

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2013-0030
ROW # 10911865
TP-0147110331

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 6801 Jester Wild Drive

LEGAL DESCRIPTION: Subdivision -- Jester Point 2 Section 8 PUD

Lot(s) 1 Block A Outlot Division

I/We Denise Cheney on behalf of myself/ourselves as authorized agent for

Paul and Sarah Sarahan affirm that on March 8 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

A portion of a deck for a residence encroaches within a 15' zoning setback.

in a SF-6 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
See Attachment 1.
-
-

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The steep slope of the property makes access to the property difficult.
-
-

(b) The hardship is not general to the area in which the property is located because:
This condition is not shared by adjacent properties, which can be
accessed more easily from street level.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
See Attachment 2.
-
-

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
-
-

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed DENISE CHENEY Mail Address BICKERSTAFF HEATH
3711 S. MOFAC EXPRESSWAY BLDG 1
City, State & Zip AUSTIN TX ~~78741~~ 78746 STE 300
Printed DENISE CHENEY Phone 512 404-7765 Date March 8, 2013

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

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OWNERS

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

Signed Paul C. Sarahan Mail Address 6801 Jester Wild Dr.

City, State & Zip Austin, Tx 78750

Printed Paul C. Sarahan Phone 512 428-5455 Date 3/8/2013

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

Signed Paul C. Sarahan Mail Address 6801 Jester Wild Dr.

City, State & Zip Austin, Tx 78750

Printed Paul C. Sarahan Phone 512 428-5455 Date 3/8/2013

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

Signed SC. Sr Mail Address 6801 Jester Wild Dr.

City, State & Zip Austin, TX 78750

Printed Sarah C. Sarahan Phone 512-428-5455 Date 3/7/13

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

Signed SCS Mail Address 6801 Jester Wild Dr

City, State & Zip Austin, TX 78750

Printed Sarah C. Sarahan Phone 512-428-5455 Date 3/7/13



CITY OF AUSTIN

ZONING VERIFICATION LETTER

1. Party Requesting Verification

Name: Denise Cheney

Address: 3711 S. Mopac Expressway, Bldg.1, Ste.300
Austin, Tx. 78746

2. Property Address

6801 Jester Wild Dr.
Austin, Tx. 78750

3. Tax Parcel Identification Number

01-4711-0331

4. City of Austin Grid Name

G32

5. Current Zoning

SF-6: Townhouse & Condominium Residence

6. Zoning Case Number and Ordinance *

Zoned in accordance with City of Austin Land Development
Code re-adoption ordinance number 99-0225-70(b)

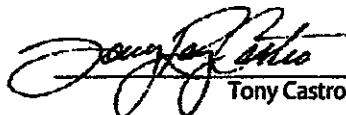
7. Zoning Overlays and Neighborhood Plans *

N/A

* To access the zoning ordinance and overlay district documentation, visit the following web page: <http://www.cityofaustin.org/edims>

For questions concerning Zoning Compliance or any Development Criteria, Parking, Permitted Use, Zoning Violations, Conditional Uses, Variances, Destruction and Rebuilding, et cetera, Contact the Development Assistance Center of the City of Austin at (512) 974-6370 for a Land Use Planner Correspondence Session.

I, Tony Castro, Communications and Technology Management Department, City of Austin, Texas, do hereby certify that the information above is true and correct to the best of my ability, according to the documents filed with this office.


Tony Castro

Wednesday, February 8, 2012

Date

DEED TO CURRENT OWNERS

ELECTRONICALLY RECORDED

2012079621

TRV

3

PGS

03-1204631

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 AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: May 18, 2012

Grantor: Michael Tucker and Elizabeth Dunbar

Grantor's Mailing Address: 148 Gulfview Dr.
Montgomery, AL 36106

Grantee: Paul Sarahan and Sarah Sarahan

Grantee's Mailing Address: 6201 Jester Wild Dr.
Austin, TX 78750

Consideration: A Promissory Note in the original principal sum of Three Hundred Seventy Two Thousand and No/100 Dollars (\$372,000.00) payable to the order of Open Mortgage, LLC, which Promissory Note is secured by a Deed of Trust of even date to Chris Peirson, Trustee.

The debt evidenced by said Note is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by said deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 1, Block "A", of JESTER POINT 2 SECTION 8 P.U.D., a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 100, Pages 229-231, of the Plat Records of Travis County, Texas.

GF#1204631-PB

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Open Mortgage, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.



MICHAEL TUCKER

Elizabeth Dunbar for Michael Tucker, atty in fact
ELIZABETH DUNBAR, by MICHAEL
TUCKER as Attorney-in-Fact

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me May 18, 2012, by Michael Tucker, Individually and as Attorney-in-Fact for Elizabeth Dunbar.

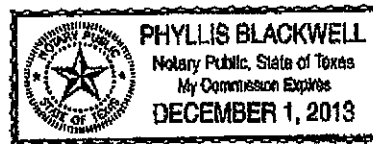
Phyllis Blackwell

Notary Public, State of Texas

Grantee's Address/Return to:

6801 Jester Wild Dr.

Austin, Tx 78750



GP#1204631-PB



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 21 2012 11:45 AM

Attachment 1 to
Application to Board of Adjustment
General Variance/6801 Jester Wild Drive

Reasonable Use:

The encroachment of the portion of the deck into the 15' setback does not impair any purpose for which the zoning regulation was adopted, and compliance with the 15' setback by removal of the portion of the deck would unnecessarily interfere with access to the house. As can be seen from the attached pictures:

- 1) Due to the steep slope and rocky soil, the foundation of the house is very high. The deck is necessary to access the porch from the side of the house.
- 2) The lot and in particular, the driveway, is so steeply sloped that it is almost impossible for persons with mobility impairment to gain access to the house by going up the driveway. The owners built additional steps up to the deck so that their relatives and visitors who have difficulty walking can get into the house by way of the deck.
- 3) The deck is high above street level, and sufficiently set back from the property line so that the encroachment of the deck into the 15' setback does not impair access to the yard by utility providers or public safety personnel, interfere with pedestrian use of the street right of way, impair the visibility of drivers, or have any other adverse affect. A portion of the deck formerly encroached into a sight distance easement that was in the same area as the setback. The City of Austin released all of the sight distance easement on the property (not just the portion occupied by the deck) because the deck does not in any way affect the line of vision of drivers or pedestrians, and the slope of the lot makes any sight distance easement unnecessary.
- 4) Austin Energy has previously approved the permit for the deck. See Attachment 3.

SURVEY PLAT

LEGAL DESCRIPTION: LOT 1, BLOCK A OF JESTER POINT 2 SECTION 8 P.A.D., A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 100, PAGES 229-231, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. ALSO LOCALLY KNOWN AS 6801 JESTER WILD DRIVE, AUSTIN, TEXAS.

JESTER WILD DRIVE

(170' R.O.W.)

15 14°06'16"E 49.23'
S 74°06'15"E 49.31'

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CURVE TABLE

C1	
A-48.73'	R-390.00'
C-S 19°21'02"W	48.69'
1A-48.58'	R-390.00'
C-S 19°27'51"W	48.55'
C2	
A-39.17'	R-25.00'
C-S 28°59'38"E	35.28'
1A-39.27'	R-25.00'
C-S 29°06'02"E	35.36'

SCALE 1" = 30'

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊙ ELECTRIC VAULT
- ⊙ TELEPHONE RISER
- ⊙ CABLE TV RISER
- ⊙ WATER METER
- WOOD FENCE
- +++ IRON FENCE
- () RECORD INFORMATION

NOTES

ALL EASEMENTS AND BUILDING SETBACK LINES SHOWN HEREON ARE RECORDED IN BK. 100, PGS. 229-231, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOL. 10773, PG. 50; VOL. 10774, PG. 504 AND VOL. 10723, PG. 581 REAL PROPERTY RECORDS OF SAID COUNTY. SAID DOCUMENTS CONTAIN ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO ADDITIONAL RESTRICTIONS RECORDED IN VOL. 10142, PG. 57 AND VOL. 10320, PG. 106, REAL PROPERTY RECORDS OF SAID COUNTY.

SURVEYED JUNE 12, 2001
INSPECTED & UPDATED SEPTEMBER 20, 2001

EXCLUSIVELY TO JOHN SHIPKINS AND SHANNON SHIPKINS, THE OWNERS OF THIS LOT.

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJACES A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48455C0005 E DATED JUNE 16, 1993. VALID ONLY FOR ORIGINAL BLUELINE COPY WITH BLACK INK SIGNATURE AND SEAL.



ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPEUTEURS
PROFESSIONAL SURVEYING

8906 WALL STREET
SUITE 302
AUSTIN, TEXAS 78754
(512) 832-4232

CAD. BY: R.M.B.

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Elizabeth Dyer
Michael Dyer

Google maps

Address Jester Wild Drive

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm

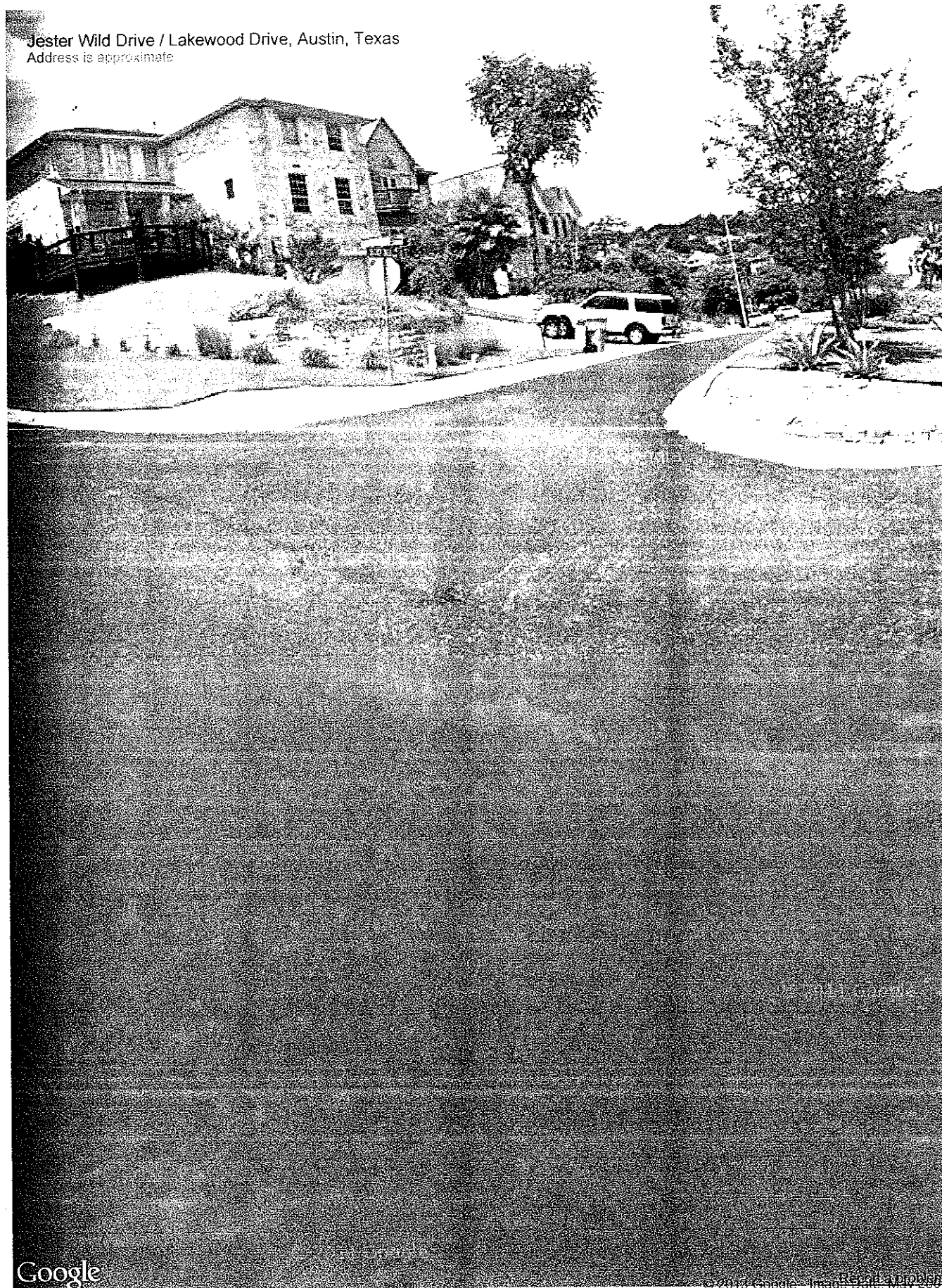


FRONT OF
PROPERTY

6801 JESTER WILD

FRONT - STEEP DRIVE WAY

Jester Wild Drive / Lakewood Drive, Austin, Texas
Address is approximate



Google

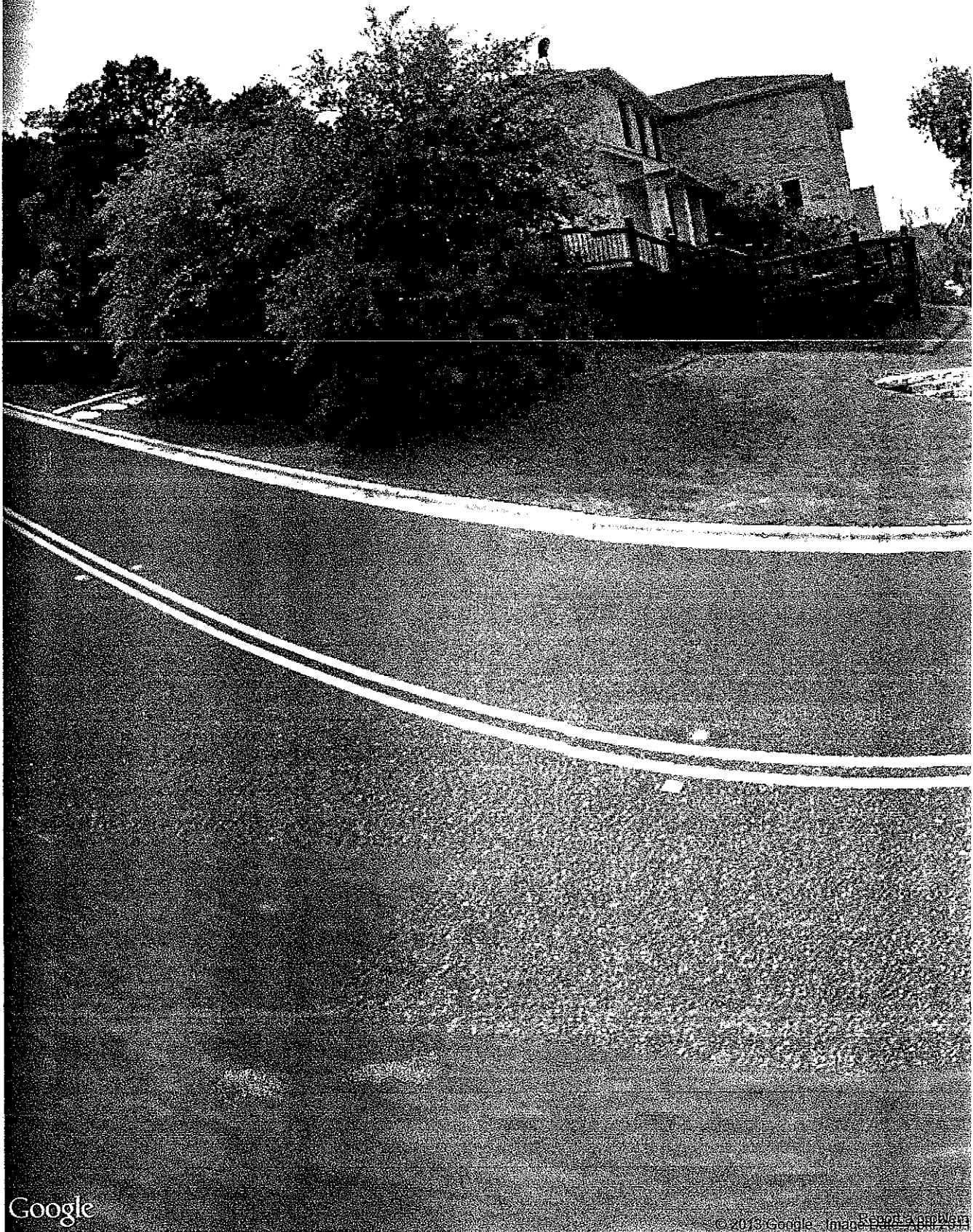
© 2013 Google - Image Date: May 2008



STEEP DRIVEWAY + FRONT ENTRANCE

6801 JESTER U D

Jester Wild Drive / Lakewood Drive, Austin, Texas
Address is approximate



SIDE
DECK
K

Google maps

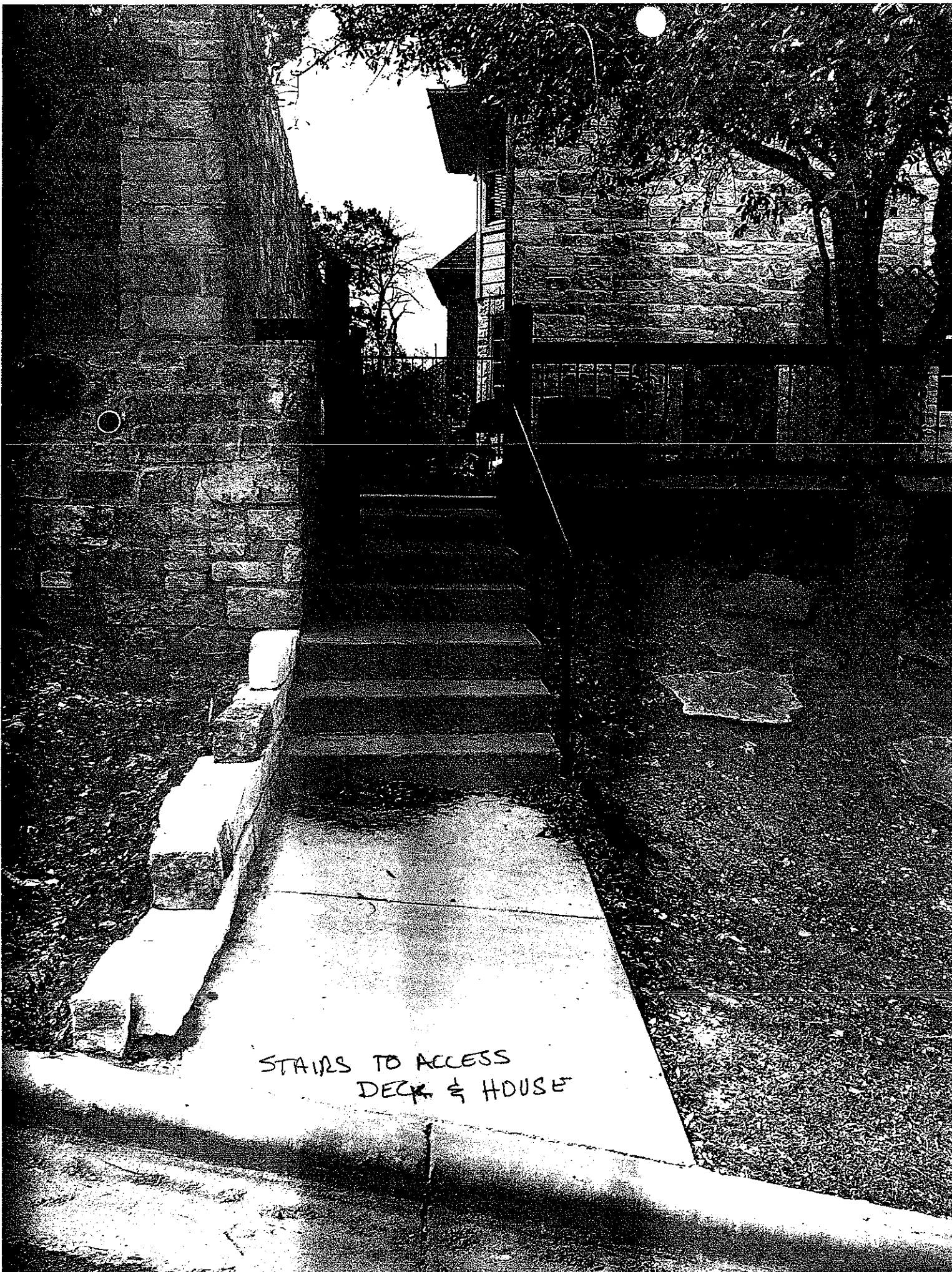
Address 7872 Lakewood Drive

Address is approximate

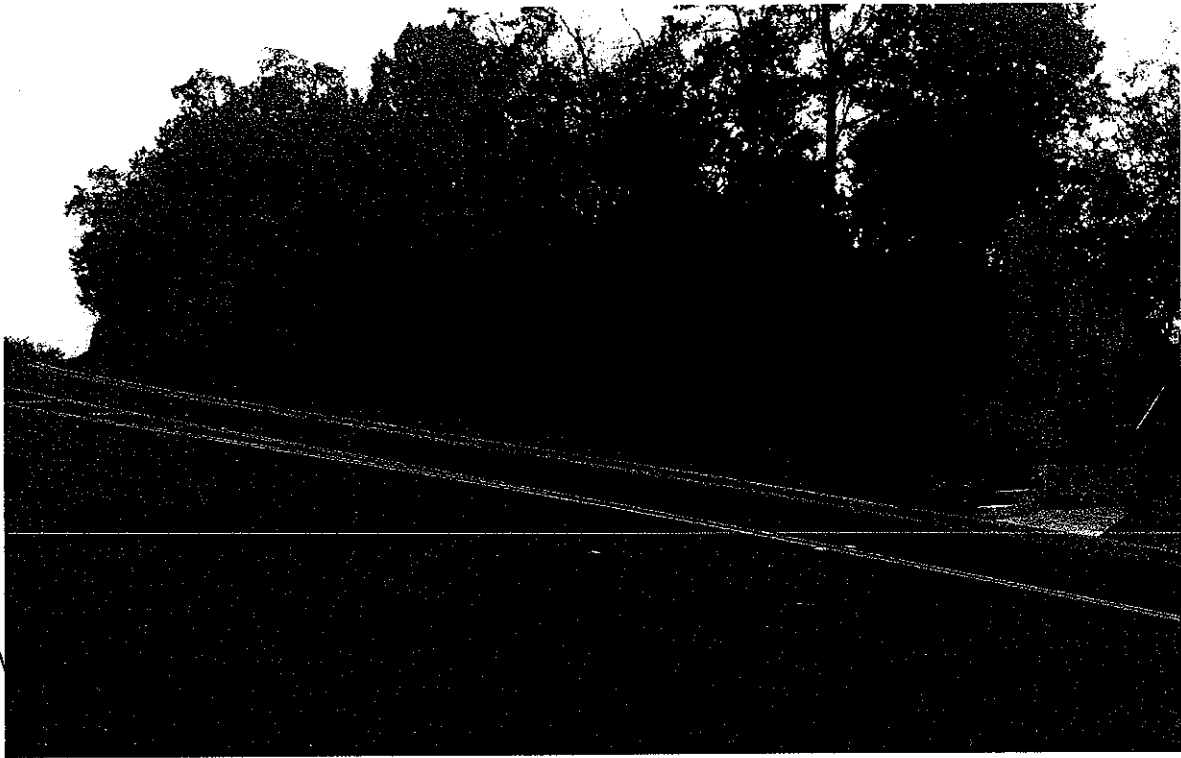
Save trees. Go green!
Download Google Maps on your
phone at google.com/gmm



DECK



STAIRS TO ACCESS
DECK & HOUSE



STAIRS TO
DECK

NEIGHBORING TRACT
IS CLIFF WITH NO
BUILDING

Attachment 2 to
Application to Board of Adjustment
General Variance/6801 Jester Wild Drive

Area Character:

The house has occupied the lot since 2008, and the encroachment of the portion of the deck into the set back is not apparent. It would be very difficult to determine from viewing the property that there is an encroachment into the setback, and to our knowledge, there have never been any complaints about the deck encroachment. The deck is an attractive feature of the house, in keeping with the neighborhood and neighboring properties, and the appearance of the house with the deck gives the neighborhood a unified appearance.

For the reasons described above, the encroachment of the deck does not have any adverse affects on the neighborhood. Granting the variance will ensure that the owner's house is more readily accessible to persons with disabilities, without interfering with pedestrian or vehicular travel, or adversely affecting the character or appearance of the neighborhood.

ATTACHMENT
A/E APPROVAL OF PERMIT APPLICATION



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

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

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

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

Customer Name Michael Tucker Phone 512-293-6415
Address 6801 Jester Wild Dr.
Legal Description Lot 1 Block A Jester Point 2 Sec 8
Lot 1 Block A Commercial/Residential? Res

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

Comments: Wood deck / UN covered

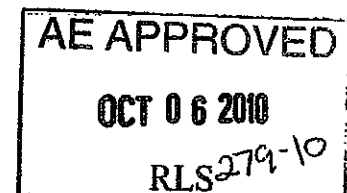
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____

Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

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

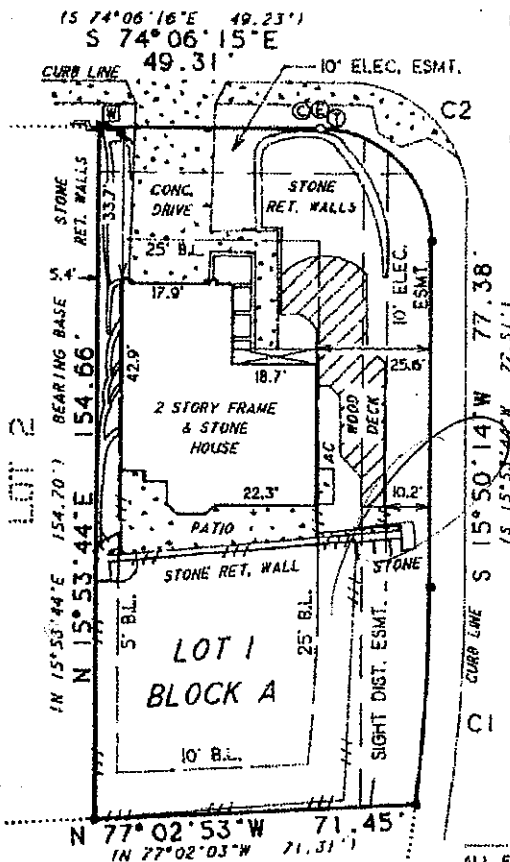


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JESTER WILD DRIVE

(70' R.O.W.)



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C-S 28°59'38"E	35.28'		
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SCALE 1" = 30'

LEGEND

- 1/2" IRON PIN FOUND
- o 1/2" IRON PIN SET
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- ⊙ TELEPHONE RISER
- ⊙ CABLE TV RISER
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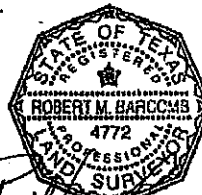
THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOL. 10773, PG. 50; VOL. 1374, PG. 504 AND VOL. 1723, PG. 561 REAL PROPERTY RECORDS OF SAID COUNTY. SAID DOCUMENTS CONTAIN ADDITIONAL EASEMENT RIGHTS.

THIS LOT IS SUBJECT TO ADDITIONAL RESTRICTIONS RECORDED IN VOL. 13142, PG. 57 AND VOL. 13320, PG. 108, REAL PROPERTY RECORDS OF SAID COUNTY.

SURVEYED JUNE 12, 2001
INSPECTED & UPDATED SEPTEMBER 20, 2001

EXCLUSIVELY TO JOHN SIMPKINS AND SHANNON SIMPKINS, THE OWNERS OF THIS LOT.

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY. THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0195 E DATED JUNE 16, 1993. VALID ONLY FOR ORIGINAL BLUELINE COPY WITH BLACK INK SIGNATURE AND SEAL.



ROBERT M. BARCOMB, R.P.L.S. NO. 4772

ARPENTEURS
PROFESSIONAL SURVEYING

8906 WALL STREET
SUITE 302
AUSTIN, TEXAS 78754
(512) 832-1232

© 2001 UNAUTHORIZED REPRODUCTION PROHIBITED

C.A.D. BY: K.R.R.

AE APPROVED

OCT 06 2010

RLS279-10

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number	<u>10-086483RM</u>	
Building Permit No.	_____	
Plat No.	_____	Date <u>10-6-10</u>
Reviewer	<u>R. Batchen</u>	

PRIMARY PROJECT DATA

Service Address 6801 Jester Wild Dr. Tax Parcel No. 0147110331 9894

Legal Description
Lot 1 Block A Subdivision Jester Point 2 Section 8 Phase _____

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

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

Description of Work
☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☐ Remodel (specify) _____
☐ Addition (specify) _____
☒ Other (specify) Wood deck on side and front of house. Life/Safety

Zoning (e.g. SF-1, SF-2...) SA 6

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

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? ☒ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

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

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

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

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

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

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

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ <u>23.00</u>
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Michael Tucker and Elizabeth Dunbar</u>	Telephone (h) <u>512 293-6445</u> (w) <u>512-342-6810</u>
BUILDER	Company Name _____ Contact/Applicant's Name _____	Telephone _____ Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____ City _____ ST _____ ZIP _____	Telephone _____

If you would like to be notified when your application is approved, please select the method:
☒ telephone ☐ e-mail: _____

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

OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	1796	sq.ft.	sq.ft.
b. 2 nd floor conditioned area	1808	sq.ft.	sq.ft.
c. 3 rd floor conditioned area		sq.ft.	sq.ft.
d. Basement		sq.ft.	sq.ft.
e. Garage / Carport		sq.ft.	sq.ft.
<input checked="" type="checkbox"/> attached	478	sq.ft.	sq.ft.
<input type="checkbox"/> 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	74	sq.ft.	sq.ft.
i. Covered porches		sq.ft.	sq.ft.
j. Balconies		sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	sq.ft.
l. Other building or covered area(s)		sq.ft.	sq.ft.
Specify _____			

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

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

70 - 4,480.4

1918 sq.ft.
17.12 % 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)	sq.ft.
b. Driveway area on private property	604 sq.ft.
c. Sidewalk / walkways on private property	200 sq.ft.
d. Uncovered patios	400 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) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

55 - 6,160.6

3154 sq.ft.
28.16 % of lot

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

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

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

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

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

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

APPLICANT'S SIGNATURE Michael J. Jester DATE 10/6/2010

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

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

2001-01/012 BP

Service Address 6801 Jester Wild Dr. Austin, TX 78750

Applicant's Signature Michael J. Jester Date 10/6/2010

03-1204631

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 AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: May 18, 2012

Grantor: Michael Tucker and Elizabeth Dunbar

Grantor's Mailing Address: 148 Gulfview Dr.
Montgomery, TX 77356

Grantee: Paul Sarahan and Sarah Sarahan

Grantee's Mailing Address: 6201 Jester Wild Dr.
Austin, TX 78750

Consideration: A Promissory Note in the original principal sum of Three Hundred Seventy Two Thousand and No/100 Dollars (\$372,000.00) payable to the order of Open Mortgage, LLC, which Promissory Note is secured by a Deed of Trust of even date to Chris Peirson, Trustee.

The debt evidenced by said Note is in part payment of the purchase price of the Property. The debt is secured by a deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by this deed. The deed of trust does not waive the vendor's lien, and the two liens and the rights created by said deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

Lot 1, Block "A", of JESTER POINT 2 SECTION 8 P.U.D., a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 100, Pages 229-231, of the Plat Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

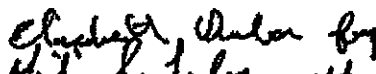
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Open Mortgage, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.


MICHAEL TUCKER


*Elizabeth Dunbar by
Michael Tucker, atty in fact*
ELIZABETH DUNBAR, by MICHAEL
TUCKER as Attorney-in-Fact

STATE OF TEXAS)

COUNTY OF TRAVIS)

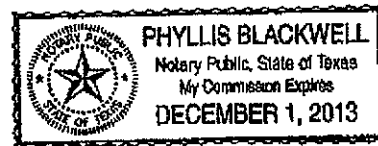
This instrument was acknowledged before me May 18, 2012, by Michael Tucker, Individually and as Attorney-in-Fact for Elizabeth Dunbar.

Phyllis Blackwell
Notary Public, State of Texas

Grantee's Address/Return to:

6801 Jesta Wild Dr.

Austin, Tx 78750



GP#1204631-PB



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 21 2012 11:45 AM

FEE: \$ 24.00 2012079621