

SUPPLEMENTAL MATERIALS
APPLICATION FOR VARIANCE

REF#: CS-2016-0095

4812 Prairie Dunes Drive
Variance Request from
Austin Land Development Code

§25.2.492 Impervious Cover Limitation of 45%
§25-2-556(c) Date of Plat Limitation
Allowing 55% Impervious Cover
for lots adjoining a golf course

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Austin Land Development Code

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§25-2-556(c) Date of Plat Limitation

Allowing 55% Impervious Cover

for lots adjoining a golf course

DENIAL OF PERMIT APPLICATION

2

City of Austin Residential Permit Application

Master Comment Report



Property: 4812 PRAIRIE DUNES DR

Case #: 2016-014328 PR

Case Manager: Elaine Ramirez

Original Submittal Date: February 10, 2016

Application Expiration: August 8, 2016

Comment-report Sent: February 25, 2016

Comment-report #: 1

Manager Contact: Elaine.Ramirez@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.

The application will be approved when ALL comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. (Additional comments may be generated as a result of information or design changes provided in your update.)

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report to schedule an appointment so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours** – we **DO NOT** take walk-ins for projects under review; you must schedule an appointment with your reviewer.

Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale (according to original intake requirements).
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

It is required that you submit all documents requested for the update together. Residential Review will **NOT** accept informal updates for any case – **NO EXCEPTIONS**. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Residential Zoning Review - Elaine Ramirez - elaine.ramirez@austintexas.gov

Christi,

Your pool & spa permit located @ 4812 Prairie Dunes Dr has been rejected for the following reason(s):

1. You are exceeding the maximum Impervious Cover allowed on the lot. Per lot size listed of 9,536 sq. ft x 45% = 4,291.2 sq. ft. You have 4,490 sq. ft. @ 47% on page 2 of Residential Application. **You have two options:**
 - a. Obtain an approved BOA Variance for the extra Impervious Cover through BOA Commission –P.O.C - Leane Heldenfels –located on 1st FL of the DAC (512) 974-2202, Customer Walk-in Hours 9a.m. – 12p.m. Monday – Friday, or leane.heldenfels@austintexas.gov

*If you go choose to go this route and obtain an Approved BOA Variance –you will need to bring a copy of Approved BOA Variance and drop it off as an “Update” with Intake Staff during Intake Hours **Mon, Wed, or Fri mornings 8a.m. – 11a.m. or Wed afternoon 1p.m. – 3p.m.**

OR

- b. Remove the amount of Impervious Cover that will get you at or under the maximum allowed (this does not require a permit)
 - i. This will require you to submit the Calculation Aid sheet in its entirety as it applies to the property to show the total Impervious Cover at or under 45% **AND**
 - ii. 3 copies of updated site plan/survey to show only what is being proposed with impervious cover that was removed or being removed to meet maximum impervious cover no longer shown on plans.
 1. **Must obtain a re-stamp from Austin Energy**
2. Submit a new page 1 of Residential Application (This will require you to submit an updated page 1 **completed in its entirety** to include pool & spa without excess of Impervious Cover).

Please keep in mind your Maximum Building Coverage is 40%, -per Residential Applic. lot size is 9,536 sq. ft. x 40% = 3,814.4 sq. ft. max, your Maximum Impervious Coverage is 45%, per application lot size is 9,536 sq. ft. x 45% = 4,291.2 sq. ft. max ; You CANNOT exceed the maximum allowed for B.C or I.C

***** Once you have addressed all comments (if all comments are not addressed, permit will be “Rejected” and a resubmittal fee will incur) AND made all corrections and/or updates you must drop it off @ the Residential Intake Desk (for Zoning Comments) between: Mon 8-11am, Wed 8-11am & 1-3pm, Fri 8-11am, 2nd FL ATTN: Elaine Ramirez *****

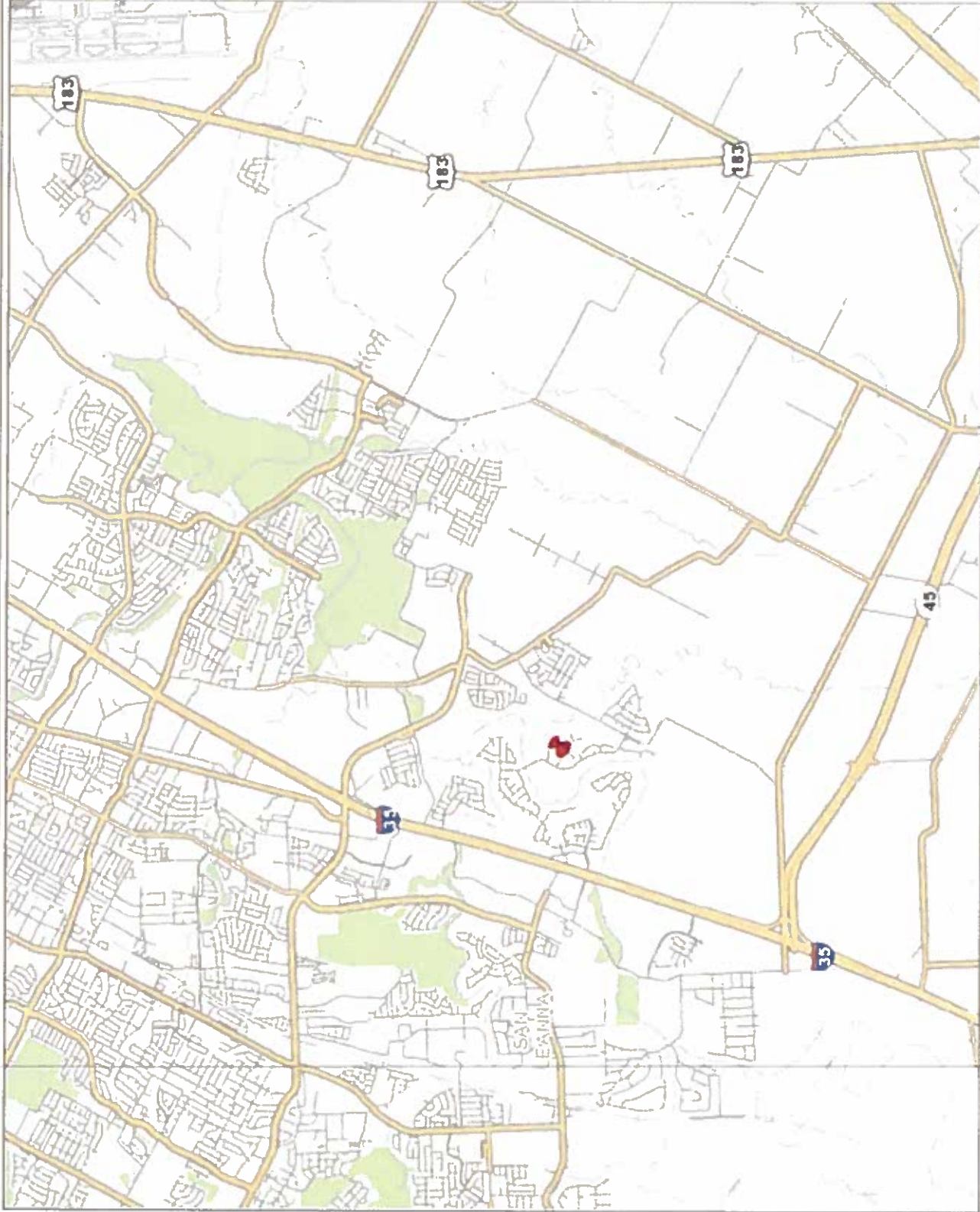
ORIGINAL PLAT

6/6/1993

LOCATION OF SITE MAPS

Red Pin: 4812 Prairie Dunes Drive

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

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Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

Photo Pre-Annexation,
in 2004

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Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

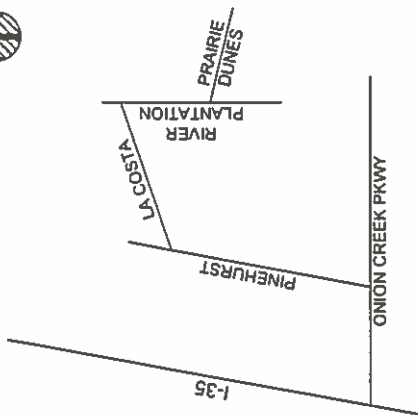
Most recent aerial photo,
2012

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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

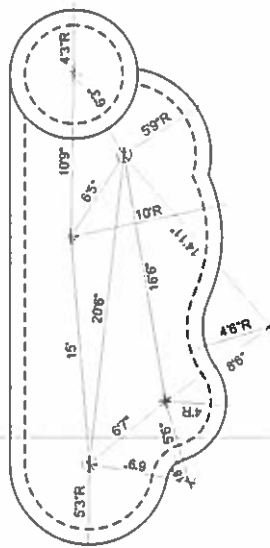
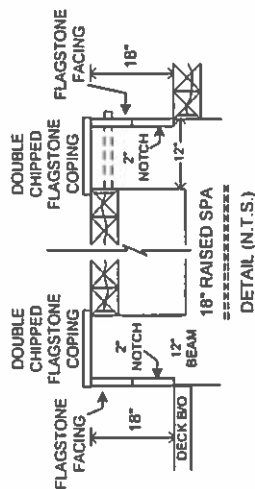
POOL/DECK ENGINEERING PLANS
PHOTOS OF APPROXIMATE
DESIRED LOCATION
OF POOL AND DECK

ANTHONY & SYLVAN POOLS LEGEND (PRELIMINARY)		JOB NO: 825012	
BASIS			
CUSTOMER INFORMATION			
LAST NAME	FIRST NAME	PHONE	TX
ADDRESS	4812 Prairie Dunes Dr	CELL PHONE NO	
CITY	PLANTATION	STREET ADDRESS	
ZIP	7047	STATE	TX
CITY	7047	OTHER PHONE	
WORK PHONE	504-481-5008	OTHER INFORMATION	
EMAIL ADDRESS	504-481-5008		

Map



Directions



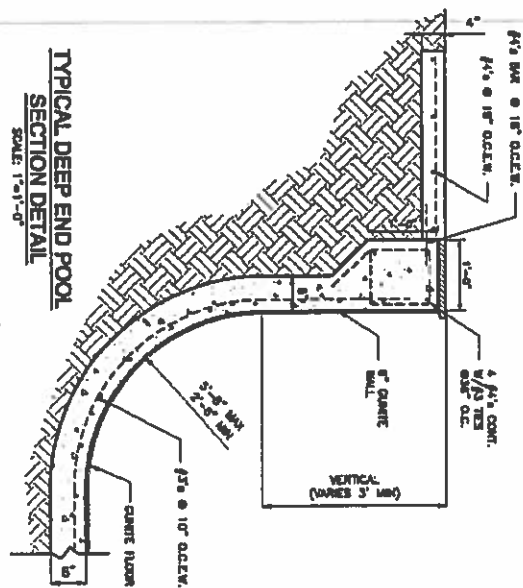
Pool Layout Detail
LAYOUT TO DIG

ANTHONY & SYLVAN POOLS
BUILT FOR LIFE

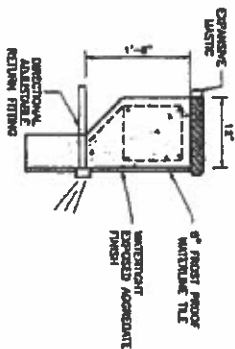
DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

REVISIONS	DATE	DESCRIPTION
1	2.8.16	Initial Draft - Scott Stevens

ANTHONY & SYLVAN CONTACT INFORMATION	
DESIGNER	ANTHONY & SYLVAN
ASST. OFFICE	ANTHONY & SYLVAN
GENERAL MANAGER	ANTHONY & SYLVAN
PERMIT OFFICE	ANTHONY & SYLVAN
SIGNATURE	ANTHONY & SYLVAN

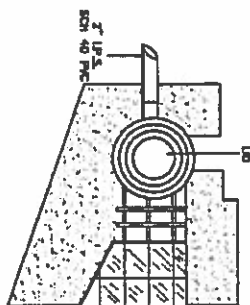
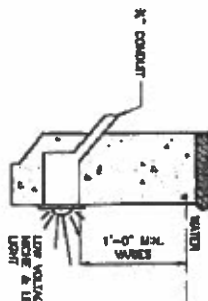
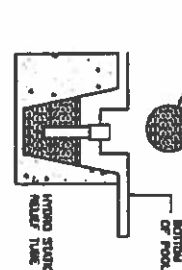


**TYPICAL DEEP END POOL
SECTION DETAIL**
SCALE: 1\"/>

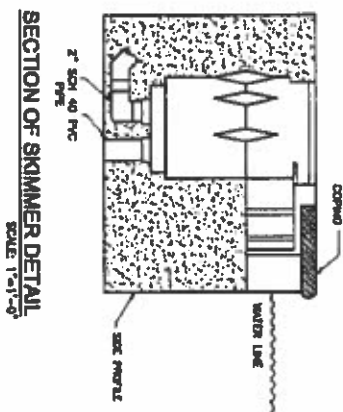


UNDERWATER LIGHT DETAIL
SCALE: 1\"/>

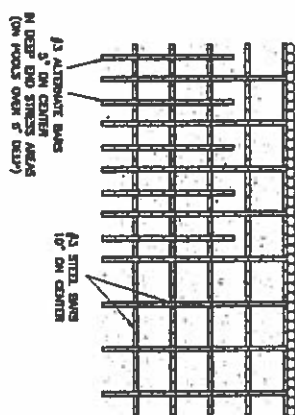
HYDRO STATIC RELIEF VALVE
SCALE: 1\"/>



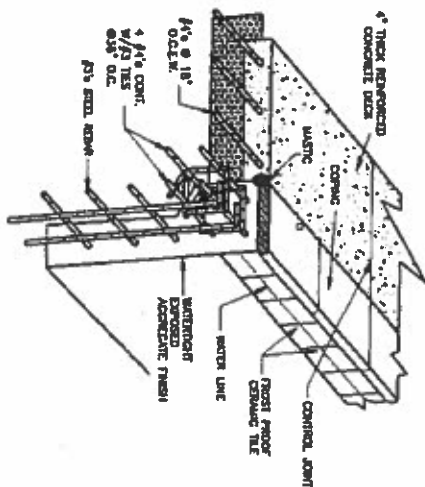
TOP VIEW OF SKIMMER DETAIL
SCALE: 1\"/>



SECTION OF SKIMMER DETAIL
SCALE: 1\"/>



STEEL SCHEDULE
SCALE: 1\"/>



**TYPICAL CROSS SECTION
CONSTRUCTION DETAIL**
SCALE: 1\"/>

**ANTHONY & SYLVAN POOLS
POOL STANDARD DETAILS**

HOUSTON, TEXAS

**DaRam
Engineers, Inc.**

6400 DANAMCO DR., SUITE 200
HOUSTON, TEXAS 77061
(713) 838-1332 FAX
(713) 838-8337 FAX

DATE: 11-15-01

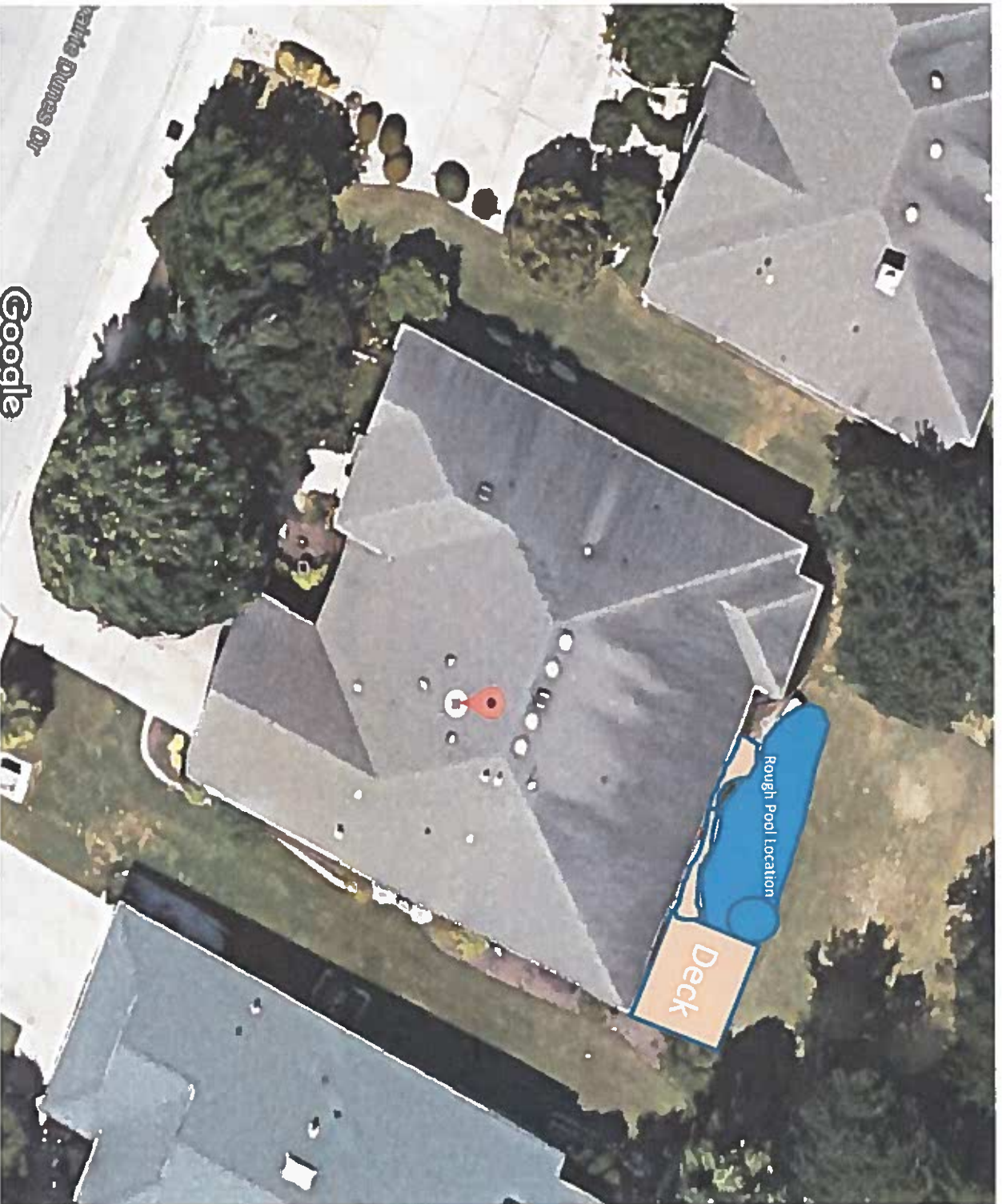
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COPYRIGHT © 2001 DaRam Engineers, Inc.

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	11/15/01	ISSUED
2	11/15/01	REVISION

POOL DETAIL

S-1



Google



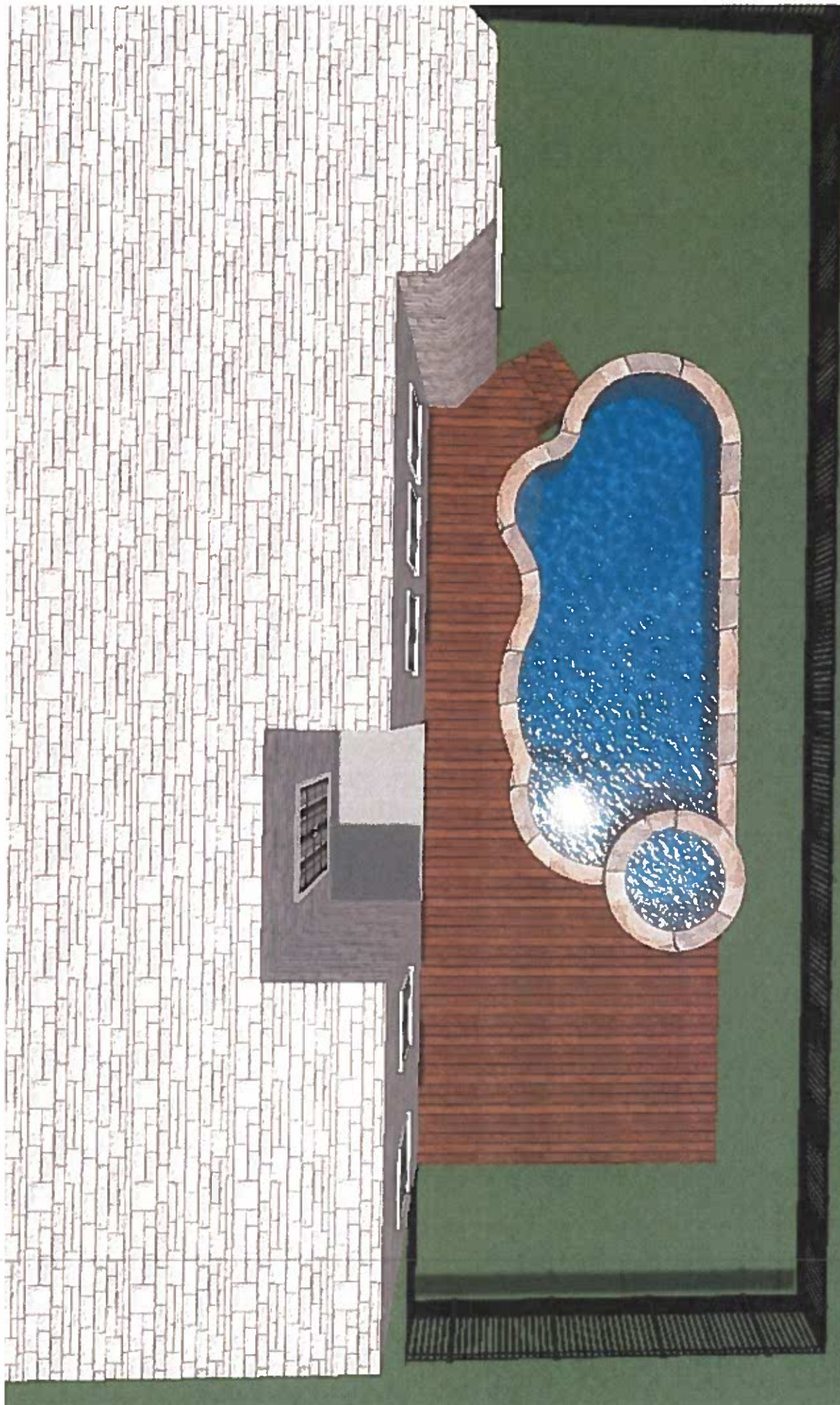
Golf Court Boundary
Marker

Property Line
Marker

Approx. 5' set back line.

ARTISTIC CONCEPTION

pool Studio



ARTISTIC CONCEPTION

Pool Studio

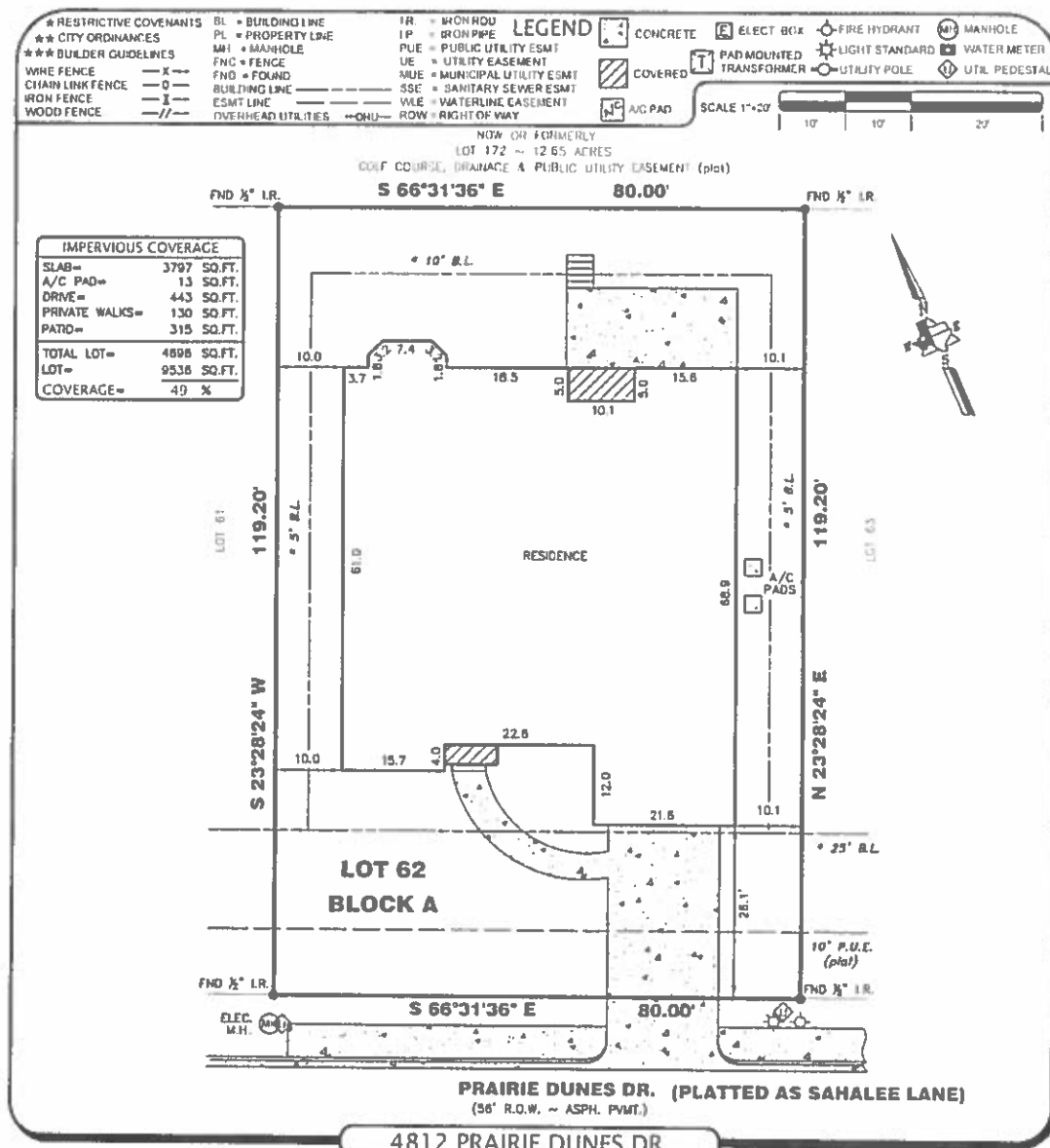


ARTISTIC CONCEPTION

Pool Studios



IMPERVIOUS COVER SURVEY



PROPERTY INFORMATION

LOT 62 BLOCK A

SUBDIVISION

UNION CREEK ADDITION

RECORDING INFO

RECORDED UNDER VOL. 93, PG. 230 PLAT
RECORDS OF TRAVIS COUNTY TEXAS.

BORROWER N/A

TITLE CO. N/A

G.F.# N/A G.F. DATE N/A

SURVEYED FOR ROBERT BASS

DRAWING INFORMATION

TRI-TECH JOB NO. SMS-422-15

CLIENT JOB NO. N/A

DRAWN BY SMP

BEARING BASE REFERRED TO PLAT NORTH

FIELD DATE 10-8-2015; 1-6-2016

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTEDPROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS
& ORDINANCES, IF ANYTHIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AT THE REQUEST OF ROBERT BASS AND MAY NOT SHOW
ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST
VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND
ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY
PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR
RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN
OBTAINEDOWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED
FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT
AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND
ADJUSTMENT PRIOR TO PLANNING AND/OR CONSTRUCTIONALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED
EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.)
AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT
PROPERTY SHOULD BE VERIFIEDTHIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR
OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY
PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES
UNLESS OTHERWISE SHOWN HEREONA GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO
ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY
WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR
CONSTRUCTION

REVISIONS

NO	DATE	REASON	BY

TRI-TECH
SURVEYING COMPANY, L.P.

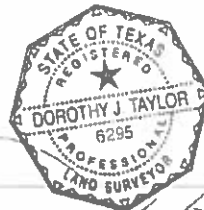
WWW.SURVEYINGCOMPANY.COM

100 E. San Antonio St. Ste 100 Phone (512) 440-0222

San Marcos Texas 78066 Fax (512) 440-0224

Firm Reg Number 10193720

CERTIFICATION

I, the undersigned registered professional land surveyor,
do hereby state that the plat shown herein represents a
boundary survey made on the ground under my
supervision of the tract or parcel of land according to the
map or plat thereof indicated hereinTHIS SURVEY IS VALID FOR THIS TRANSACTION ONLY
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
IMBOSSED SURVEYORS SEAL AND SIGNATURE
© 2016 TRI-TECH SURVEYING COMPANY, L.P.

SURVEYOR REGISTRATION

AUSTIN ENERGY SITE APPROVAL

AUSTIN ENERGY

Gmail

Move to Inbox

More

COMPOSE

Inbox (1)
Important
Sent Mail
Drafts (2)
Spam (1,320)
Trash
Circles



Bob

Austin Energy does not oppose your application for the requested variances, which is shown on the attached electronic stamped sketch, provided that any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense.

If you have any further questions, please contact our office.

Thank you,

Eben Kellogg | Property Agent
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
512.322.6050

Make a call

Also try our mobile apps for
Android and iOS



APPROVED BY
AUSTIN ENERGY
FOR BOA

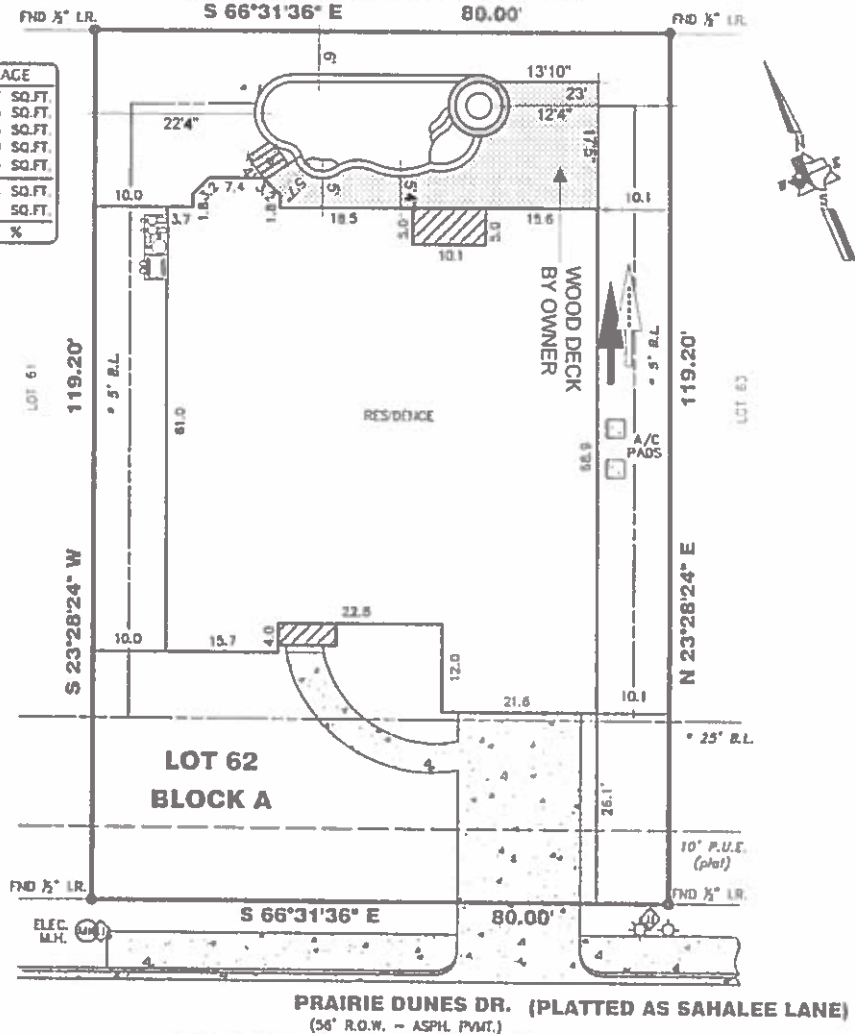
DATE: 7/19/2016

REVIEWED

By Eben Kellogg at 12:38 pm, Jul 19, 2016

GOLF COURSE, DRAINAGE & PUBLIC UTILITY EXAMINER (plat)

IMPERVIOUS COVERAGE	
SLAB=	3797 SQ.FT.
A/C PAD=	13 SQ.FT.
DRIVE=	443 SQ.FT.
PRIVATE WALKS=	130 SQ.FT.
PATIO=	315 SQ.FT.
TOTAL LOT=	4698 SQ.FT.
LOT=	9536 SQ.FT.
COVERAGE=	49 %



PRAIRIE DUNES DR. (PLATTED AS SAHALEE LANE)
(56' R.O.W. - ASPH. PAVT.)

4812 PRAIRIE DUNES DR.

PROPERTY INFORMATION

LOT 62 BLOCK A

SUBDIVISION:

ONION CREEK ADDITION

RECORDING INFO

RECORDED UNDER VOL. 93, PG. 230 PLAT
RECORDS OF TRAVIS COUNTY TEXAS.

BORROWER: N/A

TITLE CO.: N/A

G.F.# N/A G.F. DATE N/A

SURVEYED FOR: ROBERT BASS

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-422-15

CLIENT JOB NO: N/A

DRAWN BY: SMP

BEARING BASE: REFERRED TO PLAT NORTH

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS
& ORDINANCES IF ANY

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AT THE REQUEST OF ROBERT BASS AND MAY NOT SHOW
ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST
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ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY
PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR
RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN
OBTAINED

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED
FLOOR REQUIREMENTS OF F.B.M.A. AND/OR LOCAL GOVERNMENT
AUTHORITIES, INCLUDING APPLICABLE ZONING, DUTY AND
ADJUSTMENT PRIOR TO PLANNING AND/OR CONSTRUCTION

ALL BUILDING LINES, RECORDED EASEMENTS, LINE CORSESS
EASEMENTS, BUILDING RESTRICTIONS (SEE RESTRICTIONS ETC.)
AND ZONING ORDINANCES IF ANY THAT AFFECT SUBJECT
PROPERTY SHOULD BE VERIFIED

THIS SURVEY DOES NOT ADDRESS ANY EAVES, OUTLETS OR
OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY
PROTRUDE OVER BOUNDARY EASEMENT AND OR BUILDING LINES
UNLESS OTHERWISE SHOWN HEREON

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO
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WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR
CONSTRUCTION



TRI-TECH
SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

100 E. San Antonio St. Ste. 100 Phone (512) 440-0222
San Marcos, Texas 78668 Fax (512) 440-0224

Fem Reg Number 10121220

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THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
EMBEDDED SURVEYOR'S SEAL AND SIGNATURE
© 2016 TRI-TECH SURVEYING COMPANY, L.P.



**HOME OWNERS ASSOCIATION
ARCHITECTRUAL COMMITTEE APPROVAL**

Onion Creek Homeowners Association <Messenger@associationvoice.com>

Tue, Feb 2, 2016 at
1:00 PM

Reply-To: raycombs747@gmail.com

To: "N42625@gmail.com" <N42625@gmail.com>

2-2-2016

Dear Robert

I'm please to inform you that your request per the attached application # 2278800 has been approved by the OCHOA Architectural Committee.

Please note that any permitting requirements from the City of Austin (COA) are your responsibility and the OCHOA assumes no responsibility for acquiring or approving any COA permits. Permitting is fully the responsibility of the homeowner.

Since this application deals with a swimming pool, golf course lot, and fencing there are several additional issues that must be addressed.

1. COA Impervious ground cover restrictions
2. COA Swimming pool codes
3. Maximum of 4 foot high open rail style metal fencing

Good Luck on your project,

Ray Combs

OCHOA Architectural Committee

Architectural Change Request

Your architectural change request has been received. We will be in touch as soon as the committee has had an opportunity to review your proposed project. If you do not hear back from us within two weeks, please give our office a call.

Tracking # 2278800

**AFFECTED NEIGHBORS STATEMENT OF
SUPPORT FOR VARIANCE**

**STATEMENT OF AFFECTED PROPERTY OWNERS OF
SUPPORT FOR VARIANCE REQUEST
BY ROBERT T. AND ROBIN W. BASS,
4812 PRAIRIE DUNES DRIVE, AUSTIN, TEXAS 78747**

We, the below signed property owners, who live within 600 feet of the property located at 4812 Prairie Dunes Drive, have been made aware of a variance request made by Robert T. and Robin W. Bass pursuant to Section 25.2.492 and 25.2.556 (c) of the City of Austin Land Development Code. The variance would allow the applicants to install a residential swimming pool and surrounding deck that would exceed the city's limitations regarding impervious ground cover. At the present time, the property at 4812 Prairie Dunes Drive has an existing concrete deck, which, with all other impervious cover (house slab, driveway, walks, and a/c pads, equals 49.27% of the total area of the lot. This existing impervious cover exceeds the city limitation of 45%, but was grandfathered when Onion Creek was annexed to the city of Austin in 2004. The desired pool and deck will be accomplished by removal of the existing concrete deck, and the installation of a pool with partially surrounding composite deck. Section 25.2.556(c) allows lots adjoining a golf course to have no more than 55% impervious cover, but only if the plat containing that lot was approved no later than January 2, 1989. Because the subdivision plat containing the property at 4812 Prairie Dunes Drive was approved in 1994, a variance of this date limitation is required. The finished project will occupy 49.21% of the total area of the lot, less than the existing structure, and well below the 55% maximum allowed by Sec. 25-2-556.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name Address
(Printed)

Signature

ZANTY L. CHAMPION 4800 PRAIRIE DUNES Z L Champion

Shelley TURN 4722 Prairie Dunes Shelley

PATRICIA RAWLINSON 4715 PRAIRIE DUNES DR Patricia Rawlinson

Jill Dunder 4719 Prairie Dunes Jill Dunder

Lee Jan 4801 Prairie Dunes Lee Jan

Vicki Jan 4801 Prairie Dunes Vicki Jan

William D Young 4901 PRAIRIE DUNES William D Young

GEORGE L. SANDERS 4909 PRAIRIE DUNES George L. Sanders

William T. Unls 4908 Prairie Dunes Dr William T. Unls

MICHELE M DICKSON 4904 PRAIRIE DUNES Michele M Dickson

Leticia E Garza 4904 Prairie Dunes Leticia E Garza

GRAY A. HS 4900 PRAIRIE DUNES Gray A. HS