

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, March 10, 2014

CASE NUMBER: C15-2014-0035

____ Jeff Jack
____ R ____ Michael Von Ohlen - RECUSED HIMSELF
____ Ricardo De Camps
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett

APPLICANT: Cayce, Weems

OWNER: Same as Applicant

ADDRESS: 403 SAN SABA ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum 15 foot side street setback requirement (reduced to 14 feet per December 9, 2013 approved variance) and minimum 5 foot side yard requirement from Section 25-2-492 to permit the placement of a 816 square foot home 13 feet from the San Saba Street property line and placement of air conditioning equipment 2 feet from the east side property line in an SF-3NP Family Residence Zoning District (Holly).

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to April 14, 2014, Board Member Sallie Burchett second on a 6-1 vote (Board member Michael Von Ohlen Recused himself); POSTPONED TO APRIL 14, 2014.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
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:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

25-2-553 SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT REGULATIONS.

In a single-family residence large lot (SF-1) district, **the rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.**

Source: Section 13-2-633; Ord. 990225-70; Ord. 031211-11.

§ 25-2-554 SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT REGULATIONS.

In a single-family residence standard lot (SF-2) district, **the rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.**

Source: Section 13-2-634(a); Ord. 990225-70; Ord. 031211-11.

§ 25-2-555 FAMILY RESIDENCE (SF-3) DISTRICT REGULATIONS.

(A) This section applies in a family residence (SF-3) district.

(B) The rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.

(C) For a retirement housing (small site) use:

- * this sheet is in the rear, has a 9' var.*
- (1) the minimum site area is 18,675 square feet;
 - (2) a site may be developed with not more than 122 dwelling units;
 - (3) at least 6,225 square feet of site area is required for each dwelling unit; and
 - (4) except for a parking space in a driveway, a parking space may not be located in a front street yard.

(D) This subsection applies to a duplex residential use.

- (1) On a lot with a lot area of less than 10,000 square feet, a duplex structure may not exceed 4,000 square feet of gross floor area or contain more than six bedrooms.
- (2) On a lot with a lot area of 10,000 square feet or more, a duplex structure may not exceed a floor-to-area ratio of 0.57 to 1.

Source: Section 13-2-635; Ord. 99025-70; Ord. 030605-49; Ord. 031211-11.

SPECIAL USES CHOSEN IN ADOPTED NEIGHBORHOOD PLANS
As of October 2012

Neighborhood Plan/Planning Area	Neighborhood-Wide				Property Specific			
	Small Lot Amnesty	Cottage Lot	Urban Home	Secondary Apartments	Corner Store	Neighborhood Urban Center	Residential Infill	Mixed-Use Building
East Riverside/Oltorf Combined NP								
Parker Lane (See Note 1)	Yes							
Pleasant Valley (See Note 1)	Yes							
Riverside (See Note 1)	Yes					Yes		Yes
Govalle/Johnston Terrace Combined NP								
Govalle	Yes					Yes		
Johnston Terrace	Yes							Yes
Greater South River City Combined NP								
South River City						Yes		Yes
St Edwards						Yes		Yes
Heritage Hills/Windsor Hills Combined NP								
Heritage Hills	Yes					Yes	Yes	
Windsor Hills	Yes	Subdistrict	Subdistrict				Yes	
Holly NP	Yes			Yes				Yes
Hyde Park NP	*See NCCD	*	*	*	*	*	*	*
Montopolis NP	Yes	Yes	Yes	Yes				Yes
North Austin Civic Association NP							Yes	Yes
North Burnet/Gateway NP								
North Lamar Combined NP								
Georgian Acres								
North Lamar			Yes				Yes	

★

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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

Case Number: C15-2014-0035, 403 San Saba St.

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, March 10th, 2014

Maria E R

Your Name (please print)

☐ I am in favor
☒ I object

2607 E. 3rd St + 2407 E. 2nd Street

Your address(es) affected by this application

Mona E. Ramirez

Signature

Date

Daytime Telephone: (512) 477-2619

Comments: Home would be too close to property line.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

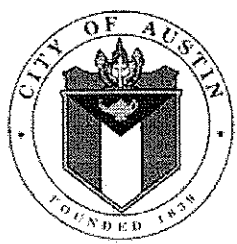


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2014-0035
LOCATION: 403 SAN SABA STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



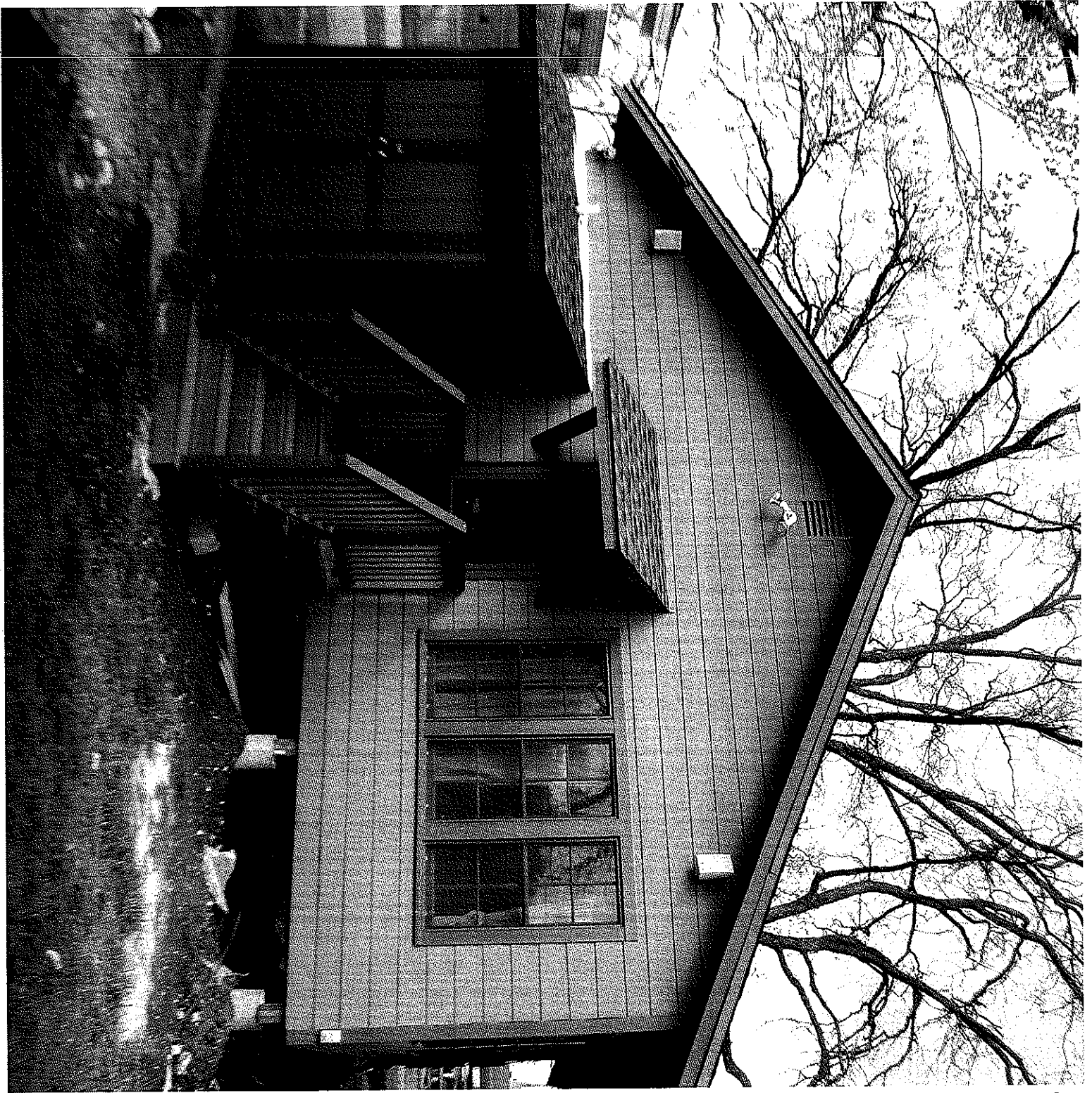
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C15-2014-0035

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 14, 2013

CASE NUMBER: C15-2013-0097

☒ Y Jeff Jack
☐ R Michael Von Ohlen(REFUSED)
☒ Y Stuart Hampton
☒ Y Bryan King 2nd the Motion
☒ Y Fred McGhee
☒ Y Melissa Hawthorne
☒ Y Sallie Burchett Motion to Grant
☐ - Cathy French (SRB only)

APPLICANT: Cayce Weems

OWNER: SAME AS APPLICANT

ADDRESS: 403 SAN SABA ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to November 14, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO November 14, 2013 (RE-NOTIFICATION REQUIRED).

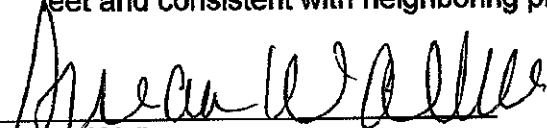
VARIANCE REQUEST: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

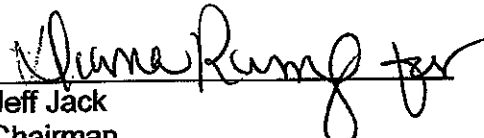
The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 9 feet in order to move a single-family residence onto the lot in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Sallie Burchett motion to Grant, Board Member Bryan King second on a 6-1 vote (Board member Michael Von Ohlen recused); GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the relatively new 15 foot corner side setback requirements do not work well with the historically small and narrow lots in the neighborhood
2. (a) The hardship for which the variance is requested is unique to the property in that house is already built, in order for the driveway and house to fit on this narrow lot and to still stay away from the trees, a variance is needed on the side setback
(b) The hardship is not general to the area in which the property is located because: house already built
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: for many years the corner lot side setback was 10 feet, the Holly neighborhood is so historic that many houses in the neighborhood have side setbacks even less than 10 feet and consistent with neighboring properties


Susan Walker
Executive Liaison


Jeff Jack
Chairman

C15-2014-0035

October 8, 2013

Cayce Weems
403 San Saba
Austin, TX 78702

Case Number: C15-2013-0097

Variance Request: To decrease the side street setback from 15' to 10' for 403 San Saba so that an 816 sq ft house can be moved onto the property.

Board of Adjustment,

We, the undersigned neighbors of 403 San Saba, do not object to the above variance request, as most of the homes in our community are also 10' on the street side setback.

Name	Address	Date
<u>Mike Lopez</u>	<u>2519 E. 4th</u>	<u>10/08/13</u>
<u>Esmail Khleifi</u>	<u>2521 E 4th St</u>	<u>10/08/13</u>
<u>Vilma Fuentes</u>	<u>2601 E 4th St</u>	<u>10/08/13</u>
<u>Opelia Ramirez</u>	<u>2603 E. 4th St</u>	<u>10/8/13</u>

PUBLIC HEARING INFORMATION

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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Case Number: C15-2014-0035, 403 San Saba St.

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, March 10th, 2014

Neomi H Sustaita

Your Name (please print)

☒ I am in favor
☐ I object

2508 E 3rd St Austin TX 78702

Your address(es) affected by this application

Neomi H Sustaita 3-1-2014

Signature

Date

Daytime Telephone: 512 4721286

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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

CASE # C15-2014-0035
ROW # 11087900
TAX ROLL # 0202110824

**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: 403 San Saba St

LEGAL DESCRIPTION: N 77' of Subdivision - Chernosky

Lot(s) 1 Block 4 Outlot 11 Division O

I, Cayce Weems, affirm that on February 5, 2014, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

X MOVE ATTACH COMPLETE REMODEL MAINTAIN

My 816 sqft house onto this empty lot. The variance requested is 13 feet, instead of 15 feet for the corner lot street side setback. Thank you.

in a SF-3-NP (Holly) 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:

The relatively new 15-foot corner side setback requirements do not work well for substandard lot sizes. The median corner lot size on San Saba is 6972 sqft (25 data points). My lot is less than half that size (3307 sqft).

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Unlike new construction where dimensions are changeable, my house is already built. In order for the driveway and house to fit on this narrow lot and to still stay away from the critical root zones of two protected trees, a variance is needed on the side setback.

- (b) The hardship is not general to the area in which the property is located because:

This legal lot is much smaller than normal. Protected tree locations are unique for each property. Not having the flexibility to change the dimensions of my existing house is also unique for this particular project.

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:

For many years, the corner lot side setback was 10 feet. The Holly neighborhood is so historic that many houses in the neighborhood have side setbacks even less than 10 feet. The property directly to the south of 403 San Saba, for example, has a house with a 6-foot setback. The property directly to the north of 403 San Saba is commercial, with a zero foot setback.

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 _____ Mail Address 1518 Barton Springs Rd, #6

City, State & Zip Austin, TX 78704

Printed Cayce Weems Phone 512-961-6618 Date February 5, 2014

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 1518 Barton Springs Rd, #6

City, State & Zip Austin, TX 78704

Printed Cayce Weems Phone 512-961-6618 Date July 25, 2013

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 403 SAN SABA STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1401.2493

FIELD WORK DATE: 2/6/2014

REVISION DATE(S): (REV.3 2/6/2014) (REV.2 2/6/2014) (REV.1 2/6/2014)

1401.2493

BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

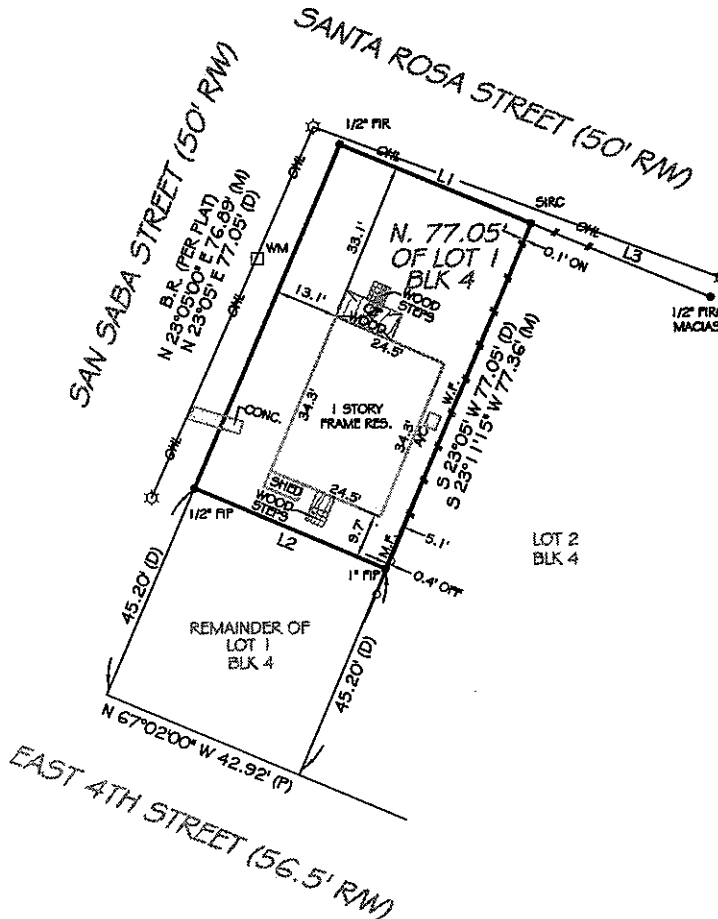
1.) THE SURVEY WAS MADE WITHOUT THE BENEFIT
OF A TITLE COMMITMENT.

NOTES:

FENCE OWNERSHIP NOT DETERMINED

TABLE:

L1 S 67°02' E 42.92' (P)
S 67°31'37" E 42.95' (M)
L2 N 67°02' W 42.92' (P)
N 66°53'43" W 42.80' (M)
L3 S 67°02' E 40' (P)
S 67°31'37" E 40.02' (M)



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
4TH DAY OF FEBRUARY, 2014; ALL EASEMENTS AND
RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR
NOTED HEREON; THERE ARE NO VISIBLE
ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS
EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS
TO AND FROM A PUBLIC ROADWAY. THE SURVEY WAS
MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF
AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/6/2014

BUYER:

SELLER:

CERTIFIED TO:



Your Exacta Contact

Laura Paredes Caffey Director of Sales.
Laura@Exacta365.com www.exacta365.com

EXACTA
TEXAS SURVEYORS, INC.

LB# 10193731
www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

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P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 403 SAN SABA STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1401.2493

FIELD WORK DATE: 2/11/2014

REVISION DATE(S): (REV.4 2/12/2014) (REV.3 2/7/2014) (REV.2 2/6/2014) (REV.1 2/6/2014)

1401.2493

BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

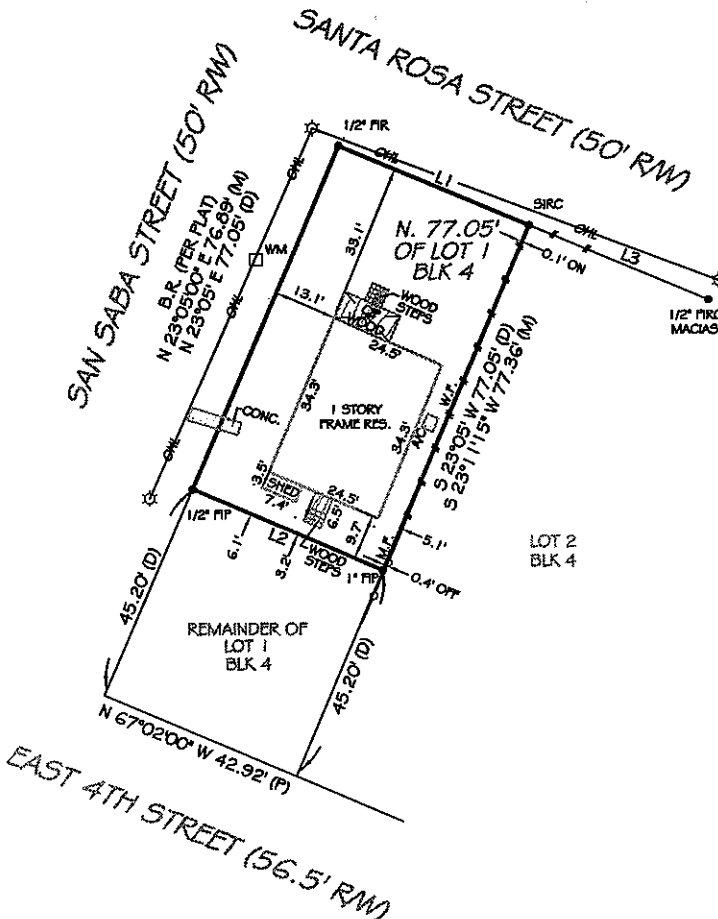
1.) THE SURVEY WAS MADE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

NOTES:

PEACE OWNERSHIP NOT DETERMINED

TABLE:

L1 S 67°02' E 42.92' (P)
S 67°31'37" E 42.95' (M)
L2 N 67°02' W 42.92' (P)
N 66°53'43" W 42.80' (M)
L3 S 67°02' E 40' (P)
S 67°31'37" E 40.02' (M)



Paul M. Valentine

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RESULTS OF A SURVEY MADE ON THE GROUND ON THE
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EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS
TO AND FROM A PUBLIC ROADWAY. THE SURVEY WAS
MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



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AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/6/2014

BUYER:

SELLER:

CERTIFIED TO:



Your Exacta Contact

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

EXACTA
TEXAS SURVEYORS, INC.

LB# 10193731

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7416 Canal Drive, Lake Worth, FL 33467

THE NORTH 77.05 FEET OF LOT ONE (1), BLOCK 4, CHERNOSKY SUBDIVISION, OUT OF OUT LOT 11, DIVISION O, AN ADDITION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK 4, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THE BEARING REFERENCE OF NORTH 23 DEGREES 05 MINUTES 00 SECONDS WEST IS BASED ON THE WESTERLY LINE OF THE NORTH 77.05 FEET OF LOT 1, BLOCK 4, CHERNOSKY SUBDIVISION, OUT OF OUT LOT 11, DIVISION O, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOL. 4, PAGE 5 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc., 7416 Canal Drive, Lake Worth, FL 33467.
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

[illegible]

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK & WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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TEXAS SURVEYORS, INC.

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7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 403 SAN SABA STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1401.2493

FIELD WORK DATE: 2/11/2014

REVISION DATE(S): (REV.4 2/12/2014) (REV.4 2/7/2014) (REV.3 2/6/2014) (REV.2 2/6/2014) (REV.1 2/6/2014)

1401.2493

BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

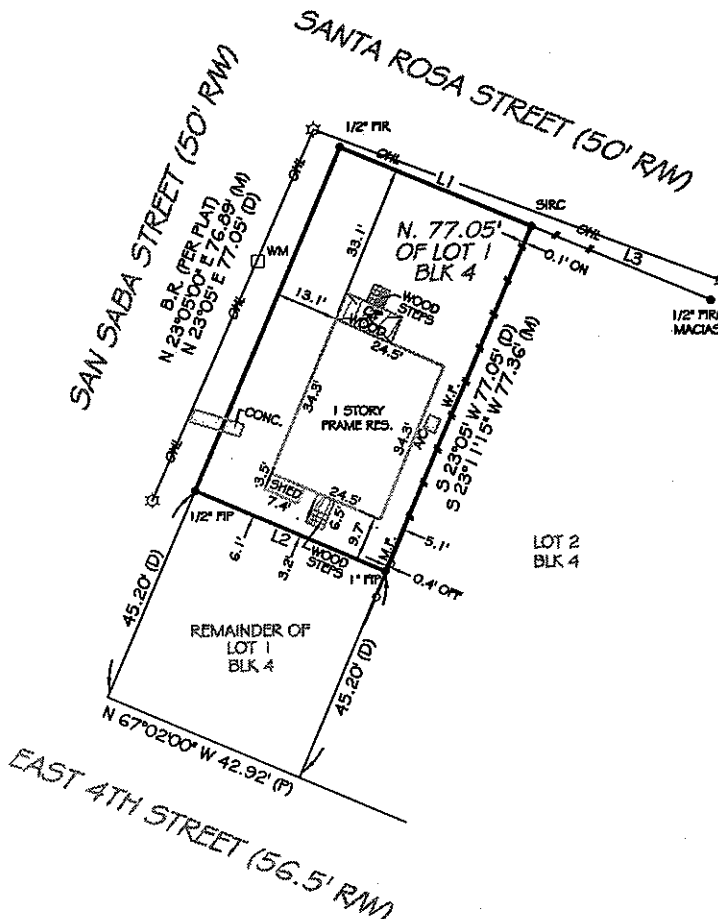
1.) THE SURVEY WAS MADE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

NOTES:

FENCE OWNERSHIP NOT DETERMINED

TABLE:

L1 S 67°02' E 42.92' (P)
S 67°31'37" E 42.95' (M)
L2 N 67°02' W 42.92' (P)
N 66°53'43" W 42.80' (M)
L3 S 67°02' E 40' (P)
S 67°31'37" E 40.02' (M)



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
4TH DAY OF FEBRUARY, 2014; ALL EASEMENTS AND
RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR
NOTED HEREON; THERE ARE NO VISIBLE
ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS
EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS
TO AND FROM A PUBLIC ROADWAY. THE SURVEY WAS
MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF
AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 2/6/2014

BUYER:

SELLER:

CERTIFIED TO:



Your Exacta Contact

Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

EXACTA
TEXAS SURVEYORS, INC.

LBP 10193731

www.exacta365.com
P (281) 763-7766 - F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467