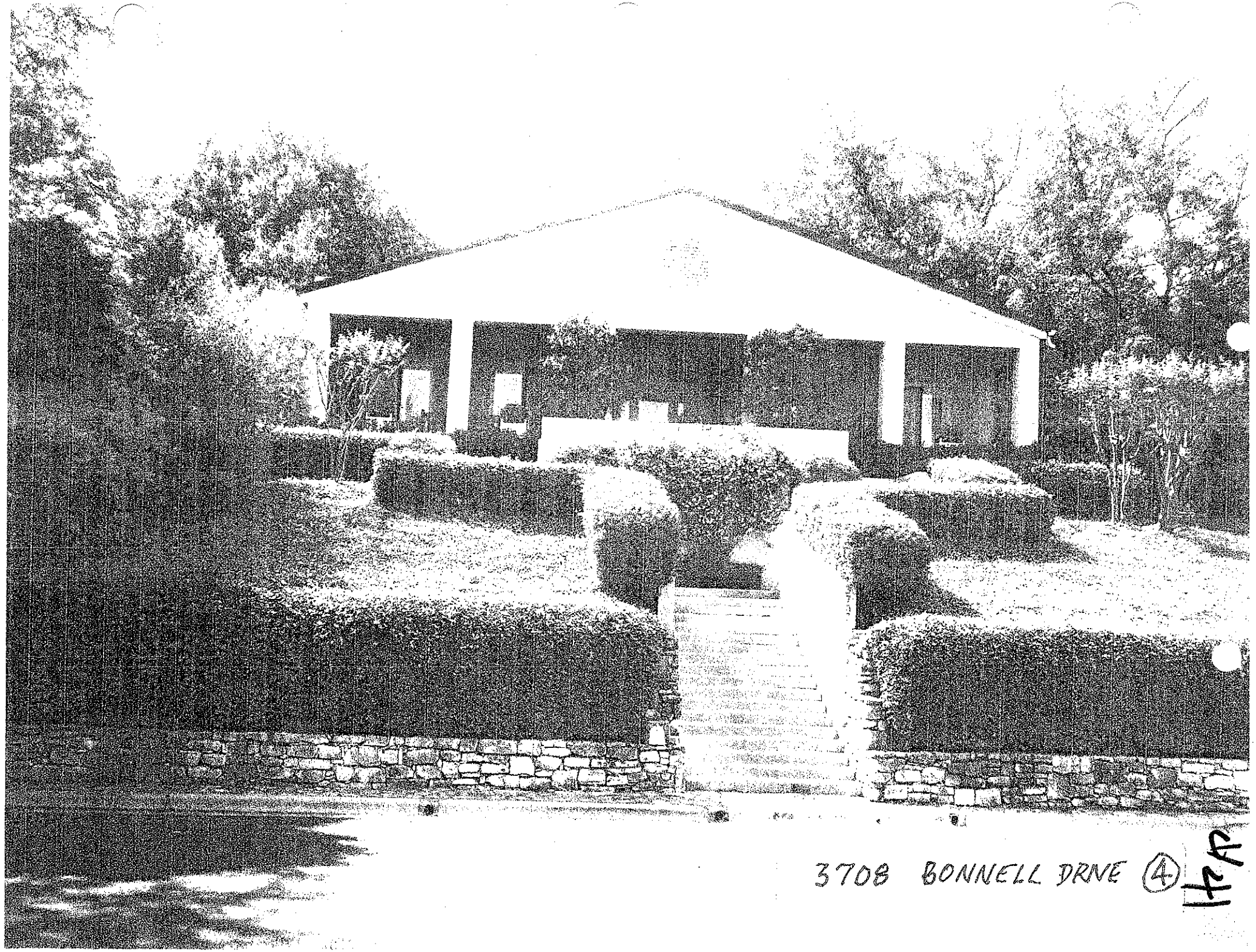
Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328


3609 FALL TRAIL ①
1/30


3704 BONNELL DRIVE
SUBJECT PROPERTY
(2)



3710 BONNELL DRIVE (3)



3708 BONNELL DRIVE (4)

474



3802 BONNELL DRIVE (5)

7142



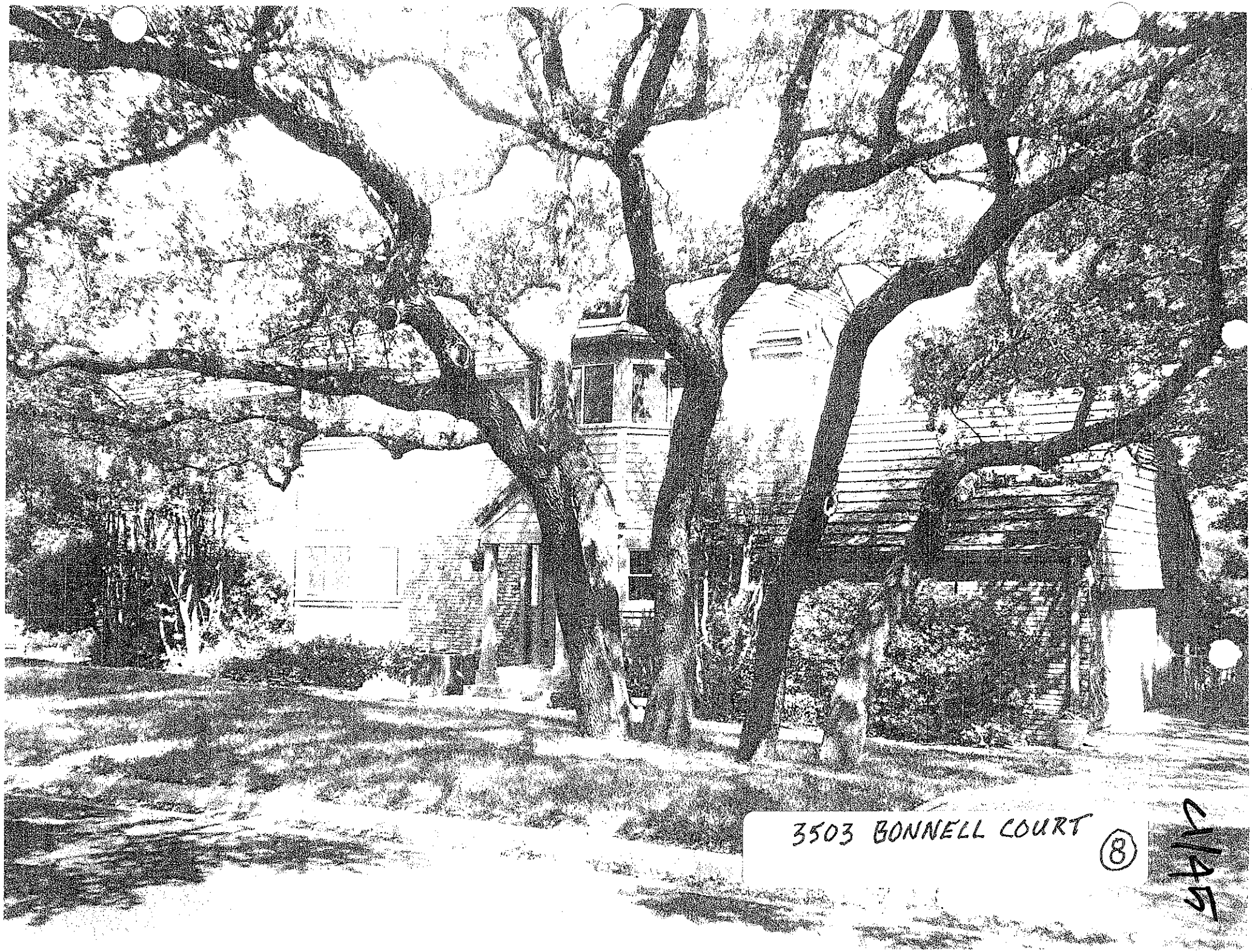
3703 BONNELL DRIVE
2 LOTS
- LOT 1, BLK D, SEC. 3
- LOT 1, BLK B, SEC. 2

(6)

4/43



3705 BONNELL DRIVE (7)


3503 BONNELL COURT
8

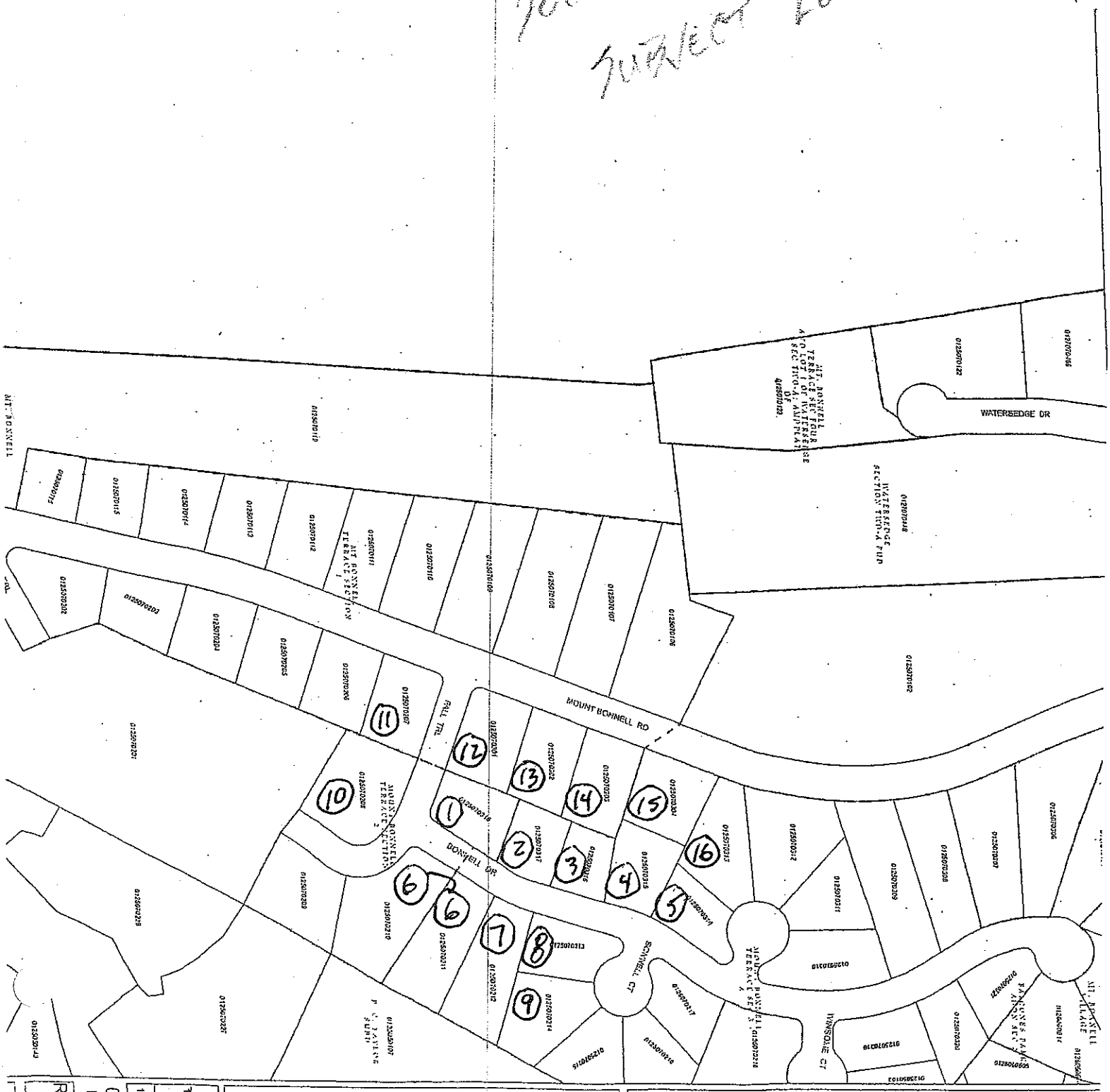
FAR CALCS FOR HOUSES W/IN 300' RADIUS OF SUBJECT LOT

	Address	Square Footage	Lot Area	FAR
1	3609 Fall Trl	4301	12999	33%
* 2	3704 Bonnell Dr	0	11586	
3	3710 Bonnell Dr	2735	9830	28%
4	3708 Bonnell Dr	4066	13944	29%
5	3802 Bonnell Dr	3414	12468	27%
6	3703 Bonnell Dr	7626	25984	29%
7	3705 Bonnell Dr	3418	19578	17%
8	3503 Bonell Ct	3510	13168	27%
9	3501 Bonnell Ct	3987	17300	23%
10	3606 Fall Trl	4735	24099	20%
11	3603 Mount Bonnell Rd	4245	15549	27%
12	3605 Mount Bonnell Rd	5207	15932	33%
13	3701 Mount Bonnell Rd	2685	15577	17%
14	3703 Mount Bonnell Rd	3493	16263	21%
15	3803 Mount Bonnell Rd	6278	16392	38%
16	3603 Alta Ct	3773	18331	21%

* SUBJECT PROPERTY (VACANT LOT)

FAR CALCS FOR HOUSES W/ 300' RADIUS OF SUBJECT LOT.

C1/47



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

Travis Central Appraisal District
8314 Cross Park Drive
P.O. Box 149012

(2)

c1/49

TaxNetUSA: Travis County Property Information

Property ID Number: 122340 Ref ID2 Number: 0125070317000

Owner's Name **CLARK WILLIAM**

Mailing Address: 6106 JANEY DR
AUSTIN, TX 78757-

Location: 3704 BONNELL DR 78731

Legal: LOT 1 BLK E MOUNT BONNELL TERRACE SEC 3

FOR SUBJECT LOT

Value Information

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

Property Details

Deed Date	12312010
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2660
Block	E
Tract or Lot	1
Docket No.	2011016546TR
Abstract Code	S09218
Neighborhood Code	X8204

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		350,000.00	350,000.00	350,000.00	350,000.00
01	AUSTIN ISD	1.227000	350,000.00	350,000.00	350,000.00	350,000.00
02	CITY OF AUSTIN	0.457100	350,000.00	350,000.00	350,000.00	350,000.00
03	TRAVIS COUNTY	0.465800	350,000.00	350,000.00	350,000.00	350,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	350,000.00	350,000.00	350,000.00	350,000.00
68	AUSTIN COMM COLL DIST	0.095100	350,000.00	350,000.00	350,000.00	350,000.00

Improvement Information

Improvement ID	State Category	Description

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
					Total Living Area	0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121900	LAND	C1	F	0.266	0	0	11,586

show history

(3)

4/50

TaxNetUSA: Travis County Property Information

Property ID Number: 122339 Ref ID2 Number: 01250703160000

Owner's Name **BURNS H L**

Mailing Address: PO BOX 5885
AUSTIN, TX 78763-5885

Location: 3710 BONNELL DR 78731

Legal: LOT 2 BLK E MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	280,000.00
Improvement Value	293,226.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	573,226.00
10% Cap Value	0.00
Total Value	573,226.00

Property Details

Deed Date	09192005
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2257
Block	E
Tract or Lot	2
Docket No.	2005174774TR
Abstract Code	S09218
Neighborhood Code	X8250

FAR
2,795 - 27%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		573,226.00	573,226.00	573,226.00	573,226.00
01	AUSTIN ISD	1.227000	573,226.00	573,226.00	573,226.00	573,226.00
02	CITY OF AUSTIN	0.457100	573,226.00	573,226.00	573,226.00	573,226.00
03	TRAVIS COUNTY	0.465800	573,226.00	573,226.00	573,226.00	573,226.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	573,226.00	573,226.00	573,226.00	573,226.00
68	AUSTIN COMM COLL DIST	0.095100	573,226.00	573,226.00	573,226.00	573,226.00

Improvement Information

Improvement ID	State Category	Description
118775	A1	1 FAM DWELLING
674450	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118775	127479	1ST	1st Floor	WV5	1981	2,145
118775	4126453	2ND	2nd Floor	WV5	2006	240
118775	4126455	011	PORCH OPEN 1ST F	*5	1981	40
118775	4126456	011	PORCH OPEN 1ST F	*5	1981	56
118775	4126458	095	HVAC RESIDENTIAL	**	1981	2,385
118775	4126459	251	BATHROOM	**	1981	2
118775	4126461	522	FIREPLACE	*5	1981	1
674450	4126839	2ND	2nd Floor	WS5	2000	320
674450	4126840	040	GARAGE BELOW GRD	WS5	2000	480
674450	4126842	011	PORCH OPEN 1ST F	*5	2000	160
674450	4126843	251	BATHROOM	**	2000	1
674450	4126844	095	HVAC RESIDENTIAL	**	2000	320

Total Living Area 2,705

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121899	LAND	A1	T	0.226	0	0	9,830

show history

10

10 ft
Bonnell Terrace
Ave. Garage

480 - 160 = 320

2,795

(4) 61/51

TaxNetUSA: Travis County Property Information

Property ID Number: 122338 Ref ID2 Number: 01250703150000

Owner's Name **COWDEN J COLEY & JEANIE**

Mailing Address: 3708 BONNELL DR
AUSTIN, TX 78731-5844

Location: 3708 BONNELL DR 78731

Legal: LOT 3 BLK E MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	350,000.00
Improvement Value	375,315.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	725,315.00
10% Cap Value	0.00
Total Value	725,315.00

Property Details

Deed Date	08301990
Deed Volume	11266
Deed Page	01509
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	2553
Land Acres	0.3201
Block	E
Tract or Lot	3
Docket No.	
Abstract Code	S09218
Neighborhood Code	X8260

FAR

4066 / 17,944 = 29%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		725,315.00	725,315.00	725,315.00	725,315.00
01	AUSTIN ISD	1.227000	725,315.00	675,315.00	725,315.00	725,315.00
02	CITY OF AUSTIN	0.457100	725,315.00	674,315.00	725,315.00	725,315.00
03	TRAVIS COUNTY	0.465600	725,315.00	515,252.00	725,315.00	725,315.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	725,315.00	515,252.00	725,315.00	725,315.00
68	AUSTIN COMM COLL DIST	0.095100	725,315.00	603,062.00	725,315.00	725,315.00

Improvement Information

Improvement ID	State Category	Description
118774	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118774	127478	1ST	1st Floor	WV6-	1984	3,576
118774	481499	011	PORCH OPEN 1ST F	*6-	1984	429
118774	481500	011	PORCH OPEN 1ST F	*6-	1984	99
118774	481501	041	GARAGE ATT 1ST F	WV6-	1984	690
118774	481502	095	HVAC RESIDENTIAL	**	1984	3,576
118774	481503	251	BATHROOM	**	1984	4
118774	481504	320	OBS DRIVEWAY	SDC*	1984	1
118774	481505	320	OBS DRIVEWAY	LDC*	1984	1
118774	481506	513	DECK COVERED	*6-	1984	270
118774	481507	522	FIREPLACE	*6-	1984	1
118774	481508	522	FIREPLACE	*6-	1984	1
118774	481509	612	TERRACE UNCOVERD	*6-	1984	81
118774	481510	613	TERRACE COVERED	*6-	1984	112
118774	481511	619	TERRACE FV	F-V*	1984	1
118774	481512	619	TERRACE FV	F-V*	1984	1
118774	3172112	SO	Sketch Only	SO*	0	182
118774	3172113	SO	Sketch Only	SO*	0	494

Total Living Area 3,576

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121898	LAND	A1	T	0.320	0	0	13,944

show history

4066

(5)

4/52

TaxNetUSA: Travis County Property Information

Property ID Number: 122337 Ref ID2 Number: 01250703140000

Owner's Name **GREENE LLOYD E & JENNIFER**

Mailing Address: 3802 BONNELL DR
AUSTIN, TX 78731-5846

Location: 3802 BONNELL DR 78731

Legal: LOT 5 BLK E MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	350,000.00
Improvement Value	366,837.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	716,837.00
10% Cap Value	0.00
Total Value	716,837.00

Property Details

Deed Date	05042006
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2862
Block	E
Tract or Lot	5
Docket No.	2006083889TR
Abstract Code	S09218
Neighborhood Code	X8260

FAR

3414 / 12,468 = 27.4%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		716,837.00	716,837.00	716,837.00	716,837.00
01	AUSTIN ISD	1.227000	716,837.00	701,837.00	716,837.00	716,837.00
02	CITY OF AUSTIN	0.457100	716,837.00	716,837.00	716,837.00	716,837.00
03	TRAVIS COUNTY	0.465800	716,837.00	573,470.00	716,837.00	716,837.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	716,837.00	573,470.00	716,837.00	716,837.00
68	AUSTIN COMM COLL DIST	0.095100	716,837.00	709,669.00	716,837.00	716,837.00

Improvement Information

Improvement ID	State Category	Description
118773	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118773	127476	1ST	1st Floor	WP6	1985	1,585
118773	127477	2ND	2nd Floor	WP6	1985	1,545
118773	481491	011	PORCH OPEN 1ST F	*6	1985	100
118773	481492	011	PORCH OPEN 1ST F	*6	1985	40
118773	481493	041	GARAGE ATT 1ST F	WP6	1985	484
118773	481494	095	HVAC RESIDENTIAL	**	1985	3,130
118773	481495	251	BATHROOM	**	1985	3
118773	481496	320	OBS DRIVEWAY	MDC*	1985	1
118773	481497	522	FIREPLACE	*6	1985	1
118773	481498	539	FENCE FV	F-V*	1985	1
118773	1907891	612	TERRACE UNCOVERD	*6	1985	165
118773	1976370	613	TERRACE COVERED	*6	1985	168

Total Living Area 3,130

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121897	LAND	A1	T	0.286	0	0	12,468

show history

3414

(b) 41/53

TaxNetUSA: Travis County Property Information

Property ID Number: 122313 Ref ID2 Number: 01250702110000

Owner's Name **GARRISON NANCY S**

Mailing Address: 3703 BONNELL DR
AUSTIN, TX 78731-5843

Location: 3703 BONNELL DR 78731

Legal: LOT 1 BLK D MOUNT BONNELL TERRACE SEC 3 & LOT 1 BLK B MOUNT BONNELL TERRACE SEC 2

Value Information

	2010 Certified
Land Value	728,000.00
Improvement Value	274,871.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,002,871.00
10% Cap Value	0.00
Total Value	1,002,871.00

Property Details

Deed Date	10012007
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2490
Land Acres	1.0547
Block	D,B
Tract or Lot	1,1
Docket No.	2007182271TR
Abstract Code	S09218
Neighborhood Code	X8264

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
01	AUSTIN ISD	1.227000	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
02	CITY OF AUSTIN	0.457100	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
03	TRAVIS COUNTY	0.465800	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00
68	AUSTIN COMM COLL DIST	0.095100	1,002,871.00	1,002,871.00	1,002,871.00	1,002,871.00

Improvement Information

Improvement ID	State Category	Description
769797	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
769797	4242895	1ST	1st Floor	XX9	2008	3,555
769797	4242896	2ND	2nd Floor	XX9	2008	1,990
769797	4242897	RSBLW	Residence Below	XX9	2008	1,683
769797	4244716	UBSMT	Unfinished Basement	XX9	2008	88
769797	4245684	612	TERRACE UNCOVERD	*9	2008	77
769797	4245686	612	TERRACE UNCOVERD	*9	2008	151
769797	4245687	612	TERRACE UNCOVERD	*9	2008	205
769797	4246524	011	PORCH OPEN 1ST F	*9	2008	151
769797	4246615	011	PORCH OPEN 1ST F	*9	2008	134
769797	4246616	041	GARAGE ATT 1ST F	XX9	2008	598
769797	4246617	251	BATHROOM	**	2008	5
769797	4246618	095	HVAC RESIDENTIAL	**	2008	7,228
769797	4282557	591	MASONRY TRIM SF	A*	2009	300

Total Living Area 7,228

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121873	LAND	A1	T	0.458	0	0	19,959
919461	LAND	A1	F	0.597	0	0	25,984

show history

(7)

C1/54

TaxNetUSA: Travis County Property Information

Property ID Number: 122314 Ref ID2 Number: 0125070120000

Owner's Name **LEMOND TOM L JR & CORNELIA**

Mailing Address: 3705 BONNELL DR
AUSTIN, TX 78731-5843

Location: 3705 BONNELL DR 78731

Legal: LOT 2 BLK D MOUNT BONNELL TERRACE SEC 3

Property Details

Deed Date	03251985
Deed Volume	09143
Deed Page	00203
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.4495
Block	D
Tract or Lot	2
Docket No.	
Abstract Code	S09218
Neighborhood Code	X8250

FAB

3418 / 19,578 = 17.4%

Value Information

	2010 Certified
Land Value	455,000.00
Improvement Value	303,911.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	758,911.00
10% Cap Value	0.00
Total Value	758,911.00

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		758,911.00	758,911.00	758,911.00	758,911.00
01	AUSTIN ISD	1.227000	758,911.00	708,911.00	758,911.00	758,911.00
02	CITY OF AUSTIN	0.457100	758,911.00	707,911.00	758,911.00	758,911.00
03	TRAVIS COUNTY	0.465800	758,911.00	542,129.00	758,911.00	758,911.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	758,911.00	542,129.00	758,911.00	758,911.00
68	AUSTIN COMM COLL DIST	0.095100	758,911.00	636,322.00	758,911.00	758,911.00

Improvement Information

Improvement ID	State Category	Description
118755	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118755	127436	1ST	1st Floor	WV5+	1981	2,515
118755	127437	2ND	2nd Floor	WV5+	1981	786
118755	127438	1/2	Half Floor	WV5+	1981	117
118755	481293	011	PORCH OPEN 1ST F	*5+	1981	156
118755	481294	051	CARPORT DET 1ST	*5+	1981	493
118755	481295	095	HVAC RESIDENTIAL	**	1981	3,418
118755	481296	251	BATHROOM	**	1981	4
118755	481297	320	OBS DRIVEWAY	SDC*	1981	1
118755	481298	320	OBS DRIVEWAY	LSC*	1981	1
118755	481299	512	DECK UNCOVRED	*5+	1981	1,038
118755	481300	522	FIREPLACE	*5+	1981	1
118755	3173343	SO	Sketch Only	SO*	0	108
118755	3173344	SO	Sketch Only	SO*	0	117
118755	3173345	SO	Sketch Only	SO*	0	56
118755	3173346	SO	Sketch Only	SO*	0	493
118755	3173347	SO	Sketch Only	SO*	0	144
118755	3173348	SO	Sketch Only	SO*	0	120

Total Living Area **3,418**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121874	LAND	A1	T	0.450	0	0	19,578

show history

(8)

C1/55

TaxNetUSA: Travis County Property Information

Property ID Number: 122315 Ref ID2 Number: 0125070213000

Owner's Name **BONE ROBERT GORDON &**

Mailing Address: ELIZABETH ANN SCHULTZ
3503 BONNELL CT
AUSTIN, TX 78731-5841

Location: 3503 BONNELL CT 78731

Legal: LOT 3 BLK D MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	429,754.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	867,254.00
10% Cap Value	0.00
Total Value	867,254.00

Property Details

Deed Date	12142009
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3023
Block	D
Tract or Lot	3
Docket No.	2009207748T
Abstract Code	S09218
Neighborhood Code	X8260

FAR

3510 / 17,169 = 76.6%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		867,254.00	867,254.00	867,254.00	867,254.00
01	AUSTIN ISD	1.227000	867,254.00	852,254.00	867,254.00	867,254.00
02	CITY OF AUSTIN	0.457100	867,254.00	867,254.00	867,254.00	867,254.00
03	TRAVIS COUNTY	0.465800	867,254.00	693,803.00	867,254.00	867,254.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	867,254.00	693,803.00	867,254.00	867,254.00
68	AUSTIN COMM COLL DIST	0.095100	867,254.00	858,581.00	867,254.00	867,254.00

Improvement Information

Improvement ID	State Category	Description
118756	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118756	127439	1ST	1st Floor	WV6-	1981	1,621
118756	127440	2ND	2nd Floor	WV6-	1981	1,115
118756	481302	RSBLW	Residence Below	WV6-	1981	428
118756	481303	011	PORCH OPEN 1ST F	*6-	1981	96
118756	481304	012	PORCH OPEN 2ND F	*6-	1981	78
118756	481305	041	GARAGE ATT 1ST F	WV6-	1981	546
118756	481306	095	HVAC RESIDENTIAL	**	1981	3,164
118756	481307	251	BATHROOM	**	1981	3
118756	481308	512	DECK UNCOVRED	*6-	1981	180
118756	481309	512	DECK UNCOVRED	*6-	1981	196
118756	481310	522	FIREPLACE	*6-	1981	1
118756	481311	581	STORAGE ATT	WV6-	1981	122
118756	481312	613	TERRACE COVERED	*6-	1981	128
118756	2130414	011	PORCH OPEN 1ST F	*6-	1981	76
118756	2164551	613	TERRACE COVERED	*6-	1981	128
118756	2542085	613	TERRACE COVERED	*6-	1981	196

Total Living Area 3,164

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121875	LAND	A1	T	0.302	0	0	13,168

show history

3510

(9)

<1/56

TaxNetUSA: Travis County Property Information

Property ID Number: 122316 Ref ID2 Number: 0125070214000

Owner's Name **EDWARDS WAYNE F & CELA A**

Mailing Address: 3501 BONNELL CT
AUSTIN, TX 78731-5841

Location: 3501 BONNELL CT 78731

Legal: LOT 4 BLK D MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	356,256.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	793,756.00
10% Cap Value	0.00
Total Value	793,756.00

Property Details

Deed Date	04051990
Deed Volume	11161
Deed Page	01138
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3972
Block	D
Tract or Lot	4
Docket No.	
Abstract Code	S09218
Neighborhood Code	X8250

FMR

1981 / 19,420 = 7.9%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		793,756.00	793,756.00	793,756.00	793,756.00
01	AUSTIN ISD	1.227000	793,756.00	743,756.00	793,756.00	793,756.00
02	CITY OF AUSTIN	0.457100	793,756.00	742,756.00	793,756.00	793,756.00
03	TRAVIS COUNTY	0.465800	793,756.00	570,005.00	793,756.00	793,756.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	793,756.00	570,005.00	793,756.00	793,756.00
68	AUSTIN COMM COLL DIST	0.095100	793,756.00	670,818.00	793,756.00	793,756.00

Improvement Information

Improvement ID	State Category	Description
118757	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118757	127441	1ST	1st Floor	WV5+	1990	2,826
118757	127442	2ND	2nd Floor	WV5+	1990	763
118757	481313	011	PORCH OPEN 1ST F	*5+	1990	48
118757	481314	011	PORCH OPEN 1ST F	*5+	1990	497
118757	481315	041	GARAGE ATT 1ST F	WV5+	1990	598
118757	481316	095	HVAC RESIDENTIAL	**	1990	3,589
118757	481317	251	BATHROOM	**	1990	4
118757	481318	349	SPA FV	F-V*	1990	1
118757	481319	512	DECK UNCOVRED	*5+	1990	560
118757	481320	522	FIREPLACE	*5+	1990	1
118757	481321	522	FIREPLACE	*5+	1990	1

Total Living Area **3,589**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121876	LAND	A1	T	0.397	0	0	17,300

show history

1981

(10)

C1/57

TaxNetUSA: Travis County Property Information

Property ID Number: 122310 Ref ID2 Number: 01250702080000

Owner's Name **OXFORD SHARON A**

Mailing Address: 3606 FALL TRL
AUSTIN, TX 78731-5839

Location: 3606 FALL TRL 78731

Legal: LOT 1 BLK C MOUNT BONNELL TERRACE SEC 2

Property Details

Deed Date	03051999
Deed Volume	13384
Deed Page	01957
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.5532
Block	C
Tract or Lot	1
Docket No.	
Abstract Code	S09217
Neighborhood Code	X8250

FAB

4771 / 24,099 = 19.8%

Value Information

	2010 Certified
Land Value	546,000.00
Improvement Value	416,985.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	962,985.00
10% Cap Value	0.00
Total Value	962,985.00

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		962,985.00	962,985.00	962,985.00	962,985.00
01	AUSTIN ISD	1.227000	962,985.00	947,985.00	962,985.00	962,985.00
02	CITY OF AUSTIN	0.457100	962,985.00	962,985.00	962,985.00	962,985.00
03	TRAVIS COUNTY	0.465800	962,985.00	770,388.00	962,985.00	962,985.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	962,985.00	770,388.00	962,985.00	962,985.00
68	AUSTIN COMM COLL DIST	0.095100	962,985.00	953,355.00	962,985.00	962,985.00

Improvement Information

Improvement ID	State Category	Description
118753	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118753	127432	1ST	1st Floor	WV5+	1981	3,674
118753	127433	RSBLW	Residence Below	WV5+	1981	676
118753	481274	011	PORCH OPEN 1ST F	*5+	1981	10
118753	481275	011	PORCH OPEN 1ST F	*5+	1981	469
118753	481276	011	PORCH OPEN 1ST F	*5+	1981	36
118753	481277	041	GARAGE ATT 1ST F	WV5+	1981	585
118753	481278	095	HVAC RESIDENTIAL	**	1981	4,350
118753	481279	251	BATHROOM	**	1981	3
118753	481280	320	OBS DRIVEWAY	MDC*	1981	1
118753	481281	512	DECK UNCOVRED	*5+	1981	780
118753	481282	512	DECK UNCOVRED	*5+	1981	294
118753	1907877	512	DECK UNCOVRED	*5+	1981	176
118753	1907878	512	DECK UNCOVRED	*5+	1981	469
118753	1907879	522	FIREPLACE	*5+	1981	1
118753	1907880	571	STORAGE DET	WW4	1981	81
118753	1907881	602	POOL RES CONC	*5+	1981	528
118753	1907882	612	TERRACE UNCOVERD	*5+	1981	356
118753	1907883	612	TERRACE UNCOVERD	*5+	1981	207

Total Living Area 4,350

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121870	LAND	A1	T	0.553	0	0	24,099

show history

4771 ft

(11)

C1/58

TaxNetUSA: Travis County Property Information

Property ID Number: 122309 Ref ID2 Number: 01250702070000

Owner's Name **MOODY THOMAS & MARY B**

Mailing Address: 3603 MOUNT BONNELL RD
AUSTIN, TX 78731-5800

Location: 3603 MOUNT BONNELL RD 78731

Legal: LOT 6 BLK C MOUNT BONNELL TERRACE SEC 1

Value Information

	2010 Certified
Land Value	525,000.00
Improvement Value	349,814.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	874,814.00
10% Cap Value	0.00
Total Value	874,814.00

Property Details

Deed Date	01142002
Deed Volume	00000
Deed Page	00000
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3569
Block	C
Tract or Lot	6
Docket No.	2002008686TR
Abstract Code	S09216
Neighborhood Code	X8250

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		874,814.00	874,814.00	874,814.00	874,814.00
01	AUSTIN ISD	1.227000	874,814.00	824,814.00	874,814.00	874,814.00
02	CITY OF AUSTIN	0.457100	874,814.00	823,814.00	874,814.00	874,814.00
03	TRAVIS COUNTY	0.465800	874,814.00	634,851.00	874,814.00	874,814.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	874,814.00	634,851.00	874,814.00	874,814.00
68	AUSTIN COMM COLL DIST	0.095100	874,814.00	751,066.00	874,814.00	874,814.00

Improvement Information

Improvement ID	State Category	Description
118752	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118752	127430	1ST	1st Floor	WV5+	1974	3,668
118752	481262	011	PORCH OPEN 1ST F	*5+	1974	14
118752	481263	011	PORCH OPEN 1ST F	*5+	1974	180
118752	481264	041	GARAGE ATT 1ST F	WV5+	1974	777
118752	481265	095	HVAC RESIDENTIAL	**	1974	3,668
118752	481266	251	BATHROOM	**	1974	3
118752	481267	320	OBS DRIVEWAY	MDC*	1974	1
118752	481268	320	OBS DRIVEWAY	LSC*	1974	1
118752	481269	512	DECK UNCOVRED	*5+	1974	264
118752	481270	522	FIREPLACE	*5+	1974	1
118752	481271	531	OBS FENCE	WAL*	1974	1
118752	481272	602	POOL RES CONC	*5+	1974	465
118752	481273	612	TERRACE UNCOVERD	*5+	1974	898

Total Living Area 3,668

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121869	LAND	A1	T	0.357	0	0	15,549

show history

(12)

C1/59

TaxNetUSA: Travis County Property Information

Property ID Number: 122325 Ref ID2 Number: 01250703010000

Owner's Name **MCNUTT GORDON R JR**

Mailing Address: PO BOX 5968
AUSTIN, TX 78763-5968

Location: 3605 MOUNT BONNELL RD 78731

Legal: LOT 1 BLK E MOUNT BONNELL TERRACE SEC 1

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	617,098.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,054,598.00
10% Cap Value	0.00
Total Value	1,054,598.00

Property Details

Deed Date	07021990
Deed Volume	11220
Deed Page	01020
Exemptions	HS, OA
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3657
Block	E
Tract or Lot	1
Docket No.	
Abstract Code	S09216
Neighborhood Code	X8260

FMV 5207 - 92.7% 15,932

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,054,598.00	1,054,598.00	1,054,598.00	1,054,598.00
01	AUSTIN ISD	1.227000	1,054,598.00	1,004,598.00	1,054,598.00	1,054,598.00
02	CITY OF AUSTIN	0.457100	1,054,598.00	1,003,598.00	1,054,598.00	1,054,598.00
03	TRAVIS COUNTY	0.465800	1,054,598.00	778,678.00	1,054,598.00	1,054,598.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,054,598.00	778,678.00	1,054,598.00	1,054,598.00
68	AUSTIN COMM COLL DIST	0.095100	1,054,598.00	929,052.00	1,054,598.00	1,054,598.00

Improvement Information

Improvement ID	State Category	Description
118766	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118766	127460	1ST	1st Floor	WV6	1975	3,677
118766	127461	2ND	2nd Floor	WV6	1975	1,267
118766	481425	011	PORCH OPEN 1ST F	*6	1975	35
118766	481426	041	GARAGE ATT 1ST F	WV6	1975	463
118766	481427	095	HVAC RESIDENTIAL	**	1975	4,944
118766	481428	251	BATHROOM	**	1975	4
118766	481430	512	DECK UNCOVRED	*6	1975	196
118766	481431	522	FIREPLACE	*6	1975	1
118766	481432	581	STORAGE ATT	WV6	1975	200
118766	481433	604	POOL RES CONC	*6	1975	1
118766	481434	612	TERRACE UNCOVERD	*6	1975	1,028
118766	481435	630	PORCH CLOS FIN	*6	1975	194

Total Living Area **4,944**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121885	LAND	A1	T	0.366	0	0	15,932

show history

5207 #

(13)

4/60

TaxNetUSA: Travis County Property Information

Property ID Number: 122326 Ref ID2 Number: 01250703020000

Owner's Name **DEIGH JOHN & S LYNN HILL**

Mailing Address: 3701 MOUNT BONNELL RD
AUSTIN, TX 78731-5730

Location: 3701 MOUNT BONNELL RD 78731

Legal: LOT 2 BLK E MOUNT BONNELL TERRACE SEC 1

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	292,050.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	729,550.00
10% Cap Value	0.00
Total Value	729,550.00

Property Details

Deed Date	07012004
Deed Volume	00000
Deed Page	00000
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3576
Block	E
Tract or Lot	2
Docket No.	2004128197TR
Abstract Code	S09216
Neighborhood Code	X8250

FHA
2685
15 yrs
17 %

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		729,550.00	729,550.00	729,550.00	729,550.00
01	AUSTIN ISD	1.227000	729,550.00	714,550.00	729,550.00	729,550.00
02	CITY OF AUSTIN	0.457100	729,550.00	729,550.00	729,550.00	729,550.00
03	TRAVIS COUNTY	0.465800	729,550.00	583,640.00	729,550.00	729,550.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	729,550.00	583,640.00	729,550.00	729,550.00
68	AUSTIN COMM COLL DIST	0.095100	729,550.00	722,254.00	729,550.00	729,550.00

Improvement Information

Improvement ID	State Category	Description
118767	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118767	127462	1ST	1st Floor	WV5+	1974	1,673
118767	127463	2ND	2nd Floor	WV5+	1974	646
118767	481436	011	PORCH OPEN 1ST F	*5+	1974	324
118767	481437	041	GARAGE ATT 1ST F	WV5+	1974	586
118767	481438	095	HVAC RESIDENTIAL	**	1974	2,319
118767	481439	251	BATHROOM	**	1974	3
118767	481440	303	STAIRWAYS FV	F-V*	1974	1
118767	481441	320	OBS DRIVEWAY	MDC*	1974	1
118767	481442	512	DECK UNCOVRED	*5+	1974	458
118767	481443	522	FIREPLACE	*5+	1974	1
118767	481444	581	STORAGE ATT	WV5	1974	1,000
118767	481445	612	TERRACE UNCOVERD	*5+	1974	392
118767	3107598	SO	Sketch Only	SO*	0	332
118767	3107599	SO	Sketch Only	SO*	0	126

Total Living Area 2,319

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121886	LAND	A1	T	0.358	0	0	15,577

show history

1685 ft

(14)

4/61

TaxNetUSA: Travis County Property Information

Property ID Number: 122327 Ref ID2 Number: 01250703030000

Owner's Name **SHELTON JOHN T III**

Mailing Address: 3703 MOUNT BONNELL RD
AUSTIN, TX 78731-5730

Location: 3703 MOUNT BONNELL RD 78731

Legal: LOT 3 BLK E MOUNT BONNELL TERRACE SEC 1

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	352,500.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	790,000.00
10% Cap Value	0.00
Total Value	790,000.00

Property Details

Deed Date	07281994
Deed Volume	12238
Deed Page	01825
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2490
Land Acres	0.3733
Block	E
Tract or Lot	3
Docket No.	
Abstract Code	S09216
Neighborhood Code	X8264

FAF

3497 / 16,263 = 21.5%

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		790,000.00	790,000.00	790,000.00	790,000.00
01	AUSTIN ISD	1.227000	790,000.00	775,000.00	790,000.00	790,000.00
02	CITY OF AUSTIN	0.457100	790,000.00	790,000.00	790,000.00	790,000.00
03	TRAVIS COUNTY	0.465800	790,000.00	632,000.00	790,000.00	790,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	790,000.00	632,000.00	790,000.00	790,000.00
68	AUSTIN COMM COLL DIST	0.095100	790,000.00	782,100.00	790,000.00	790,000.00

Improvement Information

Improvement ID	State Category	Description
310900	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
310900	1756907	1ST	1st Floor	WV6	1995	1,835
310900	1756908	2ND	2nd Floor	WV6	1995	1,085
310900	1773652	011	PORCH OPEN 1ST F	*6	1995	72
310900	1773653	011	PORCH OPEN 1ST F	*6	1995	280
310900	1773654	011	PORCH OPEN 1ST F	*6	1995	341
310900	1773655	012	PORCH OPEN 2ND F	*6	1995	341
310900	1773656	031	GARAGE DET 1ST F	WV6	1995	623
310900	1773657	095	HVAC RESIDENTIAL	**	1995	2,920
310900	1773658	251	BATHROOM	**	1995	3
310900	1773659	512	DECK UNCOVRED	*6	1995	243
310900	1773660	522	FIREPLACE	*6	1995	1
310900	1773661	581	STORAGE ATT	WV5	1995	64
310900	1836786	602	POOL RES CONC	*6	1995	400

Total Living Area 2,920

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121887	LAND	A1	T	0.373	0	0	16,263

show history

3497

(15)

c1/62

TaxNetUSA: Travis County Property Information

Property ID Number: 122328 Ref ID2 Number: 01250703040000

Owner's Name **EURE PATRICIA E**

Mailing Address: 3803 MOUNT BONNELL RD
AUSTIN, TX 78731-5732

Location: 3803 MOUNT BONNELL RD 78731

Legal: LOT 4 BLK E MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	437,500.00
Improvement Value	752,213.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,189,713.00
10% Cap Value	0.00
Total Value	1,189,713.00

Property Details

Deed Date	
Deed Volume	
Deed Page	
Exemptions	HS, OAS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.3763
Block	E
Tract or Lot	4
Docket No.	
Abstract Code	S09216
Neighborhood Code	X8264

FAR

6278 = 98.7%

16,397

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,189,713.00	1,189,713.00	1,189,713.00	1,189,713.00
01	AUSTIN ISD	1.227000	1,189,713.00	1,139,713.00	1,189,713.00	1,189,713.00
02	CITY OF AUSTIN	0.457100	1,189,713.00	1,138,713.00	1,189,713.00	1,189,713.00
03	TRAVIS COUNTY	0.465800	1,189,713.00	886,770.00	1,189,713.00	1,189,713.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	1,189,713.00	886,770.00	1,189,713.00	1,189,713.00
68	AUSTIN COMM COLL DIST	0.095100	1,189,713.00	1,062,816.00	1,189,713.00	1,189,713.00

Improvement Information

Improvement ID	State Category	Description
118768	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118768	127464	1ST	1st Floor	WP6+	1983	1,814
118768	127465	2ND	2nd Floor	WP6+	1983	1,782
118768	127466	RSBLW	Residence Below	WP6+	1983	450
118768	127467	3RD	3rd Floor	WP6+	1983	1,714
118768	481447	011	PORCH OPEN 1ST F	*6+	1983	32
118768	481448	041	GARAGE ATT 1ST F	WP6+	1983	718
118768	481449	095	HVAC RESIDENTIAL	**	1983	5,760
118768	481450	251	BATHROOM	**	1983	6
118768	481451	320	OBS DRIVEWAY	MDC*	1983	1
118768	481452	477	ELEVATOR RES	3A*	1983	1
118768	481453	512	DECK UNCOVRED	*6+	1983	840
118768	481454	522	FIREPLACE	*6+	1983	1
118768	481455	539	FENCE FV	F-V*	1983	1
118768	481456	604	POOL RES CONC	*6+	1983	1
118768	3056689	SO	Sketch Only	SO*	0	180

Total Living Area **5,760**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121888	LAND	A1	T	0.376	0	0	16,392

show history

6278

(16)

cl/63

TaxNetUSA: Travis County Property Information

Property ID Number: 122336 Ref ID2 Number: 0125070136000

Owner's Name **HERMAN TIMOTHY J & MARY G**

Mailing Address: 3603 ALTA CT
AUSTIN, TX 78731-5840

Location: 3603 ALTA CT 78731

Legal: LOT 6 BLK E MOUNT BONNELL TERRACE SEC 3

Value Information

	2010 Certified
Land Value	420,000.00
Improvement Value	393,944.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	813,944.00
10% Cap Value	0.00
Total Value	813,944.00

Property Details

Deed Date	05151996
Deed Volume	12687
Deed Page	01793
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	2385
Land Acres	0.4208
Block	E
Tract or Lot	6
Docket No.	
Abstract Code	S09218
Neighborhood Code	X8264

FAR

3772 = 20.6%

18,331

Data up to date as of 2011-04-01

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	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		813,944.00	813,944.00	813,944.00	813,944.00
01	AUSTIN ISD	1.227000	813,944.00	798,944.00	813,944.00	813,944.00
02	CITY OF AUSTIN	0.457100	813,944.00	813,944.00	813,944.00	813,944.00
03	TRAVIS COUNTY	0.465800	813,944.00	651,155.00	813,944.00	813,944.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	813,944.00	651,155.00	813,944.00	813,944.00
68	AUSTIN COMM COLL DIST	0.095100	813,944.00	805,805.00	813,944.00	813,944.00

Improvement Information

Improvement ID	State Category	Description
329847	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
329847	1889094	1ST	1st Floor	WP6	1998	1,097
329847	1889095	2ND	2nd Floor	WP6	1998	2,347
329847	1907884	011	PORCH OPEN 1ST F	*6	1998	804
329847	1907885	012	PORCH OPEN 2ND F	*6	1998	692
329847	1907886	012	PORCH OPEN 2ND F	*6	1998	140
329847	1907887	041	GARAGE ATT 1ST F	WP6	1998	529
329847	1907888	095	HVAC RESIDENTIAL	**	1998	3,444
329847	1907889	251	BATHROOM	**	1998	3
329847	1907890	522	FIREPLACE	*6	1998	1
329847	3322523	512	DECK UNCOVRED	WP6	2004	446

Total Living Area **3,444**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
121896	LAND	A1	T	0.421	0	0	18,331

show history

3772

C1/C4

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



(A) SUBJECT PROPERTY
3704 BONDELL DRIVE

C1/65

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: 2011-031138R
ADDRESS 3704 Bonnell Drive
Contact: Sylvia Benavidez, 974-2522
Public Hearing: May 4, 2011
Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Holton Burns
Your Name *(please print)*

3710 Bonnell DR 78731
Your address(es) affected by this application

Signature

5-20-11
Date

Comments: There is a reason for The Mcmansion Law - putting a huge house to The very edge of a small lot decreases The integrity of 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

C1/6C

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: 2011-031138R
ADDRESS 3704 Bonnell Drive
Contact: Sylvia Benavidez, 974-2522
Public Hearing: May 4, 2011
Residential Design and Compatibility Commission

[X] I am in favor
[ ] I object

Nancy Garrison
Your Name *(please print)*

3703 Bonnell Dr.
Your address(es) affected by this application

Nancy Garrison — 4/25/11
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

C1/67

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: 2011-031138R
ADDRESS 3704 Bonnell Drive
Contact: Sylvia Benavidez, 974-2522
Public Hearing: May 4, 2011
Residential Design and Compatibility Commission

☒ **I am in favor**
☒ **I object**

Joan + Peter Swartz
Your Name *(please print)*

3503 WINSOME CT.
Your address(es) affected by this application

Joan S
Signature

4/28/11
Date

Comments:
Please 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

C1/68

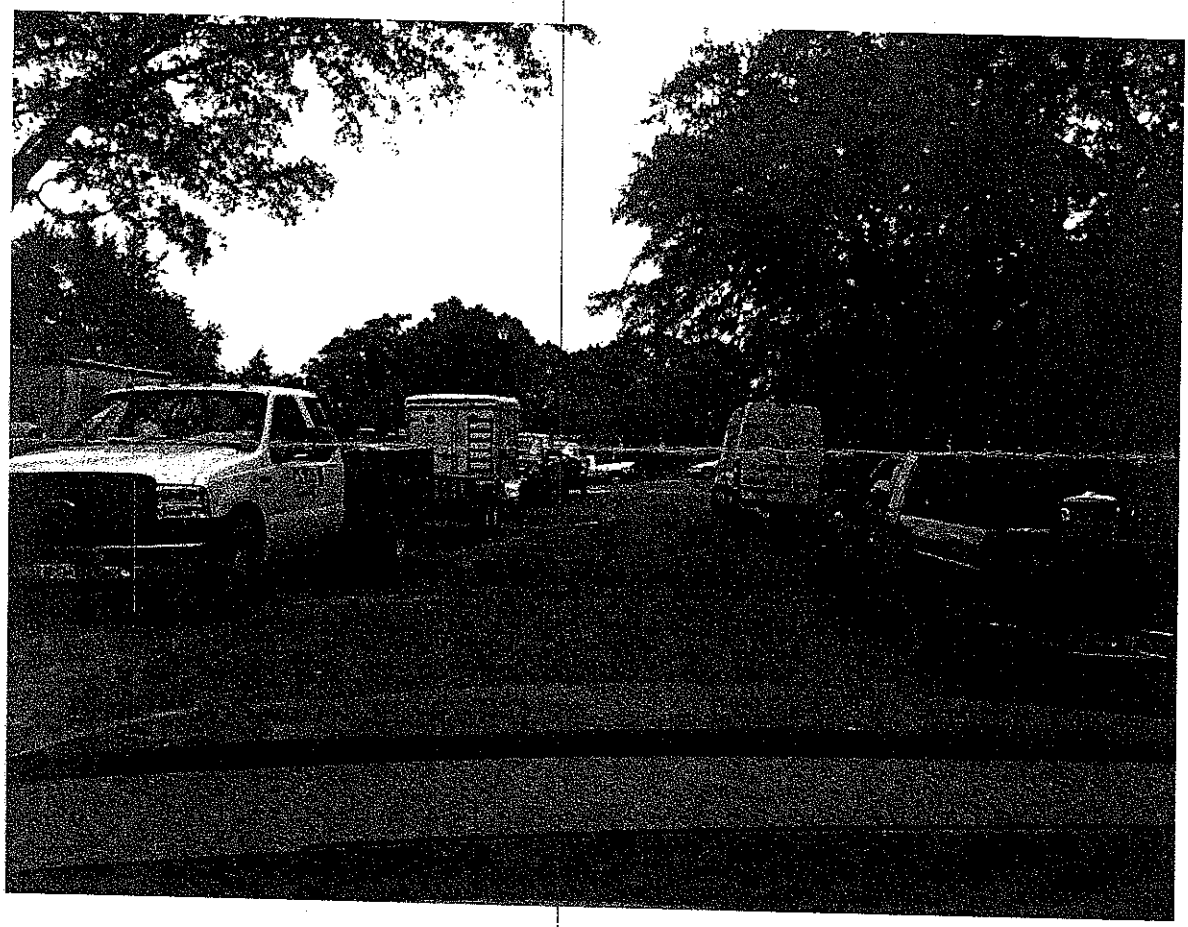
3503 Winsome Court
Austin, TX 78731
April 28, 2011

City of Austin Residential Design and Compatibility Commission
P.O. Box 1088
Austin, TX 78767-8810
RE: Modification Request for 3704 Bonnell Drive at 05/04/2011 Meeting

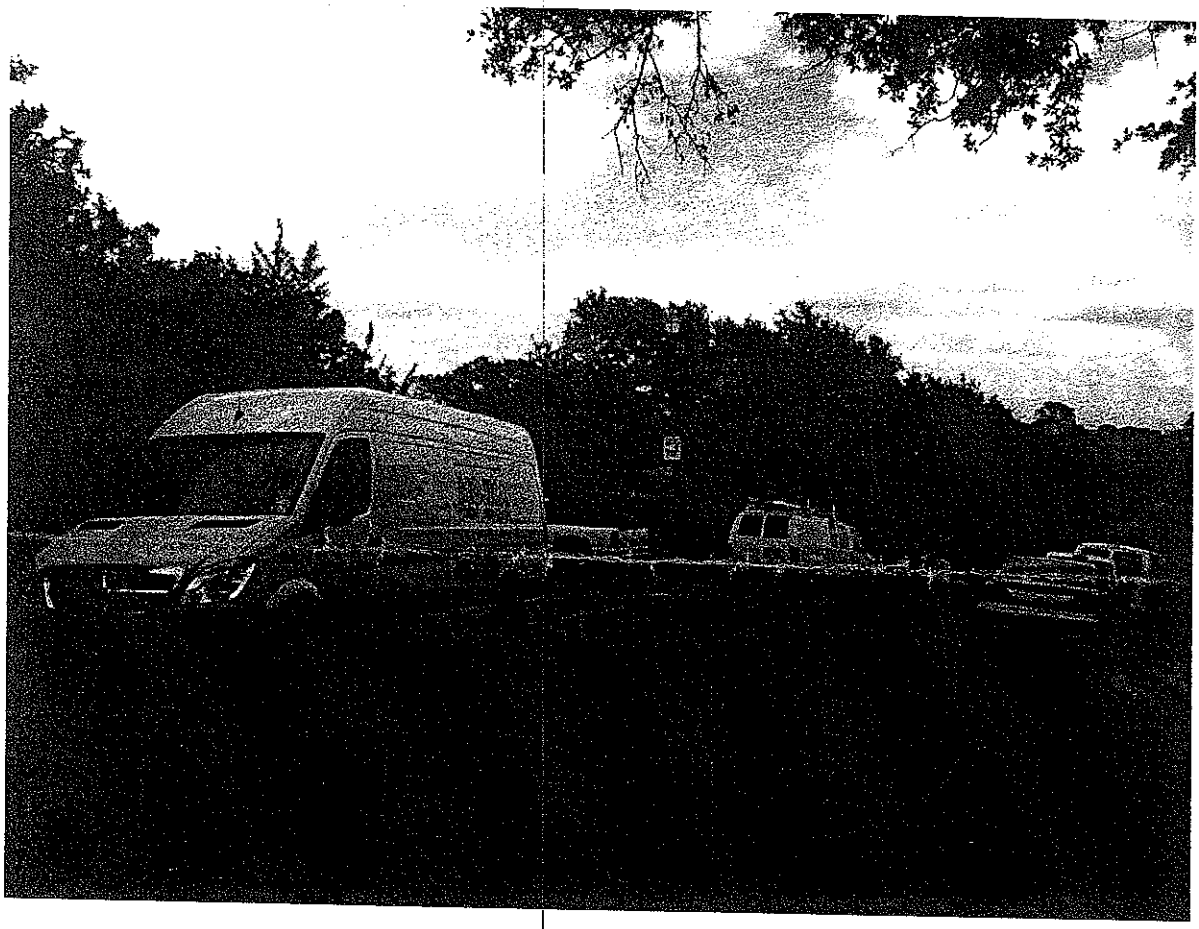
Dear Members of the Commission,

We do not object to the F.A.R. increase from 40% to 46.6% for construction of the 2 story house at 3704 Bonnell Drive.

We do object, however, to the presence of another year or multi-year construction project in the subdivision. A recent multi-year construction project at 3703 Bonnell Drive, across the street from 3704 Bonnell Drive, resulted in 10s of vehicles parked on both sides of the street near the entrance intersection of the subdivision on a daily basis. This construction project and the resulting parking and traffic made it very difficult for safe passage of vehicles in and out of the subdivision. Traffic was not managed when large construction vehicles such as dump trucks and cement trucks were present resulting in damage to neighbors' vehicles in several instances. The below pictures were a "light" day of construction traffic at 3703 Bonnel l Drive.



C1/69



We are asking that you please respect the neighbors that reside in the opposite end of the subdivision and must drive through the construction project multiple times a day to transport children and run the course of their daily lives.

Please ensure that parking of construction vehicles is on only one side of the street and that traffic is managed when larger construction vehicles are present.

Many thanks in advance,

Joan and Peter Swartz