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CITY OF AUSTIN

ROW # 10765427

CASE # 2012-047563R

TCAD # 0229030417

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 5502 Jeff Davis

LEGAL DESCRIPTION: Subdivision – Broadacres Resub

Lot(s) 36A Block 4 Outlot          Division         

LAND STATUS DETERMINATION CASE NUMBER (if applicable)          N/A         

I/We David Whitworth on behalf of myself/ourselves as authorized agent for

David Whitworth Development Company affirm that on May 14, 2012,

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).

Requesting additional 200sf parking exemption for a duplex in order to meet FAR requirements while allowing for 3 bedrooms and a single car garage per unit. A waiver would increase the gross floor area by about 6-7% which is well below the 25% discretionary limit allowed by RDCC guidelines.

Allowable 40% (2880 #) to 42.8% (3082 #)

in SF3-NP zoning district.

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

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**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:

The 200sf parking exemption amounts to allowing half of a single car garage per duplex side. This can be overcome on large duplex lots, but this is a small duplex lot. A reasonable use here is a modest sized affordable duplex with each side having 1400sf, 3 bedrooms, and a single car enclosed garage. In order to provide the extra garage in this case, without expensive basements, or complicated habitable attic space, we would have to remove a 10x10 bedroom from each side which is a significant trade off. Young families with children shopping in an affordable price point need to be served and should be afforded a small 3 bedroom home with a single car garage (which is also a secure place to store bikes). This is not an exuberant large expensive duplex requesting even more square footage on top of an already large home. Just trying to give both sides a single car garage here without significantly impairing the living quarters.

**REQUEST:**

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

This is an affordable project in an area of diverse character which is very unique. Additionally, there are 21 properties over 40% FAR within 500ft. Granting a waiver here does not necessarily set precedent that any large expensive duplex in any neighborhood deserves a parking waiver.

**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:

Jeff Davis enjoys a diverse urban make up of properties such as office, duplex, single family, retail, apartments, bank, car dealership, mechanic shop, pizza, and coffee shop all within the short stretch from 2222 to Burnet. The adjacent property to the south is an apartment complex. The existing duplex at this property has been condemned by City of Austin Code Enforcement and a \$250 per week fine is being levied until Demolition. This duplex will not alter or impair the character of the neighborhood.

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**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 3907 Edgerock Dr.

City, State Austin, Tx Zip 78731

Phone 512-294-5139 Printed Name David Whitworth

Signature  Date 5-14-2012

**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 SAME AS APPLICANT

City, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## TaxNetUSA: Travis County Property Information

Property ID Number: 229577 Ref ID2 Number: 022903917000

Owner's Name **WHITWORTH DAVID DEVELOPMENT COMPANY**Mailing Address 3907 EDGEROCK DR  
AUSTIN, TX 78731-1426

Location 5504 JEFF DAVIS AVE 78756

Legal E144.1FT OF LOT 35 &amp; N25.2 OF E144.1FT LOT 36 BLK 4 BROADACRES

## Property Details

Deed Date 12012011

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.3227

Block 4

Tract or Lot 35; 36

Docket No. 2011182681TR

Abstract Code S01847

Neighborhood Code Y2005

## Value Information

## 2012 Preliminary

Land Value 170,000.00  
 Improvement Value 105,257.00  
 AG Value 0.00  
 AG Productivity Value 0.00  
 Timber Value 0.00  
 Timber Productivity Value 0.00  
 Assessed Value 275,257.00  
 10% Cap Value 0.00  
 Total Value 275,257.00

Data up to date as of 2012-05-09

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

## Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		275,257.00	275,257.00	275,257.00	275,257.00
01	AUSTIN ISD	1.242000	275,257.00	275,257.00	275,257.00	275,257.00
02	CITY OF AUSTIN	0.481100	275,257.00	275,257.00	275,257.00	275,257.00
03	TRAVIS COUNTY	0.485500	275,257.00	275,257.00	275,257.00	275,257.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	275,257.00	275,257.00	275,257.00	275,257.00
68	AUSTIN COMM COLL DIST	0.094800	275,257.00	275,257.00	275,257.00	275,257.00

## Improvement Information

Improvement ID

189875

State Category

Description

2 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
189875	220957	1ST	1st Floor	WW4-	1951	2,493
189875	916695	095	HVAC RESIDENTIAL	**	1951	2,493
189875	916696	251	BATHROOM	**	1951	2
189875	916697	512	DECK UNCOVERED	*4-	1951	72
189875	916698	512	DECK UNCOVERED	*4-	1951	236
189875	916699	522	FIREPLACE	*4-	1951	1
189875	916701	604	POOL RES CONC	*4-	1951	1
189875	916702	631	PORCH CLOS UNFIN	*4-	1951	375
189875	2604123	011	PORCH OPEN 1ST F	*4-	1951	24
189875	3055090	SO	Sketch Only	SO*	0	0

Total Living Area 2,493

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
226461	LAND	B2	F	0.323	0	0	14,058

[ show history ]

TCAD APPRAISAL ROLL

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<b>City of Austin</b> <b>Residential Permit Application</b> Residential Review, 2 <sup>nd</sup> floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR # <u>12-047563-R</u>	BP #
		Assigned <u>5-14-2012</u>	Due Date <u>5-21-2012</u>
		Review Date <u>5-8-2012</u>	Issue Date
		Reviewed/Approved	Issued

Project Information	
Project Address: <u>5502 Jeff Davis</u>	Tax Parcel ID:
Legal Description: <u>lot 369 resub of E144.1ft of lot 35 + N25.2 of E144.1ft of lot 26</u>	
Zoning: <u>SF-3 NP Black &amp; Brownwood</u>	Lot Size (square feet): <u>7200</u>
Neighborhood Plan Area (if applicable): <u>Brentwood</u>	Historic District (if applicable): <u>N/A</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? If yes, contact the Development Assistance Center for a Site Plan Exemption. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Note: If yes, application for a tree permit with the City Arborist may be required. <input type="radio"/> Y <input checked="" type="radio"/> N	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time. <input checked="" type="radio"/> Y <input type="radio"/> N <u>have flood certificate</u>	

Description of Work					
Existing Use:	vacant	single-family residential	<u>duplex residential</u>	two-family residential	other
Proposed Use:	vacant	single-family residential	<u>duplex residential</u>	two-family residential	other
Project Type:	<u>new construction</u>	addition	addition/remodel	remodel/repair	other
# of bedrooms existing:	<u>6</u>	# of bedrooms proposed:	<u>3</u>	# of baths existing:	<u>2</u>
# of baths proposed: <u>2.5</u>					
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit. <u>have demo permit</u>					
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>New Construction duplex</u>					
Trades Permits Required: <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input checked="" type="radio"/> concrete (right-of-way)					

Job Valuation		
Total Job Valuation: \$ <u>290K</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>290K</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>0</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$ <u>290K</u>	Bldg: \$ _____ Elec: \$ _____
	Accessory Structure: \$ <u>0</u>	Plmbg: \$ _____ Mech: \$ _____

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## Site Development Information

### Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): N/A % of lot size: \_\_\_\_\_

Proposed Building Coverage (sq ft): 1950 % of lot size: 27

### Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): N/A % of lot size: \_\_\_\_\_

Proposed Impervious Cover (sq ft): 3053 % of lot size: 42.70

### Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y N  
(LDC 25-2-513)

Does any structure (or an element of a structure) extend over or beyond a required yard? Y N  
(LDC 25-2-513)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y N

### Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 20 ft Number of Floors: 2

### Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 3 # of spaces provided: 4

### Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) Y N

\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N

Width of approach (measured at property line): 15 ft Distance from intersection (for corner lots only): \_\_\_\_\_ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N

## Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 <sup>st</sup> floor conditioned area		<u>1502</u>	<u>1502</u>
2 <sup>nd</sup> floor conditioned area		<u>1332</u>	<u>1332</u>
3 <sup>rd</sup> floor conditioned area			
Basement			
Covered Parking (garage or carport)		<u>448</u>	<u>448</u>
Covered Patio, Deck or Porch	/	/	
Balcony			
Other			
<b>Total Building Coverage</b>		<u>1950</u>	<u>1950</u>
Driveway		<u>955</u>	<u>955</u>
Sidewalks		<u>64</u>	<u>64</u>
Uncovered Patio	/	<u>60</u>	<u>60</u>
Uncovered Wood Deck (counts at 50%)			
AC pads		<u>24</u>	<u>24</u>
Other (Pool Coping, Retaining Walls)			
<b>Total Site Coverage</b>		<u>3053</u>	<u>3053</u>
Pool			
Spa			

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## Subchapter F – 'McMansion'

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 <sup>st</sup> Floor		1502		1502
2 <sup>nd</sup> Floor		1332		1332
3 <sup>rd</sup> Floor				
Basement				
Attic				
Garage (attached)		448	200	248
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA

3082

Max  
FAR  
2880#

(Total Gross Floor Area /lot size) x 100 = 42.8% Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "basement" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☒ Y ☐ N
- Is a sidewall articulation required for this project? ☒ Y ☐ N
- Does any portion of the structure extend beyond a setback plane? ☒ Y ☐ N

**Parking Area exemption:** Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

**Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

BS  
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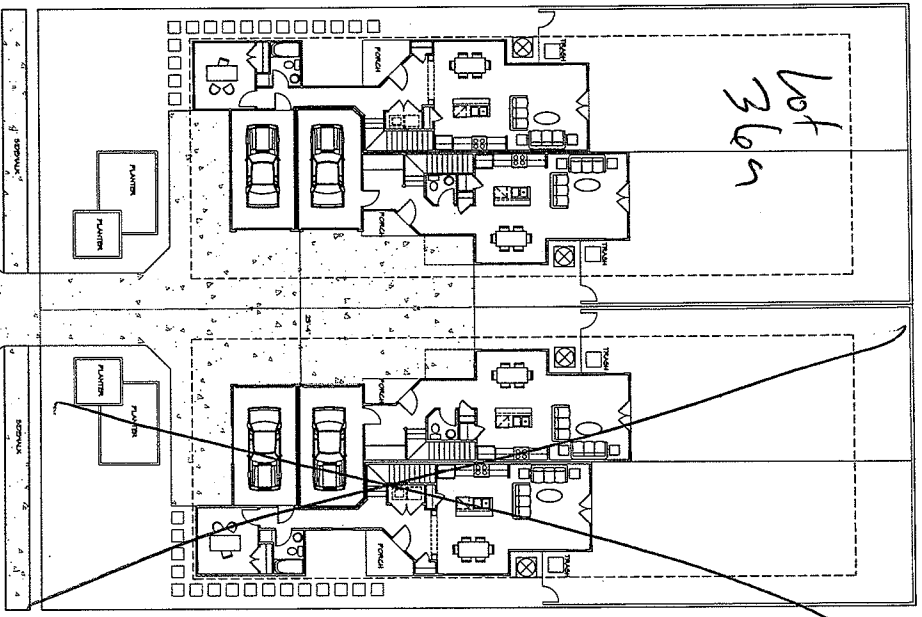
Contact Information			
Owner	David Whitworth Dev. Co.	Applicant or Agent	David Whitworth
Mailing Address	3107 Edgerock Dr. Austin TX 78791	Mailing Address	SAME
Phone	512-294-5137	Phone	
Email	dCWhitworth@hotmail.com	Email	
Fax		Fax	
General Contractor	David Whitworth	Design Professional	Contact
Mailing Address	SAME	Mailing Address	David Whitworth
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments
Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y <input checked="" type="radio"/> N
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 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 and compliance with current code may be required.
I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.
I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.
I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.
Erosion and Sedimentation Controls are required per Section 25-8-181.
I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.
Applicant's signature: <u>[Signature]</u> Date: <u>5/7/12</u>



B3/a

5572 Jeff Davis



1 SITE PLAN  
Scale 1/8" = 1'-0"

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**INTERVIEWS COVERAGE CALCULATIONS**

LOT 35A	1804 S.F.
FIRST FLOOR	604 S.F.
SECOND FLOOR	404 S.F.
WALK	44 S.F.
AC PAD	24 S.F.
DRIVE	24 S.F.
TOTAL	500 S.F.
LOT 35B	1804 S.F.
FIRST FLOOR	604 S.F.
SECOND FLOOR	404 S.F.
WALK	44 S.F.
AC PAD	24 S.F.
DRIVE	24 S.F.
TOTAL	500 S.F.
LOT 35C	1804 S.F.
FIRST FLOOR	604 S.F.
SECOND FLOOR	404 S.F.
WALK	44 S.F.
AC PAD	24 S.F.
DRIVE	24 S.F.
TOTAL	500 S.F.
LOT 35D	1804 S.F.
FIRST FLOOR	604 S.F.
SECOND FLOOR	404 S.F.
WALK	44 S.F.
AC PAD	24 S.F.
DRIVE	24 S.F.
TOTAL	500 S.F.
LOT 35E	1804 S.F.
FIRST FLOOR	604 S.F.
SECOND FLOOR	404 S.F.
WALK	44 S.F.
AC PAD	24 S.F.
DRIVE	24 S.F.
TOTAL	500 S.F.

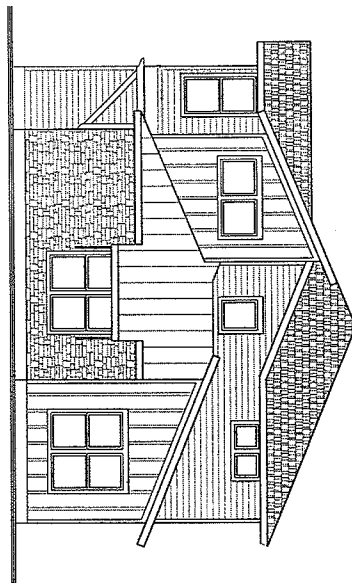
**GROSS FLOOR AREA**

UNIT A	GROUND FLOOR: 689 S.F.
UNIT B	GROUND FLOOR: 689 S.F.
UNIT C	GROUND FLOOR: 689 S.F.
UNIT D	GROUND FLOOR: 689 S.F.
UNIT E	GROUND FLOOR: 689 S.F.
UNIT F	GROUND FLOOR: 689 S.F.
UNIT G	GROUND FLOOR: 689 S.F.
UNIT H	GROUND FLOOR: 689 S.F.
UNIT I	GROUND FLOOR: 689 S.F.
UNIT J	GROUND FLOOR: 689 S.F.
UNIT K	GROUND FLOOR: 689 S.F.
UNIT L	GROUND FLOOR: 689 S.F.
UNIT M	GROUND FLOOR: 689 S.F.
UNIT N	GROUND FLOOR: 689 S.F.
UNIT O	GROUND FLOOR: 689 S.F.
UNIT P	GROUND FLOOR: 689 S.F.
UNIT Q	GROUND FLOOR: 689 S.F.
UNIT R	GROUND FLOOR: 689 S.F.
UNIT S	GROUND FLOOR: 689 S.F.
UNIT T	GROUND FLOOR: 689 S.F.
UNIT U	GROUND FLOOR: 689 S.F.
UNIT V	GROUND FLOOR: 689 S.F.
UNIT W	GROUND FLOOR: 689 S.F.
UNIT X	GROUND FLOOR: 689 S.F.
UNIT Y	GROUND FLOOR: 689 S.F.
UNIT Z	GROUND FLOOR: 689 S.F.

**ATTACHED PARKING CREDIT**

LOT 35A	1804 S.F.
LOT 35B	1804 S.F.
LOT 35C	1804 S.F.
LOT 35D	1804 S.F.
LOT 35E	1804 S.F.
LOT 35F	1804 S.F.
LOT 35G	1804 S.F.
LOT 35H	1804 S.F.
LOT 35I	1804 S.F.
LOT 35J	1804 S.F.
LOT 35K	1804 S.F.
LOT 35L	1804 S.F.
LOT 35M	1804 S.F.
LOT 35N	1804 S.F.
LOT 35O	1804 S.F.
LOT 35P	1804 S.F.
LOT 35Q	1804 S.F.
LOT 35R	1804 S.F.
LOT 35S	1804 S.F.
LOT 35T	1804 S.F.
LOT 35U	1804 S.F.
LOT 35V	1804 S.F.
LOT 35W	1804 S.F.
LOT 35X	1804 S.F.
LOT 35Y	1804 S.F.
LOT 35Z	1804 S.F.





1 FRONT ELEVATION  
SCALE 1/4" = 1'-0"

11/4

NAME: \_\_\_\_\_

preliminary not for  
construction

5/3/2012

Consistent with



**B W M G R O U P**  
**ACCOUNTING (PLANNING)**  
**LANDSCAPE ARCHITECTURE**  
110 E. MAIN, SUITE 200  
POCAHONTS, TX 76664  
T: 817.296.0012  
F: 817.296.0013  
bmg@bmg.com

**David Whitworth Development**  
**Lots 35a & 36 a Jeff Davis**  
**Austin, Texas**

Drawn by:	ds
Checked by:	
Approved by:	
Job Number:	13022
Date:	6/20/12
Quoted Type:	
FINAL	
Old File:	
Sheet Total:	

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**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
**(W&WW SPV)**

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PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: <u>David Whitworth</u>		Phone: <u>512-294-5139</u>		Alternate Phone: _____	
Service Address: <u>5502 JEFF DAVIS</u>					
Lot: <u>369</u>		Block: <u>4</u>		Subdivision/Land Status: <u>Resub Broadview</u>	
Tax Parcel ID No.: _____					
Existing Use: vacant	single-family res.	<u>duplex</u>	garage apartment	other _____	
(Circle one)					
Proposed Use: vacant	single-family res.	<u>duplex</u>	garage apartment	other _____	
(Circle one)					
Number of existing bathrooms: <u>6</u>		Number of proposed bathrooms: <u>3</u>			
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No <u>X</u>					

City of Austin Office Use

Water Main size: <u>6"</u>	Service stub size: <u>2"</u>	Service stub upgrade required? <u>Y</u>	New stub size: <u>2"</u>
Existing Meter number: _____	Existing Meter size: _____	Upgrade required? <u>Y</u>	New size: <u>2-5/8</u>
WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System <u>✓</u> WW Main size: _____			

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

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

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

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

D. Whitworth David Whitworth 5/7/12 512-294-5139  
W&WWSPV Completed by (Signature & Print name) Date Phone

[Signature] OSSF (if applicable) Approved by UDS (Signature & Print name) Date 5/7/12 Phone 974-8734  
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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

**REVIEWED**

MAY 7 2012

One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 – phone  
(512) 974-9112 – phone  
(512) 974-9109 – fax  
(512) 974-9779 – fax



Austin Energy  
Building Service Planning Application (BSPA)

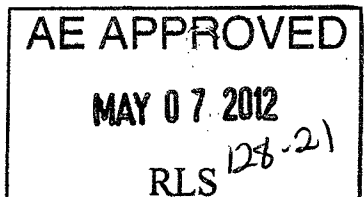
33  
13

*This form to be used for review of Building Permit only*  
*For use in One Stop Shop Only*

Responsible Person for Service Request <u>David Whitworth</u>		
Email <u>dwhitworth@hottmail.com</u>	Fax _____	Phone <u>512-244-5139</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>5502 Jeff Davis</u> OR		
Legal Description <u>lot 36A resub of E144.1 FT OF lot 35 + N25.2 OF E144.1 FT lot 36</u> <u>Block 4 Boudreaux RWPC</u> Lot _____ Block _____		
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)		
Location of meter <u>front/side riser</u>		
Number of existing meters on gutter <u>2</u> (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>New duplex</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
AE Representative _____	Date _____	Phone _____

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

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



Travis County Tax Assessor-Collector  
Nelda Wells Spears  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

83  
14

ACCOUNT NUMBER: 02-2903-0417-0000

PROPERTY OWNER:

ALLEN RICHARD  
319 N REDFIELD ST  
PHILADELPHIA, PA 19139-1248

PROPERTY DESCRIPTION:

E144.1FT OF LOT 35 \*& N25.2 OF E14  
4.1FT LOT 36 BLK 4 BROADACRES

ACRES

.3227 MIN%

.000000000000 TYPE

SITUS INFORMATION: 5504 JEFF DAVIS AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

*ALL PAID*
* NONE *
* NONE *
* NONE *
*ALL PAID*

TAXES PAID FOR YEAR 2011 \$6,784.53

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/20/2011

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By:

*Charlotte Thomas*



# WARRANTY DEED

PB  
15  
PI 1/2

ELECTRONICALLY RECORDED

2011182681

TRV

2

PGS

099-11-212-36

## GENERAL WARRANTY DEED

STATE OF TEXAS

} KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AND INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT THE UNDERSIGNED, RICHARD ALLEN, hereinafter referred to as "Grantor" whether one or more for and in consideration of sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed has Granted, Sold and Conveyed, and by these presents does hereby GRANT, SELL and CONVEY unto DAVID WHITWORTH DEVELOPMENT COMPANY referred to as "Grantee", whether one or more, the real property described herein:

The northerly 25.2 feet of the easterly 144.1 feet of Lot 36, and the southerly 74.8 feet of the easterly 144.1 feet of Lot 35, Block 4, BROADACRES, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 135, of the Plat Records of Travis County, Texas.

This conveyance, however, is made and accepted subject to any and a validly existing encumbrances, conditions and restrictions, relating to the here and above described property as now reflected by the records of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with and singular the rights and appurtenances thereto in anywise belongings unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all an singular the said premises unto the said

Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

# WARRANTY DEED

P 2/2  
B3  
14

EXECUTED this 1st day of December 2011

GRANTOR:

Richard Allen  
RICHARD ALLEN

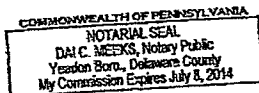
Grantee's Address:

STATE OF PA )

COUNTY OF Phila )

The foregoing instrument was acknowledged before me on the 1st day of December, 2011 by RICHARD ALLEN.

Dai C. Meeks  
Notary Public, State of PA  
Dai C. Meeks  
Printed Name of Notary



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
December 14 2011 11:42 AM

FEE: \$ 20.00 2011182881





# Watershed Protection Development Review

## FLOODPLAIN DEVELOPMENT INFORMATION REQUEST FORM

WATERSHED PROTECTION AND  
DEVELOPMENT REVIEW DEPARTMENT

Please read the accompanying instructions, then complete the fields within this box:

Tax Parcel ID: 0229030417

Request Date: November 28, 2011

Property Address: 5504 JEFF DAVIS AVE

Requestor's Name: \_\_\_\_\_

Requestor's Company: \_\_\_\_\_

Requestor's Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Ext: \_\_\_\_\_

Fax: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Pager: \_\_\_\_\_

E-mail: \_\_\_\_\_

Floodplain Information Office: Phone: 974-2843 Fax: 974-3584 Address: City of Austin, Watershed Protection and Development Review Department, ATTN: Floodplain Information Office, P.O. Box 1088, Austin, TX, 78767-8818 E-mail: floodinfo@ci.austin.tx.us

To be Completed by Floodplain Information Office - (Please do not write below this line.)

25-Year Floodplain Elevation: 650.54 Feet Datum for elevation: NAVD88

100-Year Floodplain Elevation: 651.58 Feet Datum for elevation: NAVD88

Flood Study Reference: 1605 HOUSTON ST LOMR

Comments: HYDRAULICS FROM HOUSTON ST LOMR RUN WITH HYDROLOGY FROM 2006 MODEL

Staff Name: Jameson Courtney

Date: November 28, 2011

\* The 25-year and 100-year floodplain elevations are used to regulate development in the floodplain within the full purpose and extra territorial jurisdiction (ETJ) of the City of Austin as established in the Land Development Code. The elevations are determined from the best available information. Official elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The City of Austin regulatory floodplains *may differ* from the FEMA flood insurance 1% annual chance floodplains. To request flood insurance floodplain information, please complete the Flood Insurance Study Information Request Form.

**ON GROUND SURVEY:** Official determination of a parcel's fully developed floodplain status shall be based on a comparison of the 25-year and 100-year floodplain elevations to an on-the ground topographic survey by a Texas Registered Professional Land Surveyor.

**THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION.** Flood hazard determination services are widely available from private companies. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>.

**THIS FORM IS NOT A PERMIT FOR DEVELOPMENT.** For information about development permitting, call the City of Austin Development Assistance Center at (512)974-6370.

**DISCLAIMER:** The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

For Insurance Company Use
Policy Number
Company NAIC Number

A1. Building Owner's Name **RICHARD ALLEN**

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
**5504 JEFF DAVIS AVENUE**

City **AUSTIN** State **TX** ZIP Code **78756**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
**N 25 FT OF E 144.1 FT OF LOT 36 & S 74.8 FT OF E 144.1 FT OF LOT 35, BLK 4 BROADACRES PER PLAT IN V. 3, P. 135 PLAT RECORDS.**

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **Residential**

A5. Latitude/Longitude: Lat. **30°19'42.46" N** Long. **97°44'16.84" W**  
☒ NAD 1983

Horizontal Datum: ☐ NAD 1927

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1B**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **N/A** sq ft  
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **N/A**  
c) Total net area of flood openings in A8.b **N/A** sq in  
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage **N/A** sq ft  
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**  
c) Total net area of flood openings in A9.b **N/A** sq in  
d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>480624 - CITY OF AUSTIN</b>		B2. County Name <b>TRAVIS</b>		B3. State <b>TEXAS</b>	
B4. Map/Panel Number <b>48453C0455</b>	B5. Suffix <b>H</b>	B6. FIRM Index Date <b>09/26/2008</b>	B7. FIRM Panel Effective/Revised Date <b>09/26/2008</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>651.58</b>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☐ FIRM ☒ Community Determined ☐ Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date \_\_\_\_\_ ☐ CBRS ☐ OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized **SEE COMMENTS** Vertical Datum **NAVD 88**  
Conversion/Comments **SEE COMMENTS**

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **655.4** ☒ feet ☐ meters (Puerto Rico only)  
b) Top of the next higher floor **655.8** ☒ feet ☐ meters (Puerto Rico only)  
c) Bottom of the lowest horizontal structural member (V Zones only) **N/A** ☐ feet ☐ meters (Puerto Rico only)  
d) Attached garage (top of slab) **N/A** ☐ feet ☐ meters (Puerto Rico only)  
e) Lowest elevation of machinery or equipment servicing the building **653.5** ☒ feet ☐ meters (Puerto Rico only)  
(Describe type of equipment and location in Comments)  
f) Lowest adjacent (finished) grade next to building (LAG) **653.3** ☒ feet ☐ meters (Puerto Rico only)  
g) Highest adjacent (finished) grade next to building (HAG) **653.9** ☒ feet ☐ meters (Puerto Rico only)  
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **653.2** ☒ feet ☐ meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name **VICTOR GARZA**

License Number **4740**

Title **RPLS**

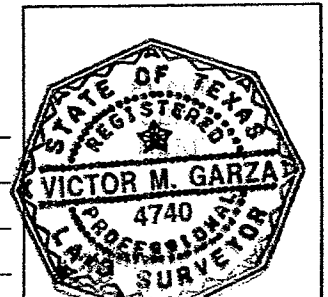
Company Name **B & G SURVEYING, INC. PH. 512-458-6969**

Address **1404 W. NORTH LOOP BLVD.**

City **AUSTIN**

State **TX**

ZIP Code **78756**



13/19

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b> Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5504 JEFF DAVIS AVENUE City AUSTIN State TX ZIP Code 78756	For Insurance Company Use Policy Number Company NAIC Number
---	---

B3  
19

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. BENCHMARK USED: GPS BENCHMARK SET - VRS NETWORK - SQUARE CUT SET ON CURB, RIGHT SIDE OF DRIVEWAY TO 5504 JEFF DAVIS AVE. ELEV. = 652.86 NAVD 88  
 C2.e MACHINERY SERVICING THE BUILDING IS AN AIR CONDITIONER. C2 a-h ARE NAVD 88 DATUM  
 A5. LATITUDE & LONGITUDE DETERMINED USING ORTHOPHOTOGRAPHY/GIS - NOT FIELD VERIFIED

Signature VICTOR GARZA

11-30-11  
 Date 11/30/11

☒ Check here if attachments

### SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

### SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

### SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments

14/19



# City of Austin

## Demolition Permit

B3/20

PERMIT NO: 2012-030559-BP

Type: RESIDENTIAL Status: Active

5504 JEFF DAVIS AVE

Issue Date: 03/30/2012 EXPIRY DATE: 09/26/2012

LEGAL DESCRIPTION				SITE APPROVAL		ZONING		GRID NO. MJ27							
PROPOSED OCCUPANCY Demolish a circa 1950, 1 story, 2,568 square foot duplex residence.				WORK PERMITTED Demolition				ISSUED BY							
TOTAL SQFT Existing: 2,568		VALUATION \$0.00		TYPE CONST.		USE CAT. 646		GROUP		FLOORS 1		UNITS 2		# OF PARKING SPACES	
TOTAL BLDG. COVERAGE			% COVERAGE			TOTAL IMPERVIOUS COVERAGE						% COVERAGE			

**Contact**

Applicant, David Whitworth Development Company

Owner, ALLEN RICHARD

General Contractor, David Whitworth Development Company

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.

A "Cancelled" and/or "Failed/No Work Performed"

**Telephone**

(512) 294-5139

()-

(512) 294-5139

**Fee Description**

Demolition Permit Fee

Demolition/Relocation Plan Review Fee

**Total Fees:**

**Fee Amount**

\$44.00

\$25.00

\$69.00

**Paid Date**

03/30/2012

03/26/2012

**Inspection Requirements**

Building Inspection

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

**Comments**

Historic Review

**Date**

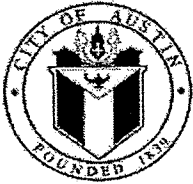
03/30/2012

**User**

Bryan Walker

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HERewith.

It is the responsibility of the contractor to contact the utility providers for service of disconnects prior to the structure being demolished or relocated. Relocation contractors need to contact the Austin Police Department and Austin Energy to make arrangements for routing and structure transport.



# City of Austin

## Demolition Permit

B3  
21

PERMIT NO: 2012-030559-BP

Type: RESIDENTIAL Status: Active

5504 JEFF DAVIS AVE

Issue Date: 03/30/2012 EXPIRY DATE: 09/26/2012

LEGAL DESCRIPTION				SITE APPROVAL		ZONING		GRID NO. MJ27	
PROPOSED OCCUPANCY Demolish a circa 1950, 1 story, 2,568 square foot duplex residence.				WORK PERMITTED Demolition				ISSUED BY	
TOTAL SQFT Existing: 2,568		VALUATION \$0.00		TYPE CONST.	USE CAT. 646	GROUP	FLOORS 1	UNITS 2	# OF PARKING SPACES
TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE				% COVERAGE	

Type	Date	Status	Comments	Inspector
112 Final Building		Open		Kelly Stilwell
114 Continuance of work		Open		Kelly Stilwell
Deficiencies		Open		Kelly Stilwell

83/22

PPO POWER POLE  
 → GUY WIRE  
 -ET- OVERHEAD ELEC./TELE. LINE  
 ◇ CHAIN LINK FENCE  
 / WOOD FENCE  
 IRF • 1/2" IRON ROD FOUND  
 IPF • 1/2" IRON PIPE FOUND



\* PART OF LOTS 35 & 36 (FIELD NOTES ATTACHED)

Survey No. 11393

GF 1117592--ILF

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

ADDITION OR SUBDIVISION BROADACRES, VOLUME 3, PAGE 135, PLAT RECORDS

STREET ADDRESS 5504 JEFF DAVIS AVENUE CITY AUSTIN COUNTY TRAVIS

SURVEY FOR INDEPENDENCE TITLE COMPANY

TO: CHICAGO TITLE INSURANCE

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

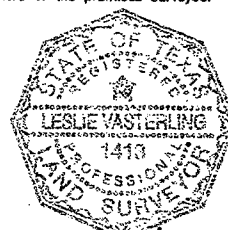
**SNS ENGINEERING, INC.**

9801 Anderson Mill Road, Suite 209

Austin, Texas 78750

(512) 335-3944 \* (512) 250-8685 (Fax) JM

632/47



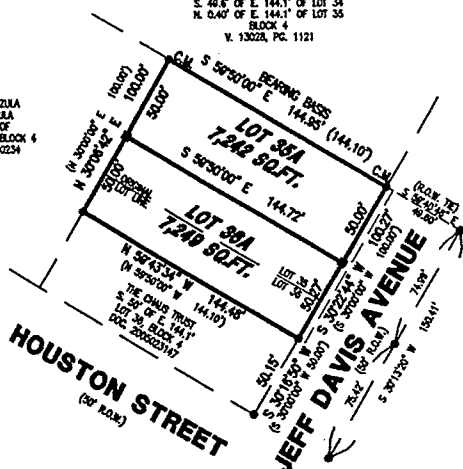
*Lester Vesterling*  
Date: 10-31-2011

Date: 10-31-2011



JAMES A. ZEZULA  
LEANN ZEZULA  
WEST 50% OF  
LOTS 35 & 36, BLOCK 4  
DOC. 2005000234

MARGARET W. CLINE  
S. 40.6' OF E. 144.1' OF LOT 34  
N. 0.40' OF E. 144.1' OF LOT 35  
BLOCK 4  
V. 13028, PG. 1121



50 0 50 100 150 Feet  
GRAPHIC SCALE: 1" = 50'

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of the North 25.2 feet of the East 144.1 feet of Lot 36 and the South 74.8 feet of the East 144.1 feet of Lot 35, Block 4, Broadacres, A Subdivision of record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, conveyed to me in instrument of record in Document Number 2011182681, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

LOT 35A AND LOT 36A, BLOCK 4, BROADACRES SUBDIVISION-DWDC

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City code.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DAVID WHITWORTH DEVELOPMENT COMPANY  
3907 EDGEROCK  
AUSTIN, TEXAS 78731

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

Notary \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

#### ENGINEER'S CERTIFICATE:

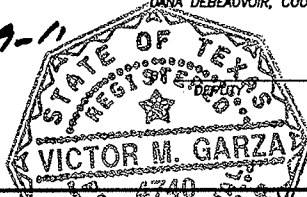
This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FIRM Panel Number 4845300445H, dated September 26, 2008 for the City of Austin, Travis County, Texas and per City of Austin Flood Study for 1605 Houston Street LOMR, dated November 28, 2011 by James Courtney.

DAVID WHITWORTH DATE  
REGISTERED PROFESSIONAL CIVIL ENGINEER NO. 91217  
3907 EDGEROCK  
AUSTIN, TEXAS 78731  
(512) 294-5139

#### SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza  
Registered Professional Land Surveyor No. 4740,  
State of Texas  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
Fax (512) 458-9845

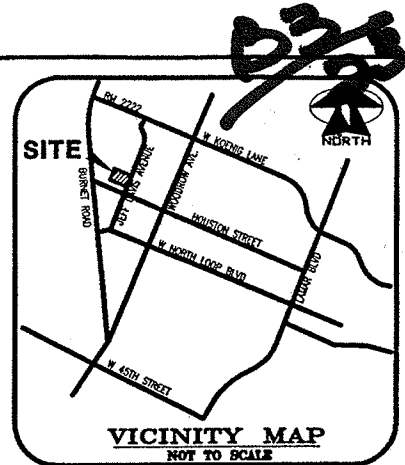


#### AREA TABULATION

LOT 35A - 7,242 SQ. FT.  
LOT 36A - 7,240 SQ. FT.  
TOTAL AREA 14,481 SQ. FT.  
OR 0.333 OF AN ACRE

#### LEGEND

- 1/2" IRON PIPE FOUND
- 1/4" IRON PIPE FOUND
- CHIPPED REBAR FOUND
- 1/2" CHIPPED REBAR SET
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.F. PLAT
- C.M. CONTING. MOVEMENT
- R.O.W. RIGHT OF WAY
- PROPOSED SIDEWALK



#### GENERAL NOTES:

1. All restrictions and notes from the previous existing subdivision, "Broadacres" Subdivision, recorded in Book 3, Page 135, Plat Records, Travis County, Texas shall apply to this resubdivision plat.
2. Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of said easements.
3. No objects, including but not limited to buildings, fences or landscaping shall be allowed in a drainage easement except as approved by the City of Austin.
4. All drainage easements on private property shall be maintained by the property owner or assigns.
5. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
6. Public sidewalks, to be built to City of Austin standards, are required along Jeff Davis Avenue. Sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-351.
7. This subdivision is located within the Shoal Creek watershed and is classified as urban.
8. No lot will be occupied until the structure is connected to City of Austin water and wastewater utilities.
9. Building setback lines shall be in conformance with the City of Austin Land Development Code.
10. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction.
11. Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to LOC 25-8-181 and the Environmental Criteria Manual.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
18. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS (PARTICIPATION IN RSNP) WAS GRANTED FOR THIS SUBDIVISION ON JANUARY 12, 2012 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

GREG GUERNSEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BETTY BAKER, CHAIRPERSON

GREGORY BOURGEOIS, SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

# LOT 35A AND LOT 36A, BLOCK 4 BROADACRES SUBDIVISION-DWDC

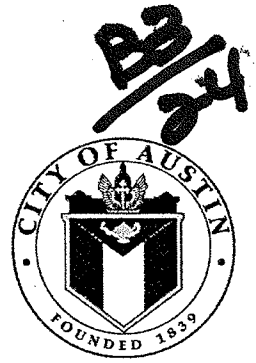
BEING A RESUBDIVISION OF THE NORTH 25.2 FEET OF THE EAST 144.1 FEET OF LOT 36 AND THE SOUTH 74.8 FEET OF THE EAST 144.1 FEET OF LOT 35, BLOCK 4, BROADACRES

CASE # C-2011-

B&G Surveying, Inc.  
Dewey H. Burris & Associates  
Surveyed by B & G Surveying, Inc.  
1404 West North Loop Blvd., Austin, Texas 78756  
Office 512-458-6969 - Fax 512-458-9845

12/16/11  
JOB # B1106311 PLAT CALCULATIONS: TSK  
11 OF 11

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: 2012-047563 PR  
CASE MANAGER: Edward Vigil PHONE #: 974-2635

PROJECT NAME: 5502 JEFF DAVIS AVE  
LOCATION:

SUBMITTAL DATE: Monday, May 14, 2012  
FINAL REPORT DATE: May 15, 2012

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent residential application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**Please submit revised copies of the plans and 1 copies of a letter** that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers.

<h2>Residential Zoning Review - Edward Vigil - 974-2635</h2>
--

1. This application requires a subdivision review and approval from the development assistance center before any permits can be issued.
2. Once the subdivision application is approved, this application will continue with the review.
3. A floodplain review is required
4. If any trees greater than 19 inches in diameter exist on this lot a tree review is required by the tree arborist located on the 4<sup>th</sup> floor.
5. Revise page 2 of the application to include covered porches, balcony, etc. whatever is missing and shown on the site plan.
6. This site is only allowed up to a 200 foot exemption for parking. Revise page 3 of the application.
7. This application is over on gross floor area. The maximum allowed is 40% of the total lot size.
8. A unified development agreement will be required if the subdivision process is not approved.
9. I am unable to complete a thorough review of building cover, impervious cover and gross floor area until a revised application is submitted for review.
10. This site is within the McMansion boundaries which triggers the McMansion requirements to the site plan and building elevations. Revise plans to show these.



— 25 FT

Plot Plan: existing, proposed. Adjacent

B3  
2/5



Travis Central Appraisal District  
P.O. Box 149012  
Austin, Texas 78714  
Internet Address: www.tcvad.org  
Main Telephone Number (512) 934-9317  
Fax (512) 934-9328  
TDB (512) 934-9328

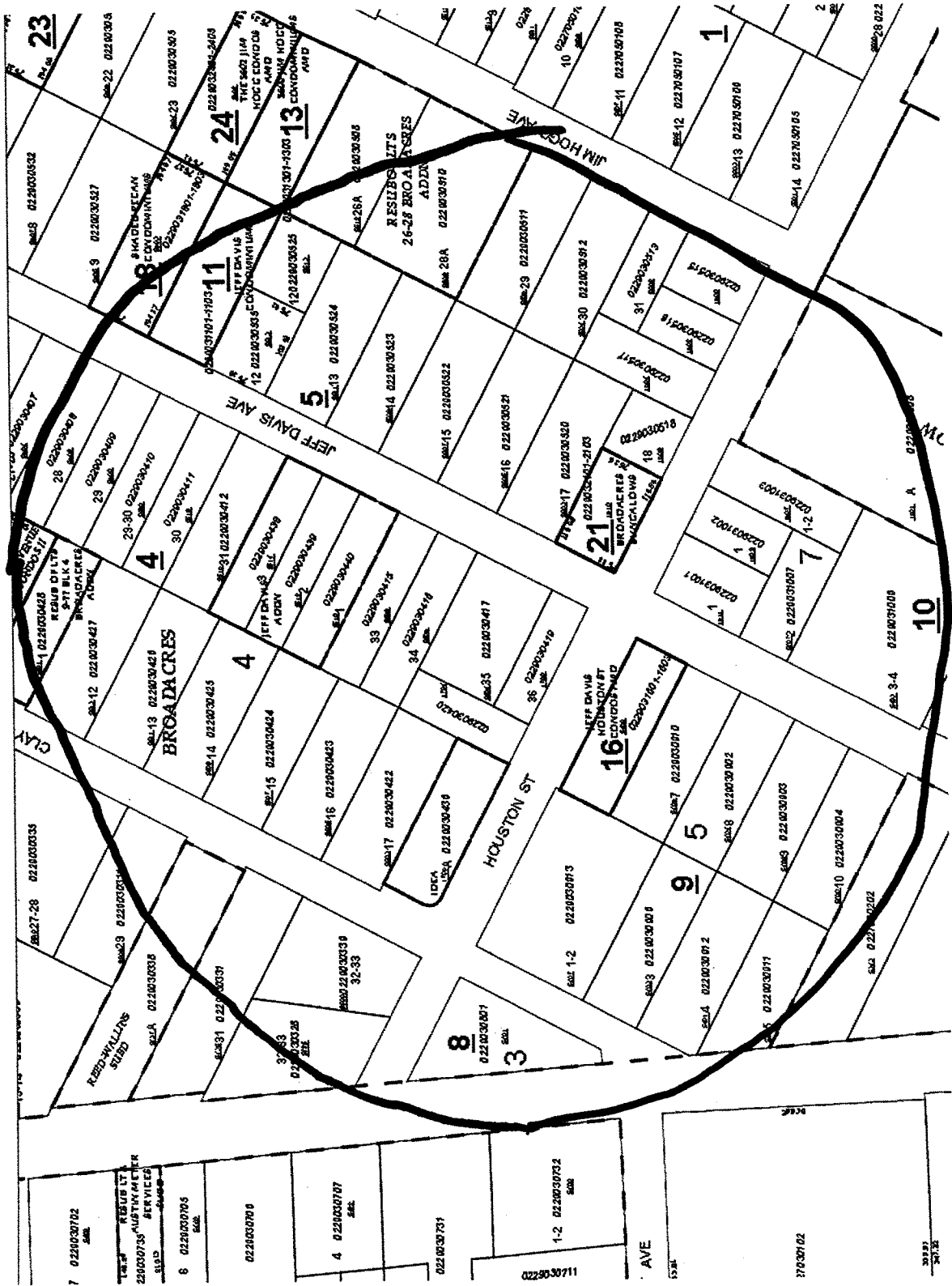
This tax map was compiled solely for the use of TCAD, a legal document.  
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Projection: Lambert Conformal Conic  
Texas, Central FIPS 4203 Feet  
NAD 1983 StatePlane  
Scale: 1" = 100 scale map  
Thin = 100 scale map  
Bold = 400 scale map

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100' SCALE

TAX PLAT MAP 500' RADUS



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27

# PROPERTIES WITHIN 500FT OF 5502 & 5504 JEFF DAVIS

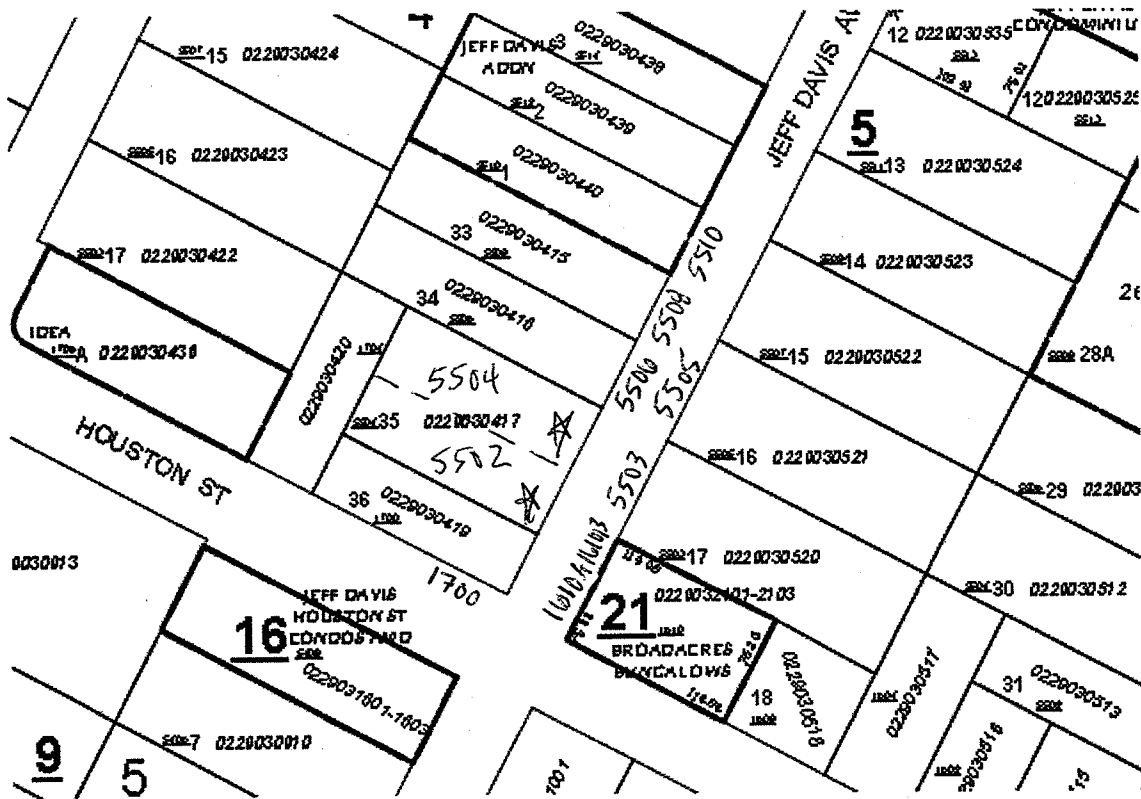
Address	Street	Lot SF	SF	FAR	Address	Street	Lot SF	SF	FAR	Address	Street	Lot SF	SF	FAR
5317	jeff davis	32298	16300	50%	1600	houston	7454	1209	16%	5401	clay ave	13580	3660	27%
5400	jeff davis	13580	0		1601-1	houston	5462	2005	37%	5403	clay ave	13580	1900	14%
5402	jeff davis	13237	7696	58%	1601-2	houston	5462	1840	34%	5407	clay ave	27174	6489	24%
5403	jeff davis	32298	20760	64%	1601-3	houston	5462	1896	35%	5500	clay ave	14984	7776	52%
5404	jeff davis	13230	0		1601-4	houston	5462	2200	40%	5503	clay ave	14513	871	6%
5406	jeff davis	13237	6722	51%	1601-5	houston	5462	1771	32%	5505	clay ave	14492	1728	12%
5407	jeff davis	8102	1712	21%	1601-6	houston	5462	1746	32%	5507	clay ave	14562	1466	10%
5408	jeff davis	6151	2552	41%	1602	houston	6028	1580	26%	5508	clay ave	13837	7148	52%
5503	jeff davis	14465	1016	7%	1604	houston	9005	1062	12%	5509	clay ave	14472	806	6%
5504	jeff davis	14058	2493	18%	1607	houston	10013	832	8%	5510	clay ave	29193	18312	63%
5505	jeff davis	14724	3111	21%	1608	houston	5733	1076	19%	5511	clay ave	14513	2234	15%
5506	jeff davis	9923	940	9%	1609	houston	6536	776	12%	5513	clay ave	14526	2680	18%
5507	jeff davis	14678	1786	12%	1610-A	houston	4511	802	18%	5601	clay ave	10590	768	7%
5508	jeff davis	9882	744	8%	1610-B	houston	4511	1384	31%	5603A	clay ave	5176	1935	37%
5509	jeff davis	14704	1621	11%	1611	houston	8306	1236	15%	5603B	clay ave	5176	2198	42%
5510	jeff davis	9779	1792	18%	1700	houston	6534	4350	67%					
5511	jeff davis	14776	1628	11%	1704	houston	7019	1196	17%					
5512	jeff davis	9165	1768	19%	1706	houston	11375	3360	30%					
5513	jeff davis	14593	3534	24%										
5514	jeff davis	9155	1740	19%										
5516	jeff davis	11640	951	8%	5343	burnet	21780	1470	7%					
5518	jeff davis	9964	2374	24%	5353	burnet	11970	5040	42%					
5520	jeff davis	9878	832	8%	5401	burnet	12564	864	7%					
5600	jeff davis	9893	1232	12%	5425	burnet	17726	4068	23%					
5601	jeff davis	7298	2538	35%	5435	burnet	20109	10650	53%					
5602	jeff davis	9872	1494	15%	5437	burnet	23171	0						
5603a	jeff davis	8225.5	2387	29%										
5603b	jeff davis	8225.5	2278	28%										
5605	jeff davis	16451	1184	7%										

77 TOTAL PROPERTIES NOT INCLUDING PARKING LOTS  
21 PROPERTIES OVER 40% FAR

FAR WITHIN 500'

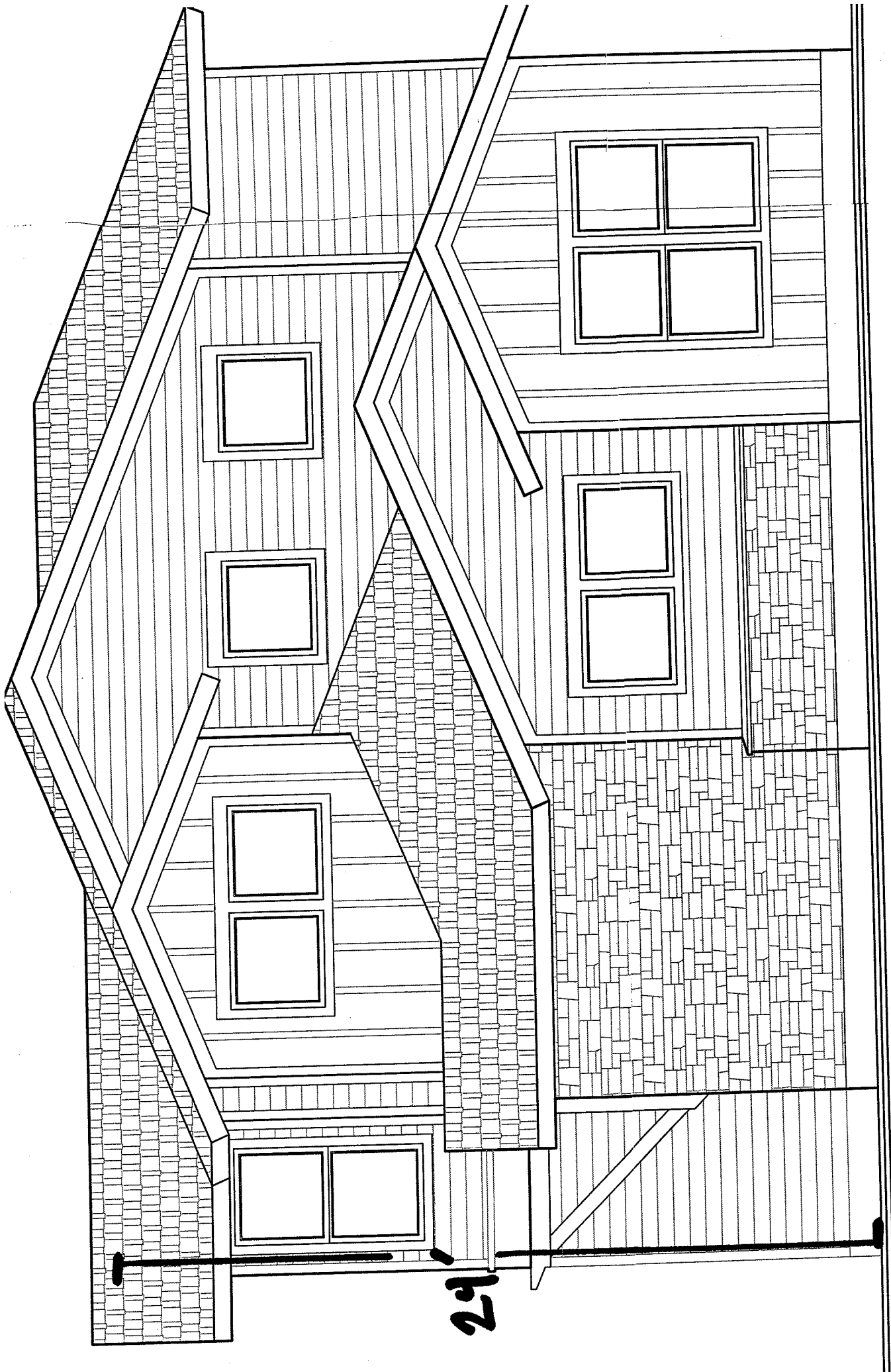
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		LOT	SF	FAR
1700	Houston	6534	4350	67%
5506	Jeff Davis	9923	940	9%
5508	Jeff Davis	9882	744	8%
5510	Jeff Davis	9779	1792	18%
1610 A	Houston	4511	802	18%
1610 B	Houston	4511	1384	31%
5503	Jeff Davis	14465	1016	7%
5505	Jeff Davis	14724	3111	21%

4 Adjacent Properties Calculations



23/03

FRONT ELEVATION

1

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

24'



**Building and Standard Commission**  
**Penalty Statement**  
**May 2, 2012**

**B3**  
**31**

Address: 5504 Jeff Davis Ave., Bldg. A

Order Start Date: 11/04/2011	Amount Assessed
Days to Comply with Ordered Repair Order: 30 Ordered Weekly Penalty for Non-Compliance: \$250.00 Penalties Start Date: 12/04/2011 Estimated End Date: 05/31/2012 <i>Penalties continue to accrue until compliance is verified.</i>	<u>\$6,392.86</u>
<b>Total Amount Due</b>	<b><u>\$6,392.86</u></b>

Mailing Address: City of Austin  
Code Compliance  
BSC Coordinator  
P.O. Box 1088  
Austin, Texas 78767-1088

*Total Code  
Compliance Fine due  
upon demolition*



# City of Austin

Founded by Congress, Republic of Texas 1839  
Code Compliance Department  
P.O. Box 1088, Austin, Texas 78767 - 1088

B3  
32

November 4, 2011

**Building and Standards Commission  
Notice of Order**

via Certified Mail # 7007 2560 0001 7117 7535

Justin DonJuan  
1808 Cinnamon Path  
Austin, Texas 78704

RE: 5504 Jeff Davis Avenue, Unit A  
Legally described as E144.1FT OF LOT 35 \*& N25.2 OF E144.1FT LOT 36 BLK 4  
BROADACRES  
Zoned as SF-3-NP

Dear Justin DonJuan:

On October 26, 2011, the Building and Standards Commission met at City Hall, Boards and Commissions Room, Room 1101, located at 301 West 2nd Street, Austin, Texas for a hearing on the property indicated above and came to a decision. The Commission issued the attached ORDER on this property, which will be filed in the Deed Records of Travis County, Texas, and constitutes a BINDING ORDER against the property owner.

A determination made under this chapter is final and binding and constitutes prima facie evidence of the penalty and may only be appealed through the court of competent jurisdiction in a civil suit and in accordance with state law.

If you require further information, please call me at (512) 974-1974 or send a fax to (512) 974-9049.

Sincerely,

Christopher Moore, BSC Coordinator  
Buildings and Standards Commission  
Code Compliance Department  
Case CL-2011-084812

**CODE COMPLIANCE**



Case No. CL-2011-084812  
In the Matter of  
5504 Jeff Davis Ave Bldg A  
Austin, Texas 78756

Before the Building  
and Standards Commission  
of the City of Austin, Texas

State of Texas  
County of Travis

**ORDER of the Building and Standards Commission of the City of Austin, Texas**

On October 26, 2011, under the authority of Chapters 54 and 214 of the Texas Local Government Code, the Building and Standards Commission of the City of Austin, Texas, considered the property indicated in PROPERTY IDENTIFICATION.

The owner of the property, as described in Owner Identification of the Findings of Fact, was represented by Justin Don Juan of Castle Hill Investments.

The Commission makes the following Findings of Fact and Conclusions of Law and enters the following Order:

**A. FINDINGS OF FACT**

**I. PROPERTY IDENTIFICATION**

The property which is the subject of this proceeding is located at 5504 Jeff Davis Ave Bldg A, Austin, Texas.

The property is legally known as E144.1FT OF LOT 35 \*& N25.2 OF E144.1FT LOT 36 BLK 4 BROADACRES.

**II. OWNER IDENTIFICATION**

By copy of the Travis Central Appraisal District records, Richard Allen is the title owner.

**III. INSPECTION INFORMATION**

On August 9, 2011 the premise was inspected by Code Compliance Investigator Doug Baggett for the City of Austin. Investigator Baggett found numerous exterior deficiencies; however, because this is a duplex, he wanted make contact with the tenant of Side B and schedule an interior inspection for side B. After making a phone call to tenant of side B, an appointment was made for August 24, 2011.

**IV. NOTICES OF VIOLATION**

The Code Compliance Department of the City of Austin provided the following notification of violation(s):

To Richard Allen (Owner)

Mail sent regular on August 29, 2011.

Mail sent certified 7011 0470 0001 3085 0056 on August 29, 2011.

Returned unexecuted on September 26, 2011.

**V. APPEAL INFORMATION**

No appeal has been received by the Building Official's Designee to the Commission.

## **VI. NOTICES OF HEARING**

The Code Compliance Department of the City of Austin provided the following notification of hearing:

To Richard Allen (Owner)

Mail sent certified 7011 1150 0001 4287 5401 - RA on October 6, 2011.

Have not received back the returned receipt for the mail sent certified to the property owner.

Mail sent regular Reg - RA on October 6, 2011.

Mail sent certified 7011 1150 0001 4287 5418 - AB on October 6, 2011.

Mail sent regular Reg - AB on October 6, 2011.

The returned receipt was signed by Tara Butler and returned on October 11, 2011.

By posting on the premise on October 7, 2011.

By publication in the Austin American Statesman on Sunday, October 16, 2011.

## **VII. VIOLATIONS**

Richard Allen has failed to take the actions necessary for maintaining the premises in compliance with City Code.

The following condition(s) of the premises violate the identified subsections of the International Property Maintenance Code, adopted by reference in sections 25-12-211 et seq. of the Austin City Code:

§108.1.5.5: The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

§304.2: All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

§305.6: Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks as intended by the manufacturer of the attachment hardware.

## **VIII. PERMITS SECURED**

No permit has been secured for this property.

## **B. CONCLUSIONS OF LAW**

Notice of Violation for 5504 Jeff Davis Avenue, Austin, Texas was served as described in this Findings of Fact section A.IV in accordance with applicable laws and ordinance.

Notice of the hearing before the Building and Standards Commission for 5504 Jeff Davis, Austin, Texas was served as described in this Findings of Fact, section A.VI in accordance with applicable laws and ordinance.

Due to the condition(s) of the residential duplex described in section A of this Findings of Fact, the property located at 5504 Jeff Davis Avenue, Austin, Texas is in violation of the International Property Maintenance Code, adopted by reference in sections 25-12-211 et seq. of the Austin City

Code and is therefore a public nuisance and dangerous with substandard conditions.

B3  
35

**C. RECOMMENDED ORDER**

That you adopt the Findings of Fact and Conclusions of Law for this property.

That you order any necessary permits be secured.

That you order repaired within 30 days of the date the Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. After 30 days, a penalty of \$250 per week shall be assessed until work is completed with final inspections passed.

**TRANSFER OF PROPERTY:** When an Order has been filed in the deed records, execution of the Order is not affected by transfer of the property. A person acquiring an interest in the property after an Order has been filed is subject to the requirements of the Order.

**SIGNED:**

David Brown

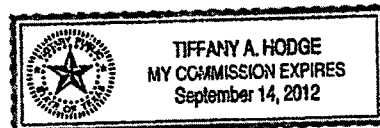
David Brown, Chair  
Building and Standards Commission

11/3/2011  
Date

SWORN and SUBSCRIBED before me this  
3<sup>rd</sup> day of November, 2011.

Tiffany A. Hodge  
Notary Public In and For the State of Texas

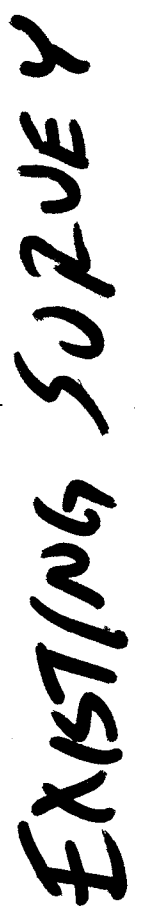
Return to: City of Austin  
Code Compliance Department  
P.O. Box 1088, Austin, Texas 78767 - 1088  
ATTN: Christopher Moore, BSC Coordinator



**CODE COMPLIANCE**

**B3**  
**36**

PP ● POWER POLE  
→ GUY WIRE  
-ET- OVERHEAD ELEC./TELE. LINE  
◇ CHAIN LINK FENCE  
# WOOD FENCE  
IRF ● 1/2" IRON ROD FOUND  
IPF ● 1/2" IRON PIPE FOUND



\* PART OF LOTS 35 & 36 (FIELD NOTES ATTACHED)

Survey No. 11393

GF 1117592-ILF

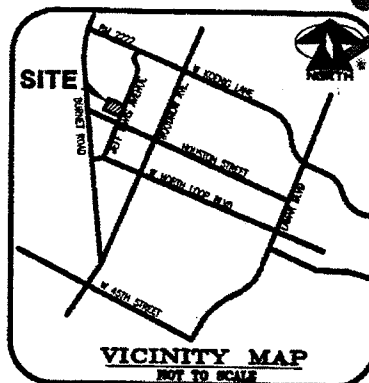
All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

ADDITION OR SUBDIVISION BROADACRES, VOLUME 3, PAGE 135, PLAT RECORDS  
STREET ADDRESS 5504 JEFF DAVIS AVENUE CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE -  
TO CHICAGO TITLE INSURANCE COMPANY

STATE OF TEXAS  
REGISTERED  
LESLIE VASTERLING  
1413  
PROFESSIONAL SURVEYOR  
COMMISSION EXPIRES 09/01/2008

*Lester Vesterling*  
Date: 10-31-2011

632/47



12/18/11	FIELD: JEWIS	RECEIVED
JOB # B1106311 PLAT	CALCULATIONS: TIK	1 OF
CHG 5. 12-50	REVISION: TIK	

Google

5504 jeff davis austin texas



Aerial View 1' = 100'



≈ 500' RADIUS



AERIAL VIEW 1"=200' B3/39

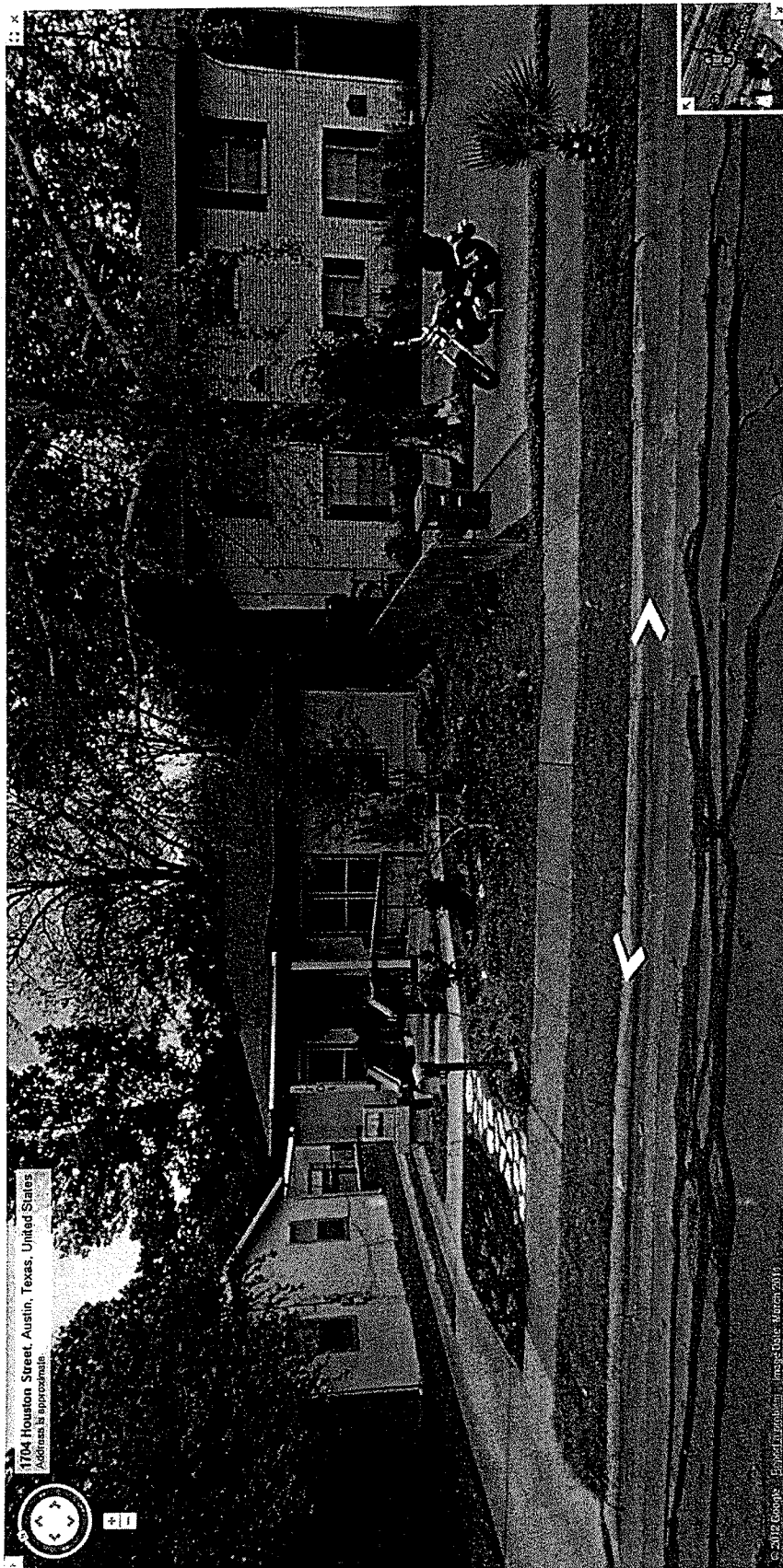


EXISTING CONDENSED  
HOUSE / DUPLEX AT SITE

B3  
40

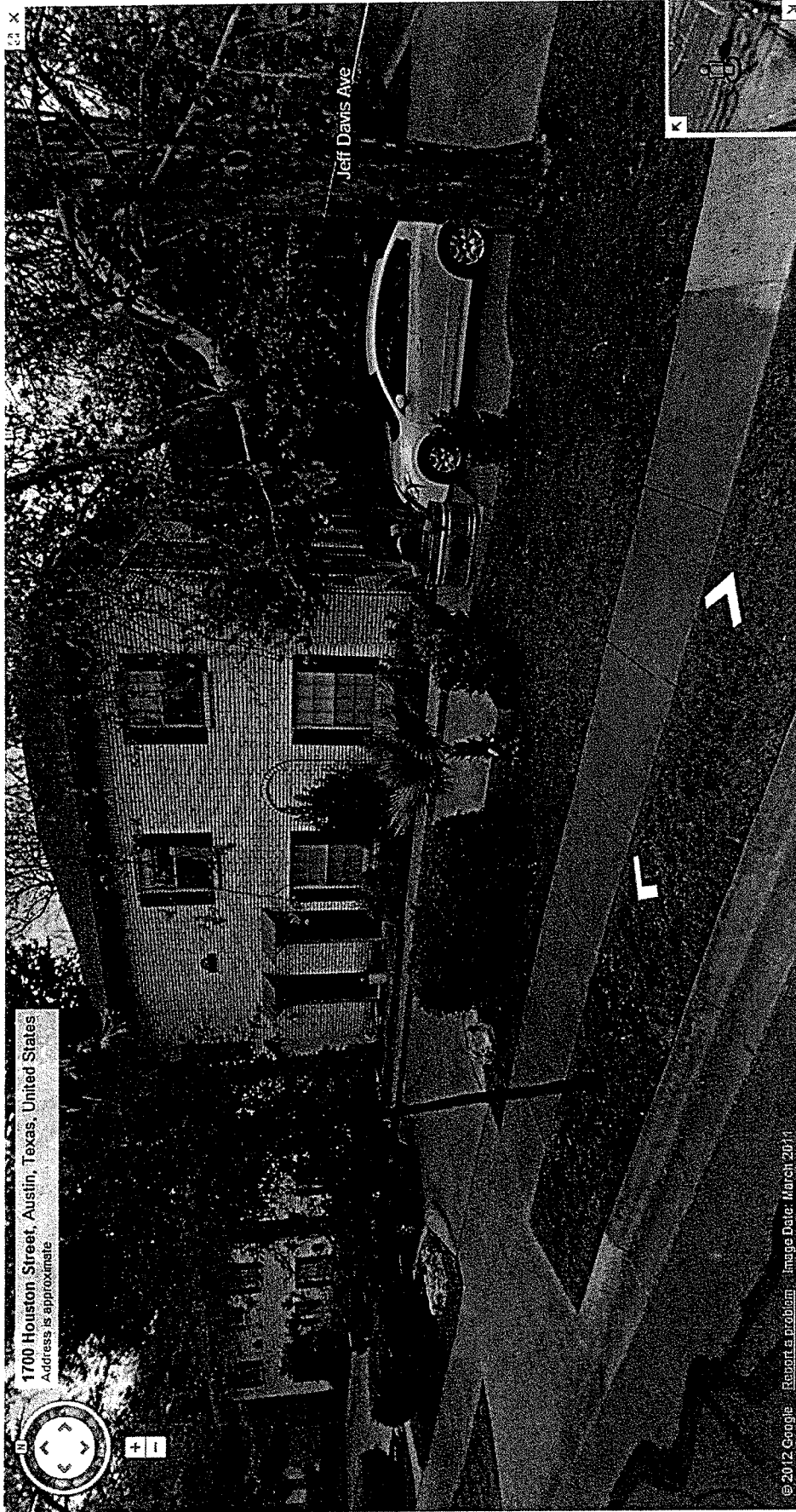


Google 5504 Jeff Davis Austin Texas



ADJACENT NEIGHBOR  
TO WEST 1064

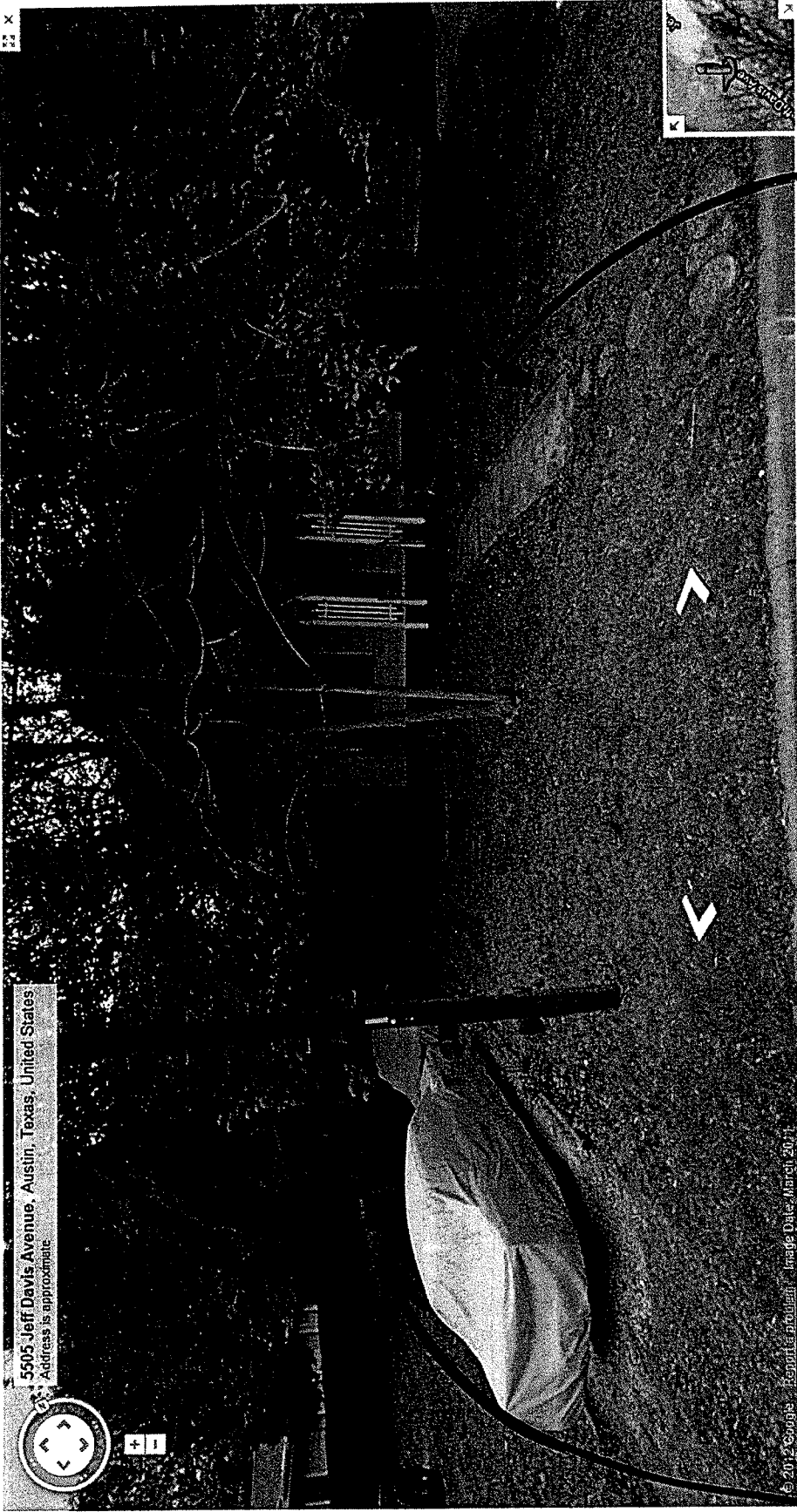
B3  
41



Adjacent neighbor to South

(Apartments)

1154 52/103

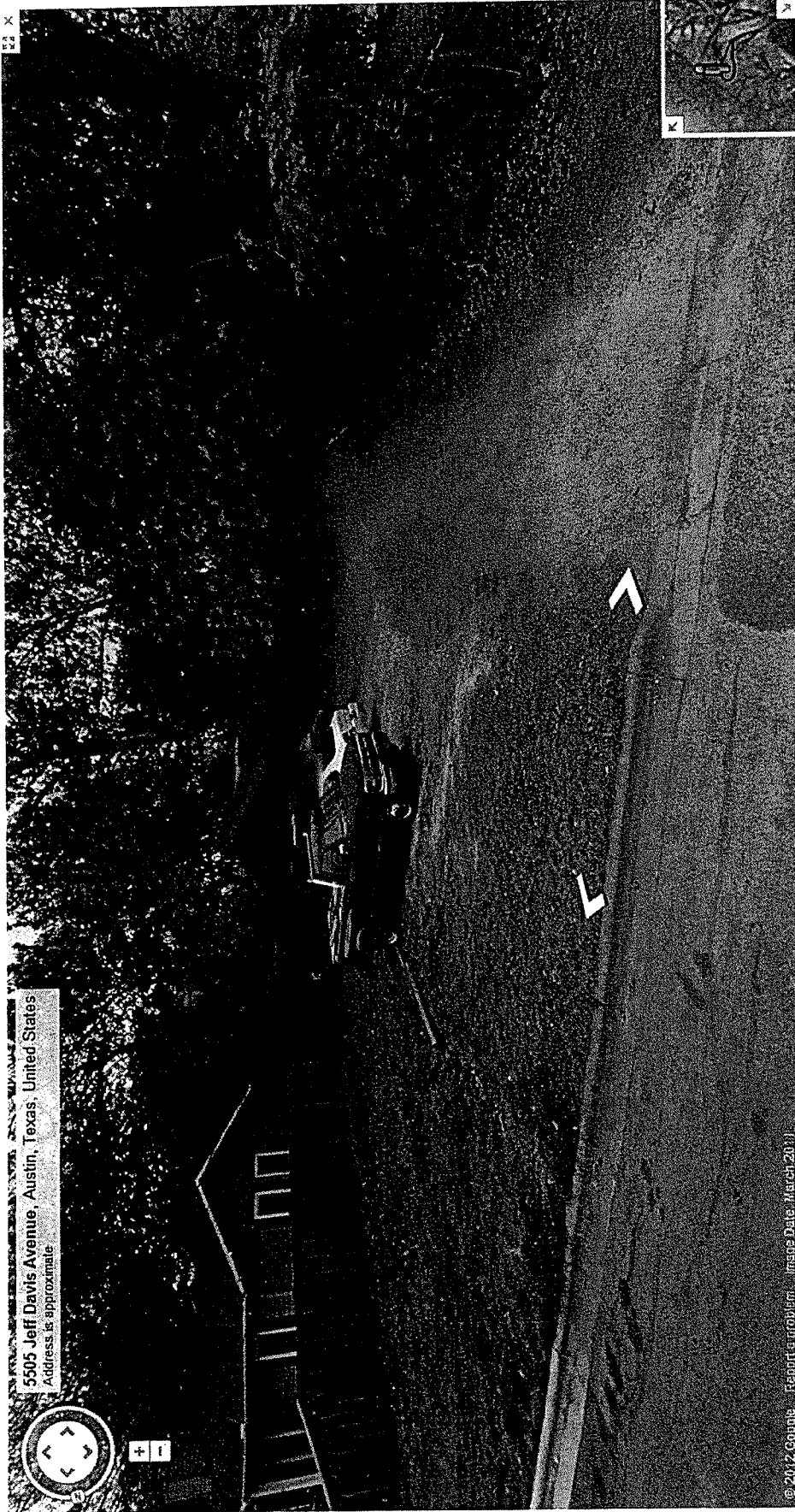


5505 Jeff Davis Avenue, Austin, Texas, United States  
Address is approximate

Adjacent Neighbor to North  
(10f4)

2nd house  
to North  
(10f4)  
B3  
43





Duplex Across Street  
(1 of 4)

B3  
45