

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Nikelle S. Meade
Partner
512.479.1147 direct
512.226.7373 fax
nikelle.meade@huschblackwell.com

February 23, 2017

VIA HAND DELIVERY

Leane Heldenfels, Senior Planner
Board of Adjustment Liaison
City of Austin Development Services Department
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

Re: Request for Reconsideration - Case No. C15-2016-0131,
Religious Assembly Determination, 2510 and 2530 S. Congress Avenue

Dear Ms. Heldenfels:

This letter is a request for reconsideration of the Board of Adjustment ("Board") action on the above-referenced case at its February 13, 2016 meeting, pursuant to Article V, Subsection (F)(4) of the Board of Adjustment Rules of Procedure. Our firm files this on behalf of the owner of the property at 2510 S. Congress Avenue.


We respectfully request that the Board reconsider its decision that the use of the property at 2530 S. Congress Avenue qualifies as "religious assembly" use under the Land Development Code and that it reconsider the decision that the property triggers compatibility standards. We believe that the Board's determination was in error since it did not have an opportunity consider all of the information pertinent to this matter. The new or clarified evidence bears directly on the Board's decision and rationale for that decision. That information is as follows:

1. At the time of the hearing, there was insufficient time to present all of the information relevant to your decision;
2. At the time of the hearing, we did not yet have from the Travis County Appraisal District complete documentation and information regarding the history of the tax-exempt status of Church in Austin's nine properties, totaling \$16M in value, throughout Austin; and
3. Residents of Church in Austin provided false or misleading information about their employment information and other activities that we did not have sufficient time to rebut at that very instant.

Leane Heldenfels, Senior Planner
February 23, 2017
Page 2

For these reasons, we respectfully request the opportunity to present for your consideration the new and clarified information that bears directly on your decision in this case. The case should be reconsidered so that the Board has an opportunity to review this additional information and deliberate with regard thereto. We request that this reconsideration be placed on the Board's next agenda. On behalf of Mr. Krug and on behalf of Austin taxpayers, we appreciate your time and consideration. Thank you, and please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nikelle S. Meade". The signature is fluid and cursive, with the first name "Nikelle" being more prominent than the last name "Meade".

Nikelle Meade

Enclosures



TRV
2 PGS

2014028537

Dana DeBeauvoir *Travis County Clerk*

Recording, Elections, Computer Resources, Accounting, and Administration Divisions
Misdemeanor Records, Civil/Probate, and Records Management Divisions

PO Box 149325, Austin TX 78714-9325
Phone: (512) 854-9188
<http://www.traviscountyclerk.org>

5501 Airport Boulevard Austin, Texas 78751-1410
1000 Guadalupe Austin, Texas 78701-2328

ASSUMED NAME RECORDS CERTIFICATE OF OWNERSHIP FOR UNINCORPORATED BUSINESS OR PROFESSION

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This certificate properly executed is to be filed immediately with the County Clerk.

Business Name Forty Acres Coffee Company

Business Address 2530 S Congress Ave. #130

City Austin

State TX

Zip Code 78704

Period (not to exceed ten years) during which the assumed name will be used is 2014 - 2024

Business is to be conducted as (check one):

- ☐ Sole Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☐ Limited Partnership ☐ Sole Practitioner ☒ General Partnership ☐ Other (name type) _____

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners

Name John Gold

Signature John Gold

Residence Address 3506 Speedway Apt 102

City Austin

State TX

Zip 78705

Name Chris Hall

Signature Chris Hall

Residence Address 2530 S Congress Ave. #130

City Austin

State TX

Zip 78704

Name _____

Signature _____

Residence Address _____

City _____

State _____

Zip _____

FOR (SE BY) NOTARY AND CLERK OF THE COURT, DEPUTY The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared John E. Gold known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed. Given under my hand and seal of office on FEB 28 2014

Michael P. Gonzales

MICHAEL P. GONZALES

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

Seal of the Notary Public or Clerk of the Court, Deputy

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED (to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and zip code where this document should be returned

2530 S Congress Ave. #130

Austin, TX 78704

Chris Hall



Form of identification presented TX

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Feb 28, 2014 10:51 AM

2014028537

GONZALES: \$24.50

Dana DeBeauvoir, County Clerk

Travis County TEXAS



TRV
2 PGS

2011057611

2
AC

DANA DeBEAUVOIR
Travis County Clerk
(512) 854-9188
P. O. Box 149325, Austin, Texas 78714-9325
5501 Airport Blvd, Austin, Texas 78751
www.co.travis.tx.us

Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name
C B E L L I S H I L L S
Business Address
1500 S Congress Ave
City
Austin State
ZIP Code
78704

This Assumed Name will be used for 10 years unless indicated here _____

Business is to be conducted as (check one)

- ☐ Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☐ Limited Partnership ☐ Sole Practitioner ☐ General Partnership ☒ Other (name type) _____

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and There is/are no ownership(s) in said business other than those listed herein below. Names of owners:

Name Michelle M. Ellis Signature Michelle M. Ellis
Residence Address 2530 S Congress Ave City Austin State TX ZIP 78704
Name Charles B. Ellis Signature Charles B. Ellis
Residence Address 2530 S Congress Ave City Austin State TX ZIP 78704
Name _____ Signature _____
Residence Address _____ City _____ State _____ ZIP _____

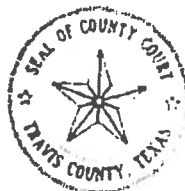
FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY: The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared Michelle M. Ellis
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the
same purpose and consideration therein expressed. Given under my hand and seal of office on May 10, 20 11

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

A. Berstein

Seal of the Notary Public or Clerk of the Court, Deputy



Form of Identification presented T. D.

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED
(to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and
ZIP code where this document should be returned:

Michelle M. Ellis
2530 S Congress Ave
Austin TX 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Apr 22, 2011 03:08 PM

BERNSTA: \$14.00

2011057611

Dana DeBeauvoir, County Clerk
Travis County TEXAS



DANA DeBEAUVOIR
Travis County Clerk
(512) 854-9188
P. O. Box 149325, Austin, Texas 78714-9325
5501 Airport Blvd, Austin, Texas 78751
www.co.travis.tx.us



TRV
2 PGS

2010115946

Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name
Central Texas Loans

Business Address
2530 S Congress Ave #200

City
Austin

State
TX

ZIP Code
78704

This Assumed Name will be used for 10 years unless indicated here _____

Business is to be conducted as (check one)

- ☐ Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☒ Limited Partnership ☐ Sole Practitioner ☐ Other (name type) _____

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners

Name Michelle Ellis Signature Michelle Ellis
Residence Address 2530 S Congress Ave #200 City Austin State TX ZIP 78704
Name C.B. Ellis Signature C.B. Ellis
Residence Address 2530 S Congress Ave #200 City Austin State TX ZIP 78704
Name _____ Signature _____
Residence Address _____ City _____ State _____ ZIP _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY, The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared Charles Bell Ellis III known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed Given under my hand and seal of office on _____ 20

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

Michael P. Gonzales
MICHAEL P. GONZALES

Michelle M. Ellis
Seal of the Notary Public or Clerk of the Court, Deputy

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED
(to be completed by applicant):
In the spaces below, clearly print the name, address, city, state, and ZIP code where this document should be returned.

Central Texas Loans
2530 S. Congress Ave #200
Austin, TX 78704

AUG 11 2010

Form of identification presented



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

AUG 11, 2010 12:54 PM

2010115946

GONZALES: \$16.50

Dana DeBeauvoir, County Clerk

Travis County TEXAS



DANA DeBEAUVOIR
Travis County Clerk
(512) 854-9188
P. O. Box 149325, Austin, Texas 78714-9325
5501 Airport Blvd, Austin, Texas 78751
www.co.travis.tx.us



AN 2008131407
2 PGS

Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name
J E Y A U S T I N

Business Address
2 5 3 0 S C O N G R E S S A V E # 1 3 1

City
A U S T I N

State
T X

ZIP Code
7 8 7 0 4

This Assumed Name will be used for 10 years unless indicated here

Business is to be conducted as (check one)

- ☒ Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☐ Limited Partnership ☐ Sole Practitioner ☐ General Partnership ☐ Other (name type)

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners

Name Hyunwoo Lee Signature [Signature]
Residence Address 2530 S Congress Ave #131 City Austin State TX ZIP 78704
Name Yoonok Jang Signature [Signature]
Residence Address 2530 S Congress Ave #131 City Austin State TX ZIP 78704
Name _____ Signature _____
Residence Address _____ City _____ State _____ ZIP _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY. The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared Yoon Ok Jang ; Hyun Woo Lee
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed. Given under my hand and seal of office, on

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

AUG 04 2008

Michael P. Gonzales MICHAEL P. GONZALES

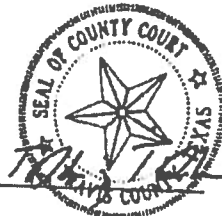
Seal of the Notary Public or Clerk of the Court, Deputy

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED
(to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and ZIP code where this document should be returned

Hyunwoo Lee
2530 S Congress Ave #131
Austin, TX 78704

Form of identification presented



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

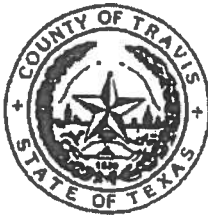
Dana DeBeauvoir

2008 Aug 04 03:24 PM 2008131407

GONZALES \$16.50

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



DANA DeBEAUVOIR

Travis County Clerk

(512) 854-9188

P. O. Box 149325, Austin, Texas 78714-9325

5501 Airport Blvd, Austin, Texas 78751

www.co.travis.tx.us



TRV

2 PGS

2010115940

Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name
Central Texas Commercial
Loans

Business Address
2530 S Congress Ave #200

City
Austin

State
TX

ZIP Code
78704

This Assumed Name will be used for 10 years unless indicated here

Business is to be conducted as (check one)

- ☐ Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☒ Limited Partnership ☐ Sole Practitioner ☐ General Partnership ☐ Other (name type)

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners:

Name Michelle Ellis Signature Michelle Ellis
Residence Address 2530 S Congress Ave City Austin State TX ZIP 78704
Name C. Bellis Signature C. Bellis
Residence Address 2530 S Congress Ave City Austin State TX ZIP 78704
Name _____ Signature _____
Residence Address _____ City _____ State _____ ZIP _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY: The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared Charles Bell Ellis III known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed. Given under my hand and seal of office, on _____ 20____

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy
Michael P. Gonzales Seal of the Notary Public or Clerk of the Court, Deputy

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED
(to be completed by applicant):
In the spaces below, clearly print the name, address, city, state, and ZIP code where this document should be returned:

Central Texas Commercial Loans
2530 S Congress Ave #200
Austin, TX 78704

AUG 11 2010

Form of Identification presented



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 11, 2010 12:49 PM

2010115940

GONZALES: \$16.50

Dana DeBeauvoir, County Clerk

Travis County TEXAS



Travis County Clerk • Dana DeBeauvoir
P O Box 1748 • Austin, TX 78767 • 512-473-9188

Assumed Name Records Certificate of Ownership for Unincorporated Business or Profession

Notice "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This certificate properly executed is to be filed immediately with the County Clerk.

Business Name

TRIPARTITE HEALTH

Business Address

2530 S. CONGRESS #1230

City

State

ZIP Code

AUSTIN TX 78704

This Assumed Name will be used for 10 years unless indicated here

Business is to be conducted as (check one)

☒ Proprietorship

☐ Limited Partnership

☐ Joint Venture

☐ Sole Practitioner

☐ Real Estate Investment Trust

☐ Other (name type)

☐ General Partnership
☐ Joint Stock Company

Certificate of Ownership

I/We, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners

Name Michelle Ellis

Signature

Michelle M. Ellis

Residence Address 2530 S Congress #

City

Austin

State

TX

ZIP

78704

Name

Signature

Residence Address

City

State

ZIP

Name

Signature

Residence Address

City

State

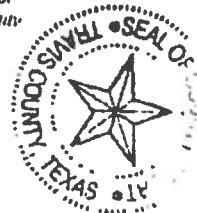
ZIP

FOR USE BY NOTARY AND CLERK OF THE COURT DEPUTY The State of Texas and County of Travis

Before me the undersigned authority, on this day personally appeared Michelle Maxine Ellis known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same for purpose and consideration therein expressed. Given under my hand and seal of office, on 4-14-2007

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

Seal of Notary Public or
Clerk of the Court, Deputy



In spaces below, place address where this document should be returned V BENAVIDES

Michelle Ellis
2530 S Congress Ave #230
Austin, TX 78704

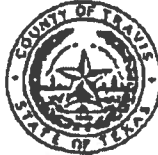
Form of identification presented

TXDH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

LAURENCE

04-04-2001 04 05 PM 2001051837
BENAVIDESV S9 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS



Travis County Clerk • Dann DeBenuvoir
P O Box 1748 • Austin, TX 78767 • 512-473-9188

Assumed Name Records Certificate of Ownership for Unincorporated Business or Profession

Notice "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code) This certificate properly executed is to be filed immediately with the County Clerk

Business Name

TRIPARTITE HEALTH

Business Address

2530 S CONGRESS

City

AUSTIN

State

TX

ZIP Code

78704

This Assumed Name will be used for 10 years unless indicated here
Business is to be conducted as (check one)

- ☐ Proprietorship
☐ Limited Partnership
☐ Joint Venture

- ☐ Sole Practitioner
☐ Real Estate Investment Trust
☐ Other (name type)

- ☒ General Partnership
☐ Joint Stock Company

Certificate of Ownership

I/We, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below Names of owners

Name Ellis, Charles Bell III Signature Charles Bell Ellis III

Residence Address 2530 S. Congress #230 City Austin State TX ZIP 78704

Name Ellis, Michelle Maureen Signature Michelle M. Ellis

Residence Address 2530 S Congress #230 City Austin State TX ZIP 78704

Name _____ Signature _____

Residence Address _____ City _____ State _____ ZIP _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY The State of Texas and County of Travis:

Before me, the undersigned authority, on this day personally appeared Ellis, Charles Bell III known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same for purpose and consideration therein expressed Given under my hand and seal of office, on 1/7/2000

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

[Signature]



Seal of Notary Public or
Clerk of the Court, Deputy

In spaces below, place address where this document should be returned

rbellis
2530 S Congress #230
Austin, TX 78704

Form of identification preserved TDL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

LAURENCE

01-07-2000 09 59 AM 2000002299
BAZANJ \$9 50
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



DANA DeBEAUVOIR
Travis County Clerk
(512) 854-9188
P. O. Box 149325, Austin, Texas 78714-9325
5501 Airport Blvd, Austin, Texas 78751
www.co.travis.tx.us



TRV
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2011057607

7
AC

Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name
A U T I N B U I L D I N G F A N S

Business Address
2530 C E V E R L A D I C K

City
A U S T I N

State
T X

ZIP Code
78704

This Assumed Name will be used for 10 years unless indicated here _____

Business is to be conducted as (check one)

- ☐ Proprietorship ☐ Joint Venture ☐ Real Estate Investment Trust ☐ Joint Stock Company
☐ Limited Partnership ☐ Sole Practitioner ☐ General Partnership ☒ Other (name type) LLC

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and there is/are no ownership(s) in said business other than those listed herein below. Names of owners:

Name Charles B. Ellis III Signature Charles B. Ellis III
Residence Address 2530 C E V E R L A D I C K City A U S T I N State T X ZIP 78704

Name Michelle M. Ellis Signature Michelle M. Ellis
Residence Address 2530 C E V E R L A D I C K City A U S T I N State T X ZIP 78704

Name _____ Signature _____
Residence Address _____ City _____ State _____ ZIP _____

FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY. The State of Texas and County of Travis

Before me, the undersigned authority, on this day personally appeared Charles B. Ellis III
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the
same purpose and consideration therein expressed. Given under my hand and seal of office, on April 22 20 11

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

A. Bernstein

Seal of the Notary Public or Clerk of the Court, Deputy



Form of Identification presented

TX DL

INFORMATION WHERE DOCUMENT SHOULD BE RETURNED (to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and ZIP code where this document should be returned:

c.b.ellis
2530 C E V E R L A D I C K
Austin TX 78704

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Apr 22, 2011 03:06 PM

2011057607

BERNSTA: \$14.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

December 9th, 2016

Ms. Nikelle S. Meade
Husch Blackwell
111 Congress #1400
Austin, TX 78701

Re: Church in Austin – Current Residents Investigation

Dear Ms. Meade:

Per your request Travis Investigations, Inc. identified 14 individuals believed to be either current or previous residents at the property known as Church in Austin, located at 2530 S. Congress Avenue, Austin, TX 78704.

Travis Investigations, Inc. attempted to confirm claims that all of the residents at 2530 S. Congress Avenue are employed with Church in Austin.

Research indicates the following employment information:

Name: Beth Elaine Rutkowski
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 132
Austin, TX 78704
Employer: Dental Integration Services, LLC
Emp Add: 13492 Research Blvd. Ste. 120-518
Austin, TX 78750
Position: Dental Hygienist
Tenure: 9 years
Note: DIS owner is "Andrea" at (512) 925-2055

Name: Margaret Elaine Eades
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 200
Austin, TX 78704
Employer: Investigation results pending

Name: Edith Rendon Rodriguez
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 233
Austin, TX 78704
Employer: Investigation results pending

Name: Frances Bridget Alexander
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 231
Austin, TX 78704
Employer: Investigation results pending

Name: Luci Anna Garcia
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 232
Austin, TX 78704
Employer: Self Employed Fitness Model /
Power Lifter Competitor

Name: Kyle Phillip Barton
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 133
Austin, TX 78704
Employer: JP Morgan Chase
Emp Add: 8911 N. Capital of Texas Hwy
Austin, TX 78759
Position: Financial Analyst

Name: Yoonok Jang
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 131
Austin, TX 78704
Employer: Investigation results pending

Name: Hyun Woo Lee
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 131
Austin, TX 78704
Employer: Investigation results pending

Name: Merrill Eng
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 231
Austin, TX 78704
Employer: The University of Texas
Emp Add: 110 Inner Campus Dr.
Austin, TX 78705
Position: Architect Intern

Name: Christopher Luke Hall
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 130
Austin, TX 78704
Employer: Ben Hogan Sports Medicine
Emp Add: 800 5th Avenue
Fort Worth, TX 76104
Position: Manager of Business Services

Name: Raquel De La Cruz
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 232
Austin, TX 78704
Employer: Investigation results pending

Name: Joanna Hall
DOB: [REDACTED]
SS#: Unknown at this time
Address: 2530 S. Congress Apt. 130
Austin, TX 78704
Employer: Investigation results pending

Name: Yuman Szeto
DOB: [REDACTED]
SS#: Unknown at this time
Address: 2530 S. Congress Apt. 126
Austin, TX 78704
Employer: Investigation results pending

Name: Gyong Kim
DOB: [REDACTED]
SS#: [REDACTED]
Address: 2530 S. Congress Apt. 230
Austin, TX 78704
Employer:
Note: Research indicates that Gyong Kim lived in apartment 230 with his wife Onjuk Kim. It is believed they moved into a home at 5808 Back Bay Ct., Austin, TX 78739 in November 2016.

Please feel free to contact my office in the event you have questions regarding the information contained in this report or any other aspect of this investigation. As always, we appreciate your business as well your confidence in the services we provide to our clients. Thank you.

Kind Regards,

Jamison Travis
Principal



Merrill Eng

Intern Architect

Austin, Texas Architecture & Planning

Current **Christian Students on Campus**
Previous **Austin Plans for Permits**
Education **The University of Texas at Austin**

Send Merrill InMail

3rd

383
connections

<https://www.linkedin.com/in/merrill-eng-a7281b26>

Contact Info

Background



Summary

Architecture, Christian Development, Japanese



Education

The University of Texas at Austin

BArch, Architecture

2003 – 2008



Activities and Societies **Christians on Campus**

- 2 projects
- 2 honors and awards



TEXAS Board of
Architectural Examiners
Architects • Interior Designers • Landscape Architects

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JUNE 2012

CHAIRMAN'S COLUMN

Title usage for emerging professionals: Noun or adjective?

By Cathy L. Hendricks, RID

Do you remember having to learn parts of speech in grade school?

Why are we asking, and who cares? The Texas Board of Architectural Examiners (TBAE) cares when it comes to the use of titles, and so do registered design professionals. TBAE pays close attention to title usage because it can lead to deceptive and misleading practices in the design professions. Design professionals care deeply about title usage for a variety of reasons, not the least of which is to ensure the good name of the profession in the eyes of the public. Both TBAE and registered professionals take title usage very seriously, for those reasons.

For architectural candidates, it can be a bit confusing to know and remember which title is allowable by law, and which isn't. One easy way to jog your memory: use the adjective before you earn your TBAE registration, and the noun after.

Okay, okay...that trick works for most future design professionals, anyway. But not for all. Read on for more on the

exceptions below, but for now let's get back to the title restrictions for interns.

TBAE rules state that an intern may call him- or herself an architectural intern (adjective), but not an intern architect (noun). Please note that in order to use the "architectural intern" title, you must be enrolled in the Intern Development Program (IDP).

Only a registered Texas architect may use the noun, "architect!" Only an intern, who is already doing his or her IDP, is permitted to use the adjective, "architectural intern."

If one is not in IDP, then the use of the adjective is prohibited.

The rules are similar for landscape architecture and (to a slightly lesser degree) interior design candidates. For those interning to become a Landscape Architect, the appropriate term is "landscape architectural intern." For those interning to become a Registered Interior Designer (RID), the term is "interior design intern."

Comment Cards from Church Residents

This document shows how the residents of 2530 S. Congress overwhelmingly described, in June of 2016, that they considered the "Church in Austin" property as their residence. Then, as this case progressed through the variance request process, the residents filed strikingly different comment cards in November of 2016.

Many of the same residents, in November of 2016, suddenly claimed that they were clergy of the church, even if they had made no such claim in June of that year. In addition, those November comments were remarkably similar to each other in wording and in claims, demonstrating strategically misleading message coordination and coaching. The residents filed the June and November comments with the City of Austin in relation to the permitting process for 2510 S. Congress Avenue.

Name	Unit	Comments from June 2016	Comments from November 2016
Yiuman Szeto	126	The unit I am living in borders the to-be-built hotel. The head of my bed will be only 11 feet from their driveway. This will drastically effect my life and sleep.	I live on church-owned property at 2530 S. Congress Ave. I am full time clergy of the church and I am supported financially by the church. I am a member of Dawson Neighborhood Plan Contact Team (DNPCT).
Joanna Hall	130	With a view as a resident raising children, I feel concern and strong reservations about a business next door that has the potential to increase the disruption around the area. As a family, we value a quieter atmosphere and the increased traffic of both cars and people will certainly be better if the proposed development retains the original boundaries rather than expanding closer to our home.	I live on church-owned property (2530 S. Congress Ave). My husband is full-time clergy of the Church in Austin. We are members of the DNPCT (Dawson Neighborhood Plan Contact Team). We are financially supported by the Church in Austin.
Chris Hall	130	As a missionary, what I call my quiet time spent in prayer and reflection before God is crucial. In it I prepare both to speak and counsel the people I meet with. Having the constant flow of traffic and noise near to our property would disrupt my daily preparation. As a low income resident, I have nowhere else to go – this is both my office and my home. Having the least amount of nightlife disruption as possible (which the hotel will bring) is preferable.	I live on church-owned property at 2530 S. Congress Ave. I am full-time clergy of the Church in Austin. I am financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Johan Hyunwoo Lee	131	I am a full-time servant of the Lord living on this property for 8 years.	I live on church-owned property at 2530 S. Congress Ave. I am full-

Name	Unit	Comments from June 2016	Comments from November 2016
		I've been enjoying living here because it is peaceful and quiet. When I heard the news that a hotel would be built next to my property I was very disappointed. Please do not let them come closer than the city code allows.	time clergy of the Church in Austin and I am financially supported by the church. I am also a member of Dawson Neighborhood Plan Contact Team (DNPCT).
Yoon Ok Lee	131	My husband and I have been living on this property for about 8 years. I often take a walk on the church property to pray and to be with God in a peaceful environment. It concerns me that the developer next door is asking variance so close to the church property.	I live on church-owned property at 2530 S. Congress Ave. I am full-time clergy of the church, and I am financially supported by the church. I am a member of Dawson Neighborhood Plan Contact Team (DNPCT).
Beth Rutkowski	132	As a middle age, single women living at 2530 S. Congress Ave, I object to the City of Austin's approval of the developer's requested waivers (driveway and swimming pool) for 2510 S. Congress Ave. If the requested variances are approved, the hotel development would disrupt a quiet, peaceful, and uncongested atmosphere that I've enjoyed for 4 years.	I live on church property at 2530 S. Congress Ave. I am full-time clergy for the Church in Austin and supported by the Church in Austin.
Kyle Barton	133	I have been a resident at 2530 S. Congress for 5 years and have benefitted from the serene atmosphere needed for my type of service to the community. Granting a variance for the sale of alcohol so close to the church is not at all acceptable. It infringers on the use and suitability of our property and alters the atmosphere of the area. The 50' setback for the pool should also be maintained to keep the noise of social life at night at bay. Also, putting the driveway 5' from our property will certainly cause disturbances and noise complaints at night.	I live on church-owned property at 2530 S. Congress Ave. I am full-time clergy of the Church in Austin. I am financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Caitlin Barton	133	We constantly use all of our tranquil property and to be 5 feet away from a busy hotel driveway would be a great disturbance. Also, we're	I live on church-owned property at 2530 S. Congress Ave. I am a full-time clergyman with the Church in Austin. I am financially supported

Name	Unit	Comments from June 2016	Comments from November 2016
		concerned that the proximity of the driveway to the heritage oak trees on our property line.	by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Danielle McCartney	200		I live on church-owned property at 2530 S. Congress Ave. I am a full-time clergy member of the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Fayshen Tsui	200		I live on the church property at 2530 S. Congress Ave. I am full-time clergy of the Church in Austin and financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Margaret Eades	200		I live on church owned property at 2530 S. Congress Ave. I am a full-time clergyman of the Church in Austin. I am financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Ki Hyang Joo	200		I live on church owned property at 2530 S. Congress Ave. I am a full-time clergyman of the Church in Austin. I am financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Gyong-Sub Kim	230	I am a missionary and have a family. I wish to keep tranquil environment for my work and family life. As my wife and I are expecting another baby, this construction/business concerns us about our safety and privacy.	I live on church owned property at 2530 S. Congress Ave. I am a full-time clergy of the Church in Austin, and I am financially supported by the church. I am a member of the Dawson Neighborhood Plan Contact Team (DNPCT).
Onjung Kim	230	My husband and I are raising a child on the property. I wish this property to be maintained in a good order with no or less affect from new construction/business for our safety and privacy.	I live on church-owned property at 2530 S. Congress Ave. My husband is full-time minister of the Church in Austin, and he is financially supported by the church. I am also a member of Dawson Neighborhood Plan Contact Team (DNPCT).

Name	Unit	Comments from June 2016	Comments from November 2016
	231	I am a 31 year old missionary and I have lived at 2530 S. Congress for half my life. I consider that a hotel and its night life so close to my home will bring an unwanted atmosphere to my home life and work life.	I live on church-owned property at 2530 S. Congress Ave. I am a full-time clergy of the Church in Austin and I am supported financially by the church. I am also a member of Dawson Neighborhood Plan Contact Team (DNPCT).
Laurel Eng	231	I am raising my family here at the property listed above. I have a 1 year old son and plan to have more children. I object to a hotel property placed so close to where I live due to probable night-time noise pollution.	I live on church owned property. My husband is full-time clergy of the Church in Austin. We are members of the DNPCT (Dawson Neighborhood Plan Contact Team). We are financially supported by the Church in Austin.
Raquel De La Cruz	232	I object the proposed development because this change would disturb the present quiet and comfortable atmosphere around my home. This is personally very important to me and my health. A neighboring hotel next to the property would bring in more traffic and activity(s) that would disturb the tranquil and peaceful environment that me and my neighbors presently enjoy.	I live on the church property at 2530 S. Congress Ave. I am full-time clergy of the Church in Austin. I am financially supported by the Church in Austin. I am a member of the Dawson Neighborhood Association (DNPCT).
Lucianna Garcia	232	I strongly object to the proposed developments by building contractors, because such developments would greatly affect the adjacent residents, disrupting the integrity and peaceful environment that exists around the households of many Christian missionaries at 2530 S. Congress Ave. Thank you.	I live at the church property at 2530 S. Congress. I'm a full-time clergyman with the church. I'm financially supported by the Church in Austin. I'm a member of the Dawson Neighborhood Association (DNPCT).
Edith Rodriguez	233	I have lived on the church property for about ten years. This is my home and my place of rest from my busy schedule. I am a 48 year old single woman with low income because I depend on the church offerings. The further away the hotel activities are from the church property, the less disturbance it will cause me.	I live on church owned property at 2530 S. Congress Ave. I am full-time clergy of the Church in Austin. I am financially supported by the Church in Austin. I am also a member of Dawson Neighborhood Plan Contact Team (DNPCT).

TRAVIS CENTRAL APPRAISAL DISTRICT

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CHAIRPERSON
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ELIZABETH POWELL
THEODORE THURMAN
CATHY VASQUEZ
BETTY WHITE

July 18, 1991

Mr. Rick Fine
Ray, Wood & Fine
P. O. Box 165021
Austin, Texas 78716

Re: Gerald Mann Ministries
The Church in Austin
Grant Villa Apartments

Dear Rick:

As we discussed, the Appraisal Review Board has requested a written legal opinion from you on the Gerald Mann Ministries exemption. I have enclosed another copy of the file for your use. Also, the Board is requesting an opinion on The Church in Austin. The ARB feels the Church does not appear to be in compliance w/ Sec. 11.20 and also "the Chairman of the Board may be over-compensated".

In addition, I have enclosed a copy of the exemption file pertaining to the Grant Villa Apartments. This particular file needs to be set for a hearing before the Appraisal Review Board, as they have protested the denial of exempt status. As soon as I receive your response, I will schedule accordingly.

Thank you for your help and if you have any questions, please let me know.

Sincerely,

Debra L. Wiederhold
Debra L. Wiederhold
Executive Assistant

DLW

Enclosures

Travis CAD

[Property Search](#) [Map Search](#)

Property Search Results > 1 - 9 of 9 for Year 2017

[New Search](#)

Click the "Details" or "Map" link to view more information about the property or click the checkbox next to each property and click "View Selected on Map" to view the properties on a single map.

☒ Property Address ☐ Legal Description

	Property ID	Geographic ID	Type	Property Address	Owner Name	Appraised Value	
Pg 2	305550	0404020406	Real	2530 S CONGRESS AVE TX 78704	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 4	305579	0404020437	Real	2530 S CONGRESS AVE TX 78704	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 6	512873	0426070405	Real	FOREMOST DR TX 78745	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 8	512874	0426070406	Real	S CONGRESS AVE TX 78745	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 10	512899	0428070102	Real	220 FOREMOST DR TX 78745	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 12	512900	0428070103	Real	200 FOREMOST DR TX 78745	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 14	512901	0428070104	Real	FOREMOST DR TX 78745	CHURCH IN AUSTIN	N/A	View Details View Map
Pg 16	208934	0215080218	Real	906 KEITH LN TX 78705	CHURCH IN AUSTIN INC	N/A	View Details View Map
Pg 18	208795	0215060612	Real	2902 HAMPTON RD TX 78705	CHURCH IN AUSTIN INC THE	N/A	View Details View Map

Page: 1

[View Selected on Map](#)**Questions Please Call (512) 834-9317**

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Database last updated on 2/3/2017 1:36 AM

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Property Search Results > 305550 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 305550 Legal Description: 2.63AC OF LOT 9 LIVE OAK GROVE ADDN
 Geographic ID: 0404020406 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2530 S CONGRESS AVE Mapsco: 614V
 TX 78704
 Neighborhood: EXEMPT PPTY W/ SQ FT Map ID: 040708
 Neighborhood CD: 00EXE

Owner

Name: CHURCH IN AUSTIN Owner ID: 271719
 Mailing Address: 2530 S CONGRESS AVE
 AUSTIN, TX 78704-8920
 % Ownership: 100.0000000000%

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A**Improvement / Building**

Improvement #1: MOTEL-EXTND STAY State Code: F1 Living Area: 6061.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 4		1946	4680.0
1ST	1st Floor	D - 4		1946	1381.0
011	PORCH OPEN 1ST F	* - 4		1969	148.0

Improvement #2: OFFICE (SMALL) State Code: F1 Living Area: 5244.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D - 4		1963	5244.0
551	PAVED AREA	AA - *		1963	28000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.7374	119243.00	44957.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$917,111	\$7,154,580	0	8,071,691	\$0	\$8,071,691
2015	\$924,316	\$4,173,505	0	5,097,821	\$0	\$5,097,821
2014	\$2,365	\$3,577,290	0	3,579,655	\$0	\$3,579,655
2013	\$2,890	\$1,788,645	0	1,791,535	\$0	\$1,791,535
2012	\$2,890	\$1,788,645	0	1,791,535	\$0	\$1,791,535

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/28/1975	WD	WARRANTY DEED		CHURCH IN AUSTIN	05131	00431	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

Database last updated on: 2/3/2017 1:36 AM

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Property Search Results > 305579 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 305579 Legal Description: .37 ACR OF LOT 9 LIVE OAK GROVE ADDN
 Geographic ID: 0404020437 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2530 S CONGRESS AVE Mapsco: 614V
 TX 78704
 Neighborhood: 05SC1 Map ID: 040708
 Neighborhood CD: 05SC1

Owner

Name: CHURCH IN AUSTIN Owner ID: 271719
 Mailing Address: 2530 S CONGRESS AVE
 AUSTIN , TX 78704-8920
 % Ownership: 100.0000000000%
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: APARTMENT 5-25 State Code: B1 Living Area: 7956.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1963	4446.0
2ND	2nd Floor	WW - 4		1963	3510.0
011	PORCH OPEN 1ST F	* - 4		1963	560.0
011	PORCH OPEN 1ST F	* - 4		1963	204.0
011	PORCH OPEN 1ST F	* - 4		1963	16.0
012	PORCH OPEN 2ND F	* - 4		1963	560.0
142	BATHTUB AVG	AVG - *		1963	1.0
152	COMMODE AVG	AVG - *		1963	1.0
162	LAVATORY AVG	AVG - *		1963	1.0
182	SINK AVG	AVG - *		1963	1.0
192	WATER HTR AVG	AVG - *		1963	1.0
571	STORAGE DET	WW - 2		1963	36.0
591	MASONRY TRIM SF	AVG - *		1963	500.0
192	WATER HTR AVG	AVG - *		1963	1.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0
SO	Sketch Only	SO - *			0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3700	16118.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$231,470	\$564,130	0	795,600	\$0	\$795,600
2015	\$112,130	\$564,130	0	676,260	\$0	\$676,260
2014	\$113,160	\$483,540	0	596,700	\$0	\$596,700
2013	\$267,414	\$241,770	0	509,184	\$0	\$509,184
2012	\$251,502	\$241,770	0	493,272	\$0	\$493,272

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/28/1975	WD	WARRANTY DEED		CHURCH IN AUSTIN	05131	00431	

Questions Please Call (512) 834-9317

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Property Search Results > 512873 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 512873 Legal Description: LOT 1 RIDGE POINT SEC 1
 Geographic ID: 0426070405 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: FOREMOST DR TX 78745 Mapsco: 674J
 Neighborhood: FORMERLY JEXMP Map ID: 043108
 Neighborhood CD: _JEXMP

Owner

Name: CHURCH IN AUSTIN Owner ID: 478893
 Mailing Address: 2530 S CONGRESS AVE
 AUSTIN , TX 78704-8920
 % Ownership: 100.0000000000%

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.6900	73616.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$368,080	0	368,080	\$0
2015		\$0	\$294,464	0	294,464	\$0
2014		\$0	\$294,464	0	294,464	\$0
2013		\$0	\$165,636	0	165,636	\$0
2012		\$0	\$165,636	0	165,636	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/10/2001	SW	SPECIAL WARRANTY DEED	FOREMOST DRIVE LTD	CHURCH IN AUSTIN	00000	00000	2001007705TR
2	5/22/2000	WD	WARRANTY DEED	PRENTISS PROPERTIES ACQUISITIO	FOREMOST DRIVE LTD	00000	00000	2000079367TR
3	1/4/2000	SW	SPECIAL WARRANTY DEED	LANDMARK GRAPHICS CORP	PRENTISS PROPERTIES ACQUISITIO	00000	00000	2000000690TR

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 512874 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 512874 Legal Description: 4.879AC OF LOT 1 CENTENNIAL PARK
 Geographic ID: 0426070406 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: S CONGRESS AVE Mapsco: 674K
 TX 78745
 Neighborhood: FORMERLY JEXMP Map ID: 043108
 Neighborhood CD: _JEXMP

Owner

Name: CHURCH IN AUSTIN Owner ID: 478893
 Mailing Address: 2530 S CONGRESS AVE % Ownership: 100.0000000000%
 AUSTIN, TX 78704-8920

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	4.8790	212529.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$430,371	0	430,371	\$0 \$430,371
2015		\$0	\$430,371	0	430,371	\$0 \$430,371
2014		\$0	\$430,371	0	430,371	\$0 \$430,371
2013		\$0	\$430,371	0	430,371	\$0 \$430,371
2012		\$0	\$430,371	0	430,371	\$0 \$430,371

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/1/2001	QD	QUIT CLAIM DEED	CHURCH IN AUSTIN	CHURCH IN AUSTIN	00000	00000	2001130070TR
2	1/10/2001	SW	SPECIAL WARRANTY DEED	FOREMOST DRIVE LTD	CHURCH IN AUSTIN	00000	00000	2001007705TR
3	5/22/2000	WD	WARRANTY DEED	PRENTISS PROPERTIES ACQUISITIO	FOREMOST DRIVE LTD	00000	00000	2000079367TR

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 512899 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 512899 Legal Description: LOT 2 RIDGE POINT SEC 2
 Geographic ID: 0428070102 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 220 FOREMOST DR Mapsco: 674F
 TX 78745
 Neighborhood: EXEMPT PPTY W/ SQ FT Map ID: 043108
 Neighborhood CD: 00EXE

Owner

Name: CHURCH IN AUSTIN Owner ID: 478893
 Mailing Address: 2530 S CONGRESS AVE % Ownership: 100.000000000000%
 AUSTIN, TX 78704-8920

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A
-----------------	-----

Taxes w/Current Exemptions:	N/A
-----------------------------	-----

Taxes w/o Exemptions:	N/A
-----------------------	-----

Improvement / Building

Improvement #1: OFFICE MED 10-35 State Code: F1 Living Area: 33282.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	B - 4		1972	11094.0
2ND	2nd Floor	B - 4		1972	11094.0
3RD	3rd Floor	B - 4		1972	11094.0
482	LIGHT POLES	- - *		1972	11.0
551	PAVED AREA	AA - *		1972	68900.0
501	CANOPY	S - *		1972	1521.0
611	TERRACE	CS - *		1972	1521.0
611	TERRACE	CA - *		1972	480.0
335	PENTHOUSE	A - *		1972	482.0
335	PENTHOUSE	A - *		1972	128.0
335	PENTHOUSE	A - *		1972	112.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.6660	116131.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$4,367,673	\$580,655	0	4,948,328	\$0	\$4,948,328
2015	\$4,334,299	\$464,524	0	4,798,823	\$0	\$4,798,823
2014	\$4,109,731	\$464,524	0	4,574,255	\$0	\$4,574,255
2013	\$3,048,891	\$261,295	0	3,310,186	\$0	\$3,310,186
2012	\$3,040,106	\$261,295	0	3,301,401	\$0	\$3,301,401

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/10/2001	SW	SPECIAL WARRANTY DEED	FOREMOST DRIVE LTD	CHURCH IN AUSTIN	00000	00000	2001007705TR
2	5/22/2000	WD	WARRANTY DEED	PRENTISS PROPERTIES ACQUISITIO	FOREMOST DRIVE LTD	00000	00000	2000079367TR
3	1/4/2000	SW	SPECIAL WARRANTY DEED	LANDMARK GRAPHICS CORPORATION	PRENTISS PROPERTIES ACQUISITIO	00000	00000	2000000690TR

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 512900 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 512900 Legal Description: LOT 1 RIDGE POINT SEC 2
 Geographic ID: 0428070103 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 200 FOREMOST DR Mapsco: 674K
 TX 78745
 Neighborhood: FORMERLY JEXMP Map ID: 043108
 Neighborhood CD: _JEXMP

Owner

Name: CHURCH IN AUSTIN Owner ID: 478893
 Mailing Address: 2530 S CONGRESS AVE
 AUSTIN, TX 78704-8920
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.7440	75969.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$303,876	0	303,876	\$0 \$303,876
2015		\$0	\$243,101	0	243,101	\$0 \$243,101
2014		\$0	\$243,101	0	243,101	\$0 \$243,101
2013		\$0	\$136,744	0	136,744	\$0 \$136,744
2012		\$0	\$136,744	0	136,744	\$0 \$136,744

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/10/2001	SW	SPECIAL WARRANTY DEED	FOREMOST DRIVE LTD	CHURCH IN AUSTIN	00000	00000	2001007705TR
2	5/22/2000	WD	WARRANTY DEED	PRENTISS PROPERTIES ACQUISITIO	FOREMOST DRIVE LTD	00000	00000	2000079367TR
3	1/4/2000	SW	SPECIAL WARRANTY DEED	LANDMARK GRAPHICS CORP	PRENTISS PROPERTIES ACQUISITIO	00000	00000	2000000690TR

Questions Please Call (512) 834-9317

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Property Search Results > 512901 CHURCH IN AUSTIN for Year 2017

Property

Account

Property ID: 512901 Legal Description: LOT 2 RIDGE POINT SEC 1
 Geographic ID: 0428070104 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: FOREMOST DR Mapsco: 674J
 TX 78745
 Neighborhood: FORMERLY JEXMP Map ID: 043108
 Neighborhood CD: _JEXMP

Owner

Name: CHURCH IN AUSTIN Owner ID: 478893
 Mailing Address: 2530 S CONGRESS AVE
 AUSTIN , TX 78704-8920
 % Ownership: 100.0000000000%

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate:

N/A

Taxes w/Current Exemptions:

N/A

Taxes w/o Exemptions:

N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	2.5200	109771.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$548,855	0	548,855	\$0
2015		\$0	\$439,084	0	439,084	\$0
2014		\$0	\$439,084	0	439,084	\$0
2013		\$0	\$246,985	0	246,985	\$0
2012		\$0	\$246,985	0	246,985	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/10/2001	SW	SPECIAL WARRANTY DEED	FOREMOST DRIVE LTD	CHURCH IN AUSTIN	00000	00000	2001007705TR
2	5/22/2000	WD	WARRANTY DEED	PRENTISS PROPERTIES ACQUISITIO	FOREMOST DRIVE LTD	00000	00000	2000079367TR
3	1/4/2000	SW	SPECIAL WARRANTY DEED	LANDMARK GRAPHICS CORP	PRENTISS PROPERTIES ACQUISITIO	00000	00000	2000000690TR

Questions Please Call (512) 834-9317

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Property Search Results > 208934 CHURCH IN AUSTIN INC for Year 2017

Property

Account

Property ID: 208934 Legal Description: LOT 17 OLT 22 DIV C HANCOCK PARK
 Geographic ID: 0215080218 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 906 KEITH LN Mapsco: 585C
 TX 78705
 Neighborhood: HANCOCK (SFR) Map ID: 021001
 Neighborhood CD: Z6400

Owner

Name: CHURCH IN AUSTIN INC Owner ID: 190850
 Mailing Address: 2530 S CONGRESS AVE % Ownership: 100.0000000000%
 AUSTIN , TX 78704-8920

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN INC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
6B	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 1872.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1951	1872.0
011	PORCH OPEN 1ST F	* - 4+		1951	20.0
011	PORCH OPEN 1ST F	* - 4+		1951	20.0
051	CARPORT DET 1ST	* - 4+		1951	192.0
095	HVAC RESIDENTIAL	* - *		1951	1872.0
251	BATHROOM	* - *		1951	2.2

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2388	10401.04	70.00	148.64	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$216,045	\$357,500	0	573,545	\$0	\$573,545
2015	\$106,451	\$110,000	0	216,451	\$0	\$216,451
2014	\$106,451	\$110,000	0	216,451	\$0	\$216,451
2013	\$94,551	\$110,000	0	204,551	\$0	\$204,551
2012	\$175,865	\$110,000	0	285,865	\$0	\$285,865

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/6/1979	CD	CORRECTION DEED	CHURCH IN AUSTIN INC	CHURCH IN AUSTIN INC	11201	02460	
2	5/6/1979	WD	WARRANTY DEED	WHITINGTON GEORGE L	CHURCH IN AUSTIN INC	06633	02333	
3	11/21/1973	WD	WARRANTY DEED	CLINE ABEL W JR	WHITINGTON GEORGE L	04767	00432	

Questions Please Call (512) 834-9317

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Travis CAD

Property Search Results > 208795 CHURCH IN AUSTIN INC THE for Year 2017

Property

Account

Property ID: 208795 Legal Description: LOT 19 * & ADJ 4FT OLT 5 DIV C WEISE SUBD
 Geographic ID: 0215060612 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 2902 HAMPTON RD Mapsco: 585F
 TX 78705
 Neighborhood: HANCOCK (SFR) Map ID: 021001
 Neighborhood CD: Z6400

Owner

Name: CHURCH IN AUSTIN INC THE Owner ID: 190747
 Mailing Address: 2530 S CONGRESS AVE % Ownership: 100.0000000000%
 AUSTIN, TX 78704-8920

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A N/A
(+) Timber Market Valuation:	+	N/A N/A
<hr/>		
(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A
<hr/>		
(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A
<hr/>		
(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: CHURCH IN AUSTIN INC THE
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 2269.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4+		1964	718.0
1ST	1st Floor	WW - 4+		1964	1159.0
1/2	Half Floor	WW - 4+		1964	392.0
011	PORCH OPEN 1ST F	* - 4+		1964	16.0
095	HVAC RESIDENTIAL	* - *		1964	2269.0
251	BATHROOM	* - *		1964	3.2
522	FIREPLACE	* - 4+		1964	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1306	5690.61	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$304,358	\$325,000	0	629,358	\$0	\$629,358
2015	\$330,974	\$250,000	0	580,974	\$0	\$580,974
2014	\$231,682	\$250,000	0	481,682	\$0	\$481,682
2013	\$136,226	\$187,500	0	323,726	\$0	\$323,726
2012	\$149,605	\$187,500	0	337,105	\$0	\$337,105

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/1987	WD	WARRANTY DEED	CORLEY GLYN J	CHURCH IN AUSTIN INC THE	10424	00036	
2	1/21/1977	WD	WARRANTY DEED	FAUQUET LILLIAN P	CORLEY GLYN J	05725	01357	
3	4/24/1963	WD	WARRANTY DEED		FAUQUET LILLIAN P	02594	00187	

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Vernon's Texas Statutes and Codes Annotated

Tax Code (Refs & Annos)

Title 1. Property Tax Code

Subtitle C. Taxable Property and Exemptions

Chapter 11. Taxable Property and Exemptions (Refs & Annos)

Subchapter B. Exemptions (Refs & Annos)

V.T.C.A., Tax Code § 11.20

§ 11.20. Religious Organizations

(a) An organization that qualifies as a religious organization as provided by Subsection (c) is entitled to an exemption from taxation of:

(1) the real property that is owned by the religious organization, is used primarily as a place of regular religious worship, and is reasonably necessary for engaging in religious worship;

(2) the tangible personal property that is owned by the religious organization and is reasonably necessary for engaging in worship at the place of worship specified in Subdivision (1);

(3) the real property that is owned by the religious organization and is reasonably necessary for use as a residence (but not more than one acre of land for each residence) if the property:

(A) is used exclusively as a residence for those individuals whose principal occupation is to serve in the clergy of the religious organization; and

(B) produces no revenue for the religious organization;

(4) the tangible personal property that is owned by the religious organization and is reasonably necessary for use of the residence specified by Subdivision (3);

(5) the real property owned by the religious organization consisting of:

(A) an incomplete improvement that is under active construction or other physical preparation and that is designed and intended to be used by the religious organization as a place of regular religious worship when complete; and

(B) the land on which the incomplete improvement is located that will be reasonably necessary for the religious organization's use of the improvement as a place of regular religious worship;

(6) the land that the religious organization owns for the purpose of expansion of the religious organization's place of regular religious worship or construction of a new place of regular religious worship if:

(A) the religious organization qualifies other property, including a portion of the same tract or parcel of land,

owned by the organization for an exemption under Subdivision (1) or (5); and

(B) the land produces no revenue for the religious organization; and

(7) the real property owned by the religious organization that is leased to another person and used by that person for the operation of a school that qualifies as a school under Section 11.21(d).

(b) An organization that qualifies as a religious organization as provided by Subsection (c) of this section is entitled to an exemption from taxation of those endowment funds the organization owns that are used exclusively for the support of the religious organization and are invested exclusively in bonds, mortgages, or property purchased at a foreclosure sale for the purpose of satisfying or protecting the bonds or mortgages. However, foreclosure-sale property that is held by an endowment fund for longer than the two-year period immediately following purchase at the foreclosure sale is not exempt from taxation.

(c) To qualify as a religious organization for the purposes of this section, an organization (whether operated by an individual, as a corporation, or as an association) must:

(1) be organized and operated primarily for the purpose of engaging in religious worship or promoting the spiritual development or well-being of individuals;

(2) be operated in a way that does not result in accrual of distributable profits, realization of private gain resulting from payment of compensation in excess of a reasonable allowance for salary or other compensation for services rendered, or realization of any other form of private gain;

(3) use its assets in performing the organization's religious functions or the religious functions of another religious organization; and

(4) by charter, bylaw, or other regulation adopted by the organization to govern its affairs direct that on discontinuance of the organization by dissolution or otherwise the assets are to be transferred to this state, the United States, or a charitable, educational, religious, or other similar organization that is qualified as a charitable organization under Section 501(c)(3), Internal Revenue Code of 1954, as amended.

(d) Use of property that qualifies for the exemption prescribed by Subsection (a)(1) or (2) or by Subsection (h)(1) for occasional secular purposes other than religious worship does not result in loss of the exemption if the primary use of the property is for religious worship and all income from the other use is devoted exclusively to the maintenance and development of the property as a place of religious worship.

(e) For the purposes of this section, "religious worship" means individual or group ceremony or meditation, education, and fellowship, the purpose of which is to manifest or develop reverence, homage, and commitment in behalf of a religious faith.

(f) A property may not be exempted under Subsection (a)(5) for more than three years.

(g) For purposes of Subsection (a)(5), an incomplete improvement is under physical preparation if the religious organization has engaged in architectural or engineering work, soil testing, land clearing activities, or site improvement work necessary for the construction of the improvement or has conducted an environmental or land use study relating to the construction of the improvement.

(h) Property owned by this state or a political subdivision of this state, including a leasehold or other possessory interest in the property, that is held or occupied by an organization that qualifies as a religious organization as provided by Subsection (c) is entitled to an exemption from taxation if the property:

(1) is used by the organization primarily as a place of regular religious worship and is reasonably necessary for engaging in religious worship; or

(2) meets the qualifications for an exemption under Subsection (a)(5).

(i) For purposes of the exemption provided by Subsection (h), the religious organization may apply for the exemption and take other action relating to the exemption as if the organization owned the property.

(j) A tract of land that is contiguous to the tract of land on which the religious organization's place of regular religious worship is located may not be exempted under Subsection (a)(6) for more than six years. A tract of land that is not contiguous to the tract of land on which the religious organization's place of regular religious worship is located may not be exempted under Subsection (a)(6) for more than three years. For purposes of this subsection, a tract of land is considered to be contiguous with another tract of land if the tracts are divided only by a road, railroad track, river, or stream.

(k) For purposes of Subsection (a)(6), an application or statement accompanying an application for the exemption stating that the land is owned for the purposes described by Subsection (a)(6) and signed by an authorized officer of the organization is sufficient to establish that the land is owned for those purposes.

Credits

Acts 1979, 66th Leg., p. 2238, ch. 841, § 1, eff. Jan. 1, 1980. Amended by Acts 1981, 67th Leg., 1st C.S., p. 129, ch. 13, § 35, eff. Jan. 1, 1982; Acts 1987, 70th Leg., ch. 640, § 1, eff. Jan. 1, 1988; Acts 1995, 74th Leg., ch. 458, § 1, eff. June 9, 1995; Acts 1997, 75th Leg., ch. 1039, § 9, eff. Jan. 1, 1998; Acts 1997, 75th Leg., ch. 1411, § 3, eff. June 20, 1997; Acts 1999, 76th Leg., ch. 138, § 3, eff. May 18, 1999; Acts 2003, 78th Leg., ch. 123, § 1, eff. Jan. 1, 2004; Acts 2003, 78th Leg., ch. 288, § 1.04, eff. June 18, 2003; Acts 2003, 78th Leg., ch. 288, § 2.04, eff. Jan. 1, 2006; Acts 2003, 78th Leg., ch. 1052, § 1, eff. Jan. 1, 2004; Acts 2005, 79th Leg., ch. 728, § 23.001(80), eff. Sept. 1, 2005.

List of Church in Austin Residents

NAME	GENDER	STREET AD CITY	STATE	ZIP	PHONE NU TELEPHONISSN	AGE	DOB	DECEASED	DOD	AGE AT DE.	DATE RECOBANKRUPTCY
C CHURCH		2530 S COP AUSTIN	TX	78704-8921	512-443-00 THE CHURCH IN			No		Dec 2011 - Jan 2017	
CHRISTOP Male		2530 S COP AUSTIN	TX	78704-8921	512-693-95 CHURCH C			No		Jan 2004 - Jan 2017	
KI HYANG IOO		2530 S COP AUSTIN	TX	78704-8920		631-10-xxxx		No		Mar 2013 - Dec 2016	
EDITH ROD Female		2530 S COP AUSTIN	TX	78704-8920		633-21-xxx	29	No	1988	Mar 2014 - Dec 2016	
KI HYANG IOO		2530 S COP AUSTIN	TX	78704-8920		460-57-xxx	48	No	1968	May 2009 - Jan 2017	
YIU MAN SZETO		2530 S COP AUSTIN	TX	78704-8920			28	No	Apr xx 1981	Jan 2014 - Nov 2016	
YIU-MAN SZETO		2530 S COP AUSTIN	TX	78704-5559		637-30-xxxx		No		Aug 2007 - Dec 2016	
YIUMAN SZETO		2530 S COP AUSTIN	TX	78704-5559		637-30-xxxx		No		Dec 2007 - Jan 2017	
MARGARET Female		2530 S COP AUSTIN	TX	78704-5559		637-30-xxxx		No		Aug 2007 - Apr 2016	
YIUHONG SZETO		2530 S COP AUSTIN	TX	78704-555 512-441-2575 - CST		258-62-xxx	76	No	Dec xx 1941	Sep 1990 - Apr 2016	
CHRISTOP Male		2530 S COP AUSTIN	TX	78704-8920		638-30-xxx	32	No	Aug xx 198	Sep 2007 - Jan 2017	
CHRIS HALL Male		2530 S COP AUSTIN	TX	78704-8920		631-10-xxx	30	No	Jan xx 1987	Apr 2012 - Jan 2017	
JESSE ALAN Male		2530 S COP AUSTIN	TX	78704-5559				No		Mar 2012 - Jan 2016	
LEE WEN YEH		2530 S COP AUSTIN	TX	78704-5559		479-06-xxx	34	No	Mar xx 198	Aug 2010 - Apr 2016	
YOON OK JANG		2530 S COP AUSTIN	TX	78704-5559		627-86-xxx	52	No	1965	Feb 2015 - Dec 2016	
YOONOK JANG		2530 S COP AUSTIN	TX	78704-5559		636-74-xxx	41	No	Jan xx 1976	Jan 2008 - Jan 2017	
HYUN WOO LEE		2530 S COP AUSTIN	TX	78704-5559		636-74-xxx	41	No	Jan xx 1976	Nov 2007 - Jan 2017	
HYUNWOO JOHAN LEE		2530 S COP AUSTIN	TX	78704-5559		631-04-xxxx		No		Nov 2007 - Jan 2017	
JOHAN LEE		2530 S COP AUSTIN	TX	78704-5559				No		16-Aug	
HYUN WOO LEE		2530 S COP AUSTIN	TX	78704-5559		631-04-xxxx		No		Jan 2013 - Dec 2016	
OK JANG YOON		2530 S COP AUSTIN	TX	78704-5559		636-74-xxx		No		Nov 2007 - Jan 2017	
HARBER M Male		2530 S COP AUSTIN	TX	78704-5559		450-47-xxx	41	No	Jan xx 1976	Nov 2007 - Aug 2016	
BETH E RU Female		2530 S COP AUSTIN	TX	78704-8920		108-54-xxx	53	No	Sep xx 196	Jun 1998 - Apr 2016	
HARBER E ; Male		2530 S COP AUSTIN	TX	78704-555 512-499-3646 - CST		450-47-xxx	58	No	May xx 195	Jan 2003 - Sep 2016	
CAITLIN Nil Female		2530 S COP AUSTIN	TX	78704-5559		641-09-xxx	53	No	Sep xx 196	Mar 1998 - Dec 2016	
KYLE PHILL Male		2530 S COP AUSTIN	TX	78704-5559		639-12-xxx	31	No	Apr xx 198	Nov 2008 - Jan 2017	
SANDRA D Female		2530 S COP AUSTIN	TX	78704-5559		725-96-xxxx	32	No	Feb xx 198	Sep 2010 - Jan 2017	
CHARLES B Male		2530 S COP AUSTIN	TX	78704-8920		462-82-xxx	56	No	Oct xx 196	Aug 2003 - Jan 2017	
MARGARET Female		2530 S COP AUSTIN	TX	78704-5559		627-20-xxx	26	No	Aug xx 199	Sep 1999 - Jan 2016	
DANIELLE F Female		2530 S COP AUSTIN	TX	78704-5559				No		Sep 2016 - Jan 2017	
CYNTHIA S Female		2530 S COP AUSTIN	TX	78704-5559		287-20-xxxx		No		16-Dec	
CYNTHIA E Female		2530 S COP AUSTIN	TX	78704-5559		463-44-xxx	89	No	Aug xx 192	Nov 2005 - Jan 2017	
								No		Nov 2003 - Jan 2017	

CYNTHIA F Female	2530 S COP AUSTIN	TX	78704-5559	463-44-xxx	89 Aug xx 192 No	Nov 2003 - Jan 2017
C B ELLIS Male	2530 S COP AUSTIN	TX	78704-5559	462-82-xxx	56 Oct xx 196 No	Oct 1999 - Jan 2016
MICHELLE I Female	2530 S COP AUSTIN	TX	78704-55512-707-0998 - CST	458-97-xxx	44 Jul xx 1972 No	Jun 2003 - Aug 2016
GYONG SUB KIM	2530 S COP AUSTIN	TX	78704-5560	644-86-xxx	34 Oct xx 198 No	Nov 2016
ONJUNG KIM	2530 S COP AUSTIN	TX	78704-5560	111-83-xxx	30 Feb xx 198 No	Jan 2013 - Nov 2016
FRANCES B Female	2530 S COP AUSTIN	TX	78704-5560	445-04-xxx	56 Mar xx 195 No	Feb 2005 - Jan 2017
MERRILL E Male	2530 S COP AUSTIN	TX	78704-5560	456-77-xxx	32 Dec xx 198 No	Aug 2010 - Jan 2017
C B ELLIS Male	2530 S COP AUSTIN	TX	78704-5560	462-82-xxx	56 Oct xx 196 No	16-Oct
CHARLES B Male	2530 S COP AUSTIN	TX	78704-5560	462-82-xxx	56 Oct xx 196 No	16-Oct
LAUREL AN Female	2530 S COP AUSTIN	TX	78704-5560	230-45-xxx	33 Oct xx 198 No	Mar 2013 - Oct 2016
LAUREL AN Female	2530 S COP AUSTIN	TX	78704-5560	230-45-xxx	33 Oct xx 198 No	Jun 2014 - Jan 2017
RAQUEL D Female	2530 S COP AUSTIN	TX	78704-5560	230-45-xxx	25 Jul xx 1991 No	Feb 2016 - Sep 2016
LUCI ANNA Female	2530 S COP AUSTIN	TX	78704-5560	455-79-xxx	41 Sep xx 197 No	Oct 2012 - Jan 2017
SUSANNAH Female	2530 S COP AUSTIN	TX	78704-5560	611-24-xxx	40 May xx 197 No	Aug 2003 - Dec 2003
EDITH REN Female	2530 S COP AUSTIN	TX	78704-5560	460-57-xxx	48 Jul xx 1968 No	May 2009 - Jan 2017

Bryan v. Sundberg, 5 Tex. 418 (Sup.Ct. 1849):

"When the new statute in itself comprehends the entire subject and creates a new, entire and independent system respecting that subject matter, it is universally held to repeal and supersede all previous systems and laws respecting the same subject matter."

Sec. 10A-1 effectively repealed Sec. 10A(f), Art. 6243e, V.A.T.C.S. Therefore, those firemen who terminated employment after April 7, 1967, the effective date of Sec. 10A-1 of Art. 6243e, and prior to February 12, 1968, the effective date of the vote as prescribed therein, have no right of refund. Those firemen terminating after February 12, 1968 had the right of refund only to those amounts paid into the fund by continuous employment, or amounts shown to have been credited to their account. There being no evidence in the record that the amount of money paid in by Creps prior to his first termination of employment was ever credited to his account upon his second employment, then we are unable to say he was entitled to refund thereof.

We have considered all of the points and find no merit in those not specifically mentioned herein. We reverse in part the judgment of the trial court by ordering that portion of the lower court judgment granting recoveries to the six firemen, Browning, Cheek, Homer, Cox, Phillips and Hamblen reversed and those named take nothing. As to other portions the judgment is affirmed.

The costs of this appeal are ordered taxed three-fourths against appellant firemen and one-fourth against the Board.

Reversed and rendered in part and affirmed in part.

DENTON, C. J., not participating.

William H. HEARD et ux., Appellants,

v.

CITY OF DALLAS, Appellee.

No. 17468.

Court of Civil Appeals of Texas,
Dallas.

May 22, 1970.

Rehearing Denied June 19, 1970.

City brought action to enjoin property owners from violating zoning ordinance. The 162nd District Court, Dallas County, Dee Brown Walker, J., rendered judgment in favor of the city and the owners appealed. The Court of Civil Appeals, Bateman, J., held that operation of day classes for children aged between 2½ and 5½ years in residence of church vicar and his wife located in single-family residence area and several blocks away from church did not constitute worship and religious training in a rectory which was permitted in the zone even though worship and religious training were conducted.

Affirmed.

Claude Williams, J., did not sit.

1. Appeal and Error \S 994(3), 1008(1)

In nonjury case, trial court was judge of credibility of witnesses and weight to be given their testimony, and its findings of fact were entitled to same weight and conclusiveness on appeal as a jury verdict.

2. Appeal and Error \S 1008(1), 1010(2), 1012(1)

Trial court's findings of fact must be upheld unless manifestly erroneous; they will be overruled only when there is no evidence of probative value to support them or where they are so against the great weight and preponderance of the evidence as to be manifestly wrong.

3. Appeal and Error §931(1), 989

In determining whether evidence will support trial court's findings, appellate court must give credence only to evidence and circumstances favorable to the findings, disregarding all evidence and circumstances to the contrary.

4. Trial §404(1)

Findings of fact and conclusions of law of trial court will be construed together and if findings of fact are susceptible of different constructions they will be construed, if possible, to be in harmony with judgment and to support it.

5. Municipal Corporations §120

Courts tend to adopt construction placed upon ordinances by those authorized to administer them.

6. Statutes §219

If meaning of a statute is doubtful or ambiguous, construction placed upon it by agency charged with its administration is entitled to weight.

7. Statutes §181(1)

Paramount rule of statutory construction is to ascertain intention of legislative body.

8. Municipal Corporations §120

The meaning of a provision in an ordinance should be determined by the object sought to be accomplished and if it is capable of a construction which will accomplish its manifest purpose such construction must be given.

9. Zoning §288

Operation of day classes for children aged between 2½ and 5½ years in residence of church vicar and his wife in area zoned for single-family residences and several blocks away from church did not constitute "worship and religious training" in a rectory which was permitted in the zone even though religious worship and training

were conducted. V.A.T.S. Education Code, § 14.01.

See publication Words and Phrases for other judicial constructions and definitions.

10. Zoning §288

Under "church or rectory" provision of zoning ordinance, churches in the usual and traditional sense may be erected and used in single-family zones and homes for church officials and employees, situated on the same premises with the church, may also be used as such.

11. Zoning §786

In action to enjoin violation of zoning ordinance by church vicar and his wife who operated day nursery for children aged 2½ to 5½ years in zone which prohibited such use, city did not have burden of proving that defendants' use of their property constituted a threat to the public health, safety or welfare; rather burden was upon church vicar and his wife to prove that ordinance was arbitrary or unreasonable.

On Motion For Rehearing

12. Trial §392(3)

In action to enjoin church vicar and his wife from violation of zoning ordinance, request of church vicar and his wife for additional conclusions of fact found by court separately from conclusions of law as to certain constitutional issues did not comply with rule requiring that requests for additional findings and conclusions specify the further additional or amended findings that the party making the request desires the trial court to make and file. Rules of Civil Procedure, rule 298.

Stewart Frazer, Newman, Moore, Peterson & Frazer, Dallas, for appellants.

N. Alex Bickley, City Atty., Ted P. MacMaster, Asst. City Atty., Dallas, for appellee.

BATEMAN, Justice.

The appellee City of Dallas obtained a permanent injunction against the appellants William H. Heard and wife enjoining them from violating the City's Comprehensive Zoning Ordinance.

The property in question is a two-story single-family dwelling located in a zone designated as "R-10 Single-Family Dwelling District 10,000 square feet." Property in that area may also be used as a "Church or Rectory" or as a "School, Public or Denominational" without the necessity of a Special Use Permit. Such property may not be used as a "Day Nursery or Kindergarten" except under a Special Use Permit. The said three uses are defined in the ordinance as follows:

"(28) *Church or Rectory*: The place of worship and religious training of recognized religions including the on site housing of ministers, priests, rabbis, nuns and similar staff personnel."

"(40) *School, Public or Denominational*: A school and customary accessory uses under the sponsorship of a public or religious agency having a curriculum generally equivalent to public, elementary or secondary schools, but not including private, trade or commercial schools."

"(31) *Day Nursery or Kindergarten*: An establishment where four (4) or more children are left for care or training during the day or a portion thereof."

There was no jury, and the trial court filed findings of fact and conclusions of law. He found as facts that beginning September 1, 1969 appellants operated on the property in question a Day Nursery or Kindergarten School without applying for a Special Use Permit, without securing a permit from the City Health Department "to operate said child care facility as required by Ordinance", and without securing a Certificate of Occupancy from the City Building Inspector as required by said Ordinance. The trial court concluded that

the operation was in violation of the Ordinance.

Appellants contend under their first and second points of error that they were not in violation of the zoning ordinance and should not have been enjoined because the property was being used as a rectory and as a denominational school, either of which uses is lawful without a Special Use Permit.

The appellant Heard is the Vicar of the Good Samaritan Episcopal Church and he and his wife own and reside in the property in question. On July 15, 1969 Heard made formal application for a Certificate of Occupancy to use the premises as a "Church school class, operation of the Episcopal Church of the Good Samaritan, teaching curricula equivalent to public elementary school." On the same date he wrote a letter to the Building Inspector describing the proposed operation, in which he said it would consist of one class of twelve students only, ages 2½ through 5½, "as the pilot class for a school extending through twelve grades." In this letter he said the school would operate during three morning hours of five days a week and that the class would be "characterized by the best standards of early childhood education, in contrast to institutions that provide care for the children of working mothers throughout the normal working day", that the curriculum would include "religious instruction, reading, writing, mathematics, science, social studies, classical and contemporary literature, Spanish, music, art, and perceptual skills," adding that divine worship services would be held each day. On August 4, 1969 Heard made application to the City's Health Department for a permit to operate what he describes as a "child care facility (kindergarten)." He was then informed that this application could not be approved until he applied for a Specific Use Permit pursuant to the zoning ordinance and secured City Council approval for the "child care facility inasmuch as the property involved herein is not presently zoned to permit such

use," and that certain other requirements, pertaining to fire and health protection, would have to be met. Appellants did not see fit to apply for the Specific Use Permit or to meet any of the other requirements.

[1-3] This being a nonjury case, the trial court was the judge of the credibility of the witnesses and the weight to be given their testimony, and the trial court's findings of fact are entitled to the same weight and conclusiveness on appeal as a jury verdict. *Redman v. Bennett*, 401 S.W.2d 891, 895 (Tex.Civ.App., Tyler 1966, no writ). It is also the rule that the trial court's findings of fact must be upheld unless manifestly erroneous; they will be overruled only when there is no evidence of probative value to support them, or where they are so against the great weight and preponderance of the evidence as to be manifestly wrong; and in testing the sufficiency of the evidence to determine whether it will support the trial court's findings we must give credence only to the evidence and circumstances favorable to the findings, disregarding all evidence and circumstances to the contrary. *Kolbo v. Blair*, 379 S.W.2d 125, 130 (Tex.Civ.App., Corpus Christi 1964, writ ref'd n.r.e.); *Banka v. Collins*, 152 Tex. 265, 257 S.W.2d 97 (1953).

[4] Moreover, the findings of fact and the conclusions of law will be construed together; and if the findings of fact are susceptible of different constructions, they will be construed, if possible, to be in harmony with the judgment and to support it. *Brown v. Frontier Theatres, Inc.*, 369 S.W.2d 299, 301 (Tex.1963).

Appellants do not specifically attack the trial court's finding that they used the property for the operation of a Day Nursery or Kindergarten. There was ample

evidence to support the finding, and it must therefore be upheld. The trial court made no specific findings with reference to whether the operation was that of a rectory or a denominational school, and appellants made no request for additional or amended findings pursuant to Rule 298, Vernon's Texas Rules of Civil Procedure.

The definitions of uses in the ordinance, it is noted, say nothing about the ages of the children contemplated, and to that extent the ordinance may be said to be ambiguous. The definition of "School, Public or Denominational", however, does require such a school to have "a curriculum generally equivalent to public, elementary or secondary schools." The City argues that this necessarily refers to children who are at least six years of age at the beginning of the school term. That is the minimum age limit under the rule of the Dallas Independent School District pursuant to the statute.¹ On the other hand, appellants argue, and introduced evidence to the effect, that the schooling of children may and should begin at an earlier age and that, in fact, the Dallas Independent School District has inaugurated an experimental kindergarten program in 17 of its 133 elementary schools in which preschool training is offered. The City points out, however, that even in those experimental kindergartens the child must be at least five years and eight months of age to be eligible; that the public schools offer no curriculum for children younger than that.

[5-8] Certain well settled rules of construction should here be noticed. "The same rules of construction apply to municipal ordinances as apply to statutes." *Reed v. City of Waco*, 223 S.W.2d 247, 254 (Tex.Civ.App., Waco 1949, writ ref'd). The courts tend to adopt the construction placed upon statutes and ordinances by those authorized to administer the same.

1. Vernon's Ann.Civ.St., Art. 2902 provided that all children over six years of age and under eighteen shall be included in the scholastic census; and upon repeal of that statute, effective September 1, 1969,

the same provision was carried forward in Section 14.01 of the new Texas Education Code. Acts of 1969, 61st Leg., p. 2785, 2794, ch. 889.

State ex rel. Richmond Plaza Civic Ass'n v. City of Houston, 270 S.W.2d 235, 238 (Tex.Civ.App., Galveston 1954, writ ref'd n.r.e.); 53 Tex.Jur.2d, Statutes, § 177, p. 259. It is also held that if the meaning of a statute be doubtful or ambiguous, the construction placed upon it by the agency charged with its administration is entitled to weight. *Calvert v. Kadane*, 427 S.W.2d 605, 608 (Tex.1968). Such construction has even been said to be entitled to "great weight". *Tarry Moving & Storage Co. v. Railroad Commission*, 359 S.W.2d 62, 67 (Tex.Civ.App., Austin 1962, affirmed 367 S.W.2d 322). See also *Slocumb v. Cameron Independent School District*, 116 Tex. 288, 288 S.W. 1064, 1066 (1926). Of course, the paramount rule of construction is to ascertain the intention of the legislative body. *El Paso Electric Co. v. Safeway Stores*, 257 S.W.2d 502, 506 (Tex. Civ.App., El Paso 1953, writ ref'd n.r.e.). The meaning of a provision in an ordinance should be determined by the object sought to be accomplished, *People ex rel. Sackmann v. Keechler*, 194 Ill. 235, 62 N. E. 525, 527 (1901), cited with approval in *City of Wink v. Wink Gas Co.*, 115 S.W.2d 973, 978 (Tex.Civ.App., El Paso 1938, writ ref'd), and if it is capable of a construction which will accomplish its manifest purpose such construction must be given it. *Thurber Brick Co. v. Johnson*, 120 S.W.2d 839, 841 (Tex.Civ.App., Eastland 1938, writ dism'd).

The trial court's disposition of the case was in harmony with those principles and with the construction of the ordinance given by the Director of Planning and Zoning of the City of Dallas and by the officials and employees of the Dallas Independent School District charged with the administration of the City's public schools. We cannot say that this disposition was erroneous. *Parish of Jefferson v. Carl* (La.Ct. of App.1967), 195 So.2d 401.

2. *State v. Richards*, 157 Tex. 166, 301 S.W.2d 597, 600 (1957); *State ex rel. Pan American Production Company v. Texas City*, 295 S.W.2d 697, 704 (Tex.Civ.App., Galveston 1956, affirmed

[9,10] Appellants' contention that the operation in question constituted "worship and religious training" in a rectory is also overruled. The building in question was and is the residence of appellants, situated in a district zoned for single-family dwellings and several blocks away from the church. The definition of "Church or Rectory" contained in the ordinance, in our opinion, means that churches in the usual and traditional sense may be erected and used in single-family zones and that homes for the church officials and employees, situated on the same premises with the church, may also be used as such in such a district. We cannot uphold appellants' contention that they may lawfully conduct what to most minds would clearly be a day nursery or kindergarten and avoid the regulatory provisions of the ordinance by showing that in such nursery or kindergarten religious worship and training are conducted.

Accordingly, appellants' first and second points of error are overruled.

[11] In their third point of error appellants contend that the City is barred by the United States and Texas Constitutions from regulating their activities under this ordinance in the absence of any allegation or proof of a threat to public health, safety or welfare. Appellants recognize that their constitutional rights to own and use property and to freedom of religion are subject to the reasonable exercise of the police power of the state and its political subdivisions to safeguard the public health, safety and welfare,³ but take the position that the burden was on the City to allege and prove that their use of their property constituted a threat to public health, safety or welfare.

The opposite is the rule, for such an ordinance, "duly adopted pursuant to Arts. 1011a-1011k, is presumed to be valid, and

- 157 Tex. 450, 303 S.W.2d 780); *City of New Braunfels v. Waldschmidt*, 109 Tex. 802, 207 S.W. 808 (1918); and *Jacobson v. Massachusetts*, 197 U.S. 11, 25 S.Ct. 858, 49 L.Ed. 643 (1905).

the burden is on one seeking to prevent its enforcement, whether generally or as to particular property, to prove that the ordinance is arbitrary or unreasonable in that it bears no substantial relationship to the health, safety, morals or general welfare of the community." City of Fort Worth v. Johnson, 388 S.W.2d 400, 402 (Tex.1964).

The third point of error is overruled.

Appellants' fourth and fifth points of error relate to procedural matters. We have carefully examined the record and appellants' brief arguments under these points and are of the opinion that no error was committed; certainly no reversible error. Rule 434, T.R.C.P.

All of appellants' points of error are overruled and the judgment appealed from is affirmed.

CLAUDE WILLIAMS, J., not sitting.

ON APPELLANTS' MOTION FOR REHEARING

BATEMAN, Justice.

In their motion for rehearing appellants take us to task for stating in the eighth paragraph of the above opinion that appellants made no request for additional or amended findings pursuant to Rule 298, T. R.C.P. A clarifying statement is in order.

[12] In a supplemental transcript we find what is designated as a "request for Additional Findings and Conclusions of Fact and Law," as follows:

"Now comes Defendants in the above-named and referenced cause, and hereby file their Request for the Trial Court to state in writing additional conclusions of fact found by the Court separately from the conclusions of law as to the constitutional issues raised in Paragraph 6 of Defendants' First Amended Original Answer."

The pertinent part of Rule 298, T.R.C.P., is in the first sentence thereof, as follows:

"After the judge so files original findings of fact and conclusions of law, either party may, within five days, request of him *specified* further, additional, or amended findings; * * *." (Italics ours.)

The so-called request for additional findings and conclusions does not in our opinion comply with Rule 298, for as said by Judge Critz in Wagner v. Riske, 142 Tex. 337, 178 S.W.2d 117, 120 (1944), "Rule 298 contemplates that the request for further additional or amended findings * * * shall specify the further additional or amended findings that the party making the request desires the trial court to make and file." Therefore, we think the trial court correctly overruled the request for such additional findings and, in fact, appellants do not complain of that action of the court.

The motion for rehearing is overruled.

CLAUDE WILLIAMS, J., not sitting.



W. Sale LEWIS, Savings and Loan Commissioner of Texas et al, Appellants,

v.

COLORADO COUNTY FEDERAL SAVINGS
AND LOAN ASSOCIATION
et al., Appellees.

No. 11760.

Court of Civil Appeals of Texas,
Austin.

May 27, 1970.

Rehearing Denied June 24, 1970.

Second Rehearing Denied July 15, 1970.

Action challenging order of savings and loan commissioner granting savings association authority to establish an agency. The 167th District Court, Travis County, Tom Blackwell, J., found order to be null

above, was actually caused by the defendant's own wrongful and excessive speed.

[3,4] (3) The question, whether the failure of plaintiff to yield the right of way to the defendant was a proximate cause of the collision is the essential question of causation under the statute quoted above, and this question was not submitted to the jury. Issue 19 does not submit that question. As we construe it, the finding under Issue 19 means only that the collision was a proximate consequence of the two automobiles having entered the intersection at approximately the same time. It does not trace responsibility for the collision to either party. As we have shown the plaintiff's evidence puts the responsibility for causing the collision on the defendant. Issue 19 was immaterial.

(4) Since the proper question of causation under the statute relied on by the defendant was not submitted to the jury, and since the question of causation which was submitted (Issue 19) and which is relied on by the defendant is immaterial, the trial court rightly disregarded the findings under said Issue 19 and that made under Issue 18, namely, that the two vehicles entered the intersection at approximately the same time.

As a consequence it is not really material whether the findings under Issues 18 and 19 conflict with those under Issues 12 and 14, since enough remains in the verdict to support the trial court's judgment; but we think that there is no inconsistency between the findings under these two sets of issues. The plaintiff could have entered the intersection first, as the jury found under Issue 12, and yet the two vehicles could also have entered the intersection at approximately the same time, as the jury found under Issue 18. One may have the right of way, and yet be negligent in failing to yield it, as the jury found that the defendant was under Issue 14. As regards Issue 19, the collision may have been a proximate consequence of the two vehicles having entered the intersection at the same time and yet the defendant's conduct, in-

stead of the plaintiff's, may have been responsible for that collision.

These comments adjudicate the points of error assigned. The trial court's judgment is affirmed.



COE et al. v. CITY OF DALLAS et al.

No. 4970.

Court of Civil Appeals of Texas.

El Paso.

Dec. 16, 1953.

Suit for mandamus against city to compel its city council to issue a building permit for purpose of constructing a church. From adverse judgment of District Court, Dallas County, Sarah T. Hughes, J., plaintiff appealed. The Court of Civil Appeals, Fraser, J., held that evidence supported finding that purposed building was not to be a church and city council had authority to refuse the permit under zoning ordinance.

Judgment affirmed.

1. Mandamus \Rightarrow 72

While mandamus may issue to require public officials or agencies to act, it does not issue for purpose of stating how they shall act, where their duty involves exercise of judgment or discretion.

2. Mandamus \Rightarrow 87

Where ordinance provided that city council may grant or deny a building permit for a church as "facts may justify" and there was much evidence both for and against a request for permit to build a church in area restricted to single family homes, court did not err in denying mandamus to compel city council to issue the building permit, as function of city council was discretionary and could not be attacked by mandamus.

3. Mandamus \S 168(4)

Evidence supported finding that proposed building would not in fact be a church and under zoning ordinance permitting city council to grant or deny a building permit as "facts may justify," city council had authority to refuse building permit in area restricted to single family homes.

4. Mandamus \S 168(4)

Evidence supported finding that proposed use of premises on which plaintiffs sought a permit for purpose of constructing a church would be a nuisance and city council had authority under police power to deny a permit for proposed use of premises.

cation of appellants for mandamus; second, whether the Dallas city council was within its rights and powers in holding that the proposed building was not in fact a church, or in other words did not contemplate a use permitted by the zoning ordinance; and third, whether or not the Dallas city council was within its rights and powers in finding that the proposed use was a probable nuisance.

The proposed site of the building lies in an area under temporary zoning. The permanent zoning ordinances of the City of Dallas do not forbid the building of a church. The provisions of the ordinances regulating the areas under temporary zoning provide that no building may be erected except a single family home and its accessories, without the express permission of the City of Dallas.

McKool & Bader, Dallas, for appellants.

W. M. Parks, Asst. City Atty., W. R. Allen, Asst. City Atty., H. P. Kucera, City Atty., Dallas, Gragg, King & Storey, Dallas, for intervenors.

FRASER, Justice.

This is a suit for a mandamus against the City of Dallas, to compel its city council to issue a building permit for the purpose of constructing a church. The various agencies of the City of Dallas, including the city council, refused to issue the building permit applied for by appellants. A hearing was held and certain surrounding property owners objected to the proposed building, intervened in the application of appellants for the mandamus, and testified at length against the issuance of the mandamus. Trial was to the court without a jury and the decision of the court was that of denial of the mandamus. From this decision appellants have appealed.

Without itemizing the various points presented by appellants and the counterpoints of appellees, it seems to us that this case rests upon three main issues: First, whether the trial court was in error in not granting appellees' motion to dismiss the appli-

[1] With regard to the first point it seems to us that the trial court should have granted appellees' motion to dismiss the suit. This was an application for mandamus to compel the city council to issue a building permit for a building described as a "church"; this proposed building was in newly annexed and temporarily classified territory, controlled by the ordinance which stipulates that any proposed building must be through a permit unless it is a single family dwelling. It must be noted here that appellant is asking the court to set aside findings of the city council by a mandamus. He does not seek to enjoin the enforcement of any regulations. These ordinances provide that the city council may grant or deny a permit such as this "as the facts may justify". There are many cases which hold that mandamus will not lie to direct or control agencies or individuals who have the responsibility of discretion and official judgment. While mandamus may issue to require public officials or agencies to act, it does not issue for the purpose of stating how they shall act, where their duty involves the exercise of judgment or discretion. *King v. Guerra*, Tex.Civ.App., 1 S.W.2d 373, wr. ref.; *Meyer v. Carolan*, 9 Tex. 250; *Arberry v. Beavers*, 6 Tex. 457; *Riggins v. Richards*,

Tex.Civ.App., 79 S.W. 84; *Riggins v. City of Waco*, 100 Tex. 32, 93 S.W. 426.

[2] It has been established that if there exists any reasonable doubt—or in other words, if there is evidence on both sides requiring the exercise of judgment by the individual or agencies—there can be no mandamus. The functions of these boards or individuals are discretionary and cannot be attacked by mandamus on the mere sufficiency or insufficiency of the evidence. Examination of the record here shows much evidence on both sides, and that a genuine controversy existed. The court would therefore have been justified in dismissing the application for mandamus, and was therefore correct in denying same. *Sansom v. Mercer*, 68 Tex. 488, 5 S.W. 62.

With regard to the second issue, the city council found that the proposed building was not in fact a church, and the trial court found that the proposed building would be used more for healing and would not in fact be a church, that the use of the premises in 1952 (when tent services were conducted) disturbed the peace and quiet of the neighborhood and that the city council did not abuse its discretion in finding that the proposed building was not a church and the proposed use of same would constitute a nuisance.

[3] There is much evidence in the record to justify the finding that the proposed building was not to be a church. The plat or sketch submitted showed some 2,400 square feet devoted to healing rooms or prayer rooms, and only 600 square feet for the auditorium or church proper. Although appellant testified that there would be only from thirty to a hundred people at services, still he claimed a membership of from 700 to 1100. His own testimony showed a history and practice of healing and tent services with loud speakers and Hammond organ. He admitted parking his five or six big trailers on the premises. Appellant here is a corporation composed of Rev. Coe, his wife, and his sister as the incorporators, and including De Cordova, described as a business manager. We feel therefore that

the city council was within its authority in its finding that this proposed building was not a church and that the trial court had ample grounds for its findings to the same effect. The building not being a church there was no question of the council's authority to refuse the permit under the zoning ordinance provisions.

With regard to the third issue, again the record shows much evidence that proposed use of premises would be a nuisance and contrary to the comfort and welfare of the neighbors.

In addition to what has been said in the preceding paragraph, there was evidence that Rev. Coe and his organization had ambulances coming and going during services, large numbers of cars congesting the streets, that he had 135 radio broadcasts a week, and answered some 6,000 letters a week, that the children quartered on the premises as orphans had been heard screaming and praying. So all in all it seems clear that the proposed use would not be that of a building dedicated primarily to worship, but, based on the evidence of the 1952 use of the premises, the fact that this petition was not presented by a denomination or congregation but by a corporation, and the admitted practices and methods of Rev. Coe, his organization and associates, would in fact be a healing center and very likely a nuisance. The Dallas city council has adequate power under its police powers to determine whether the proposed use of premises is calculated to be a nuisance and injurious to the comfort and welfare of the community, and so to prevent such from happening. The police power of a city is broad and can always be used to protect its people, their comfort, health and welfare. This seems not to be a congregation seeking a place to worship, but an individual and a corporation seeking a location to practice their particular method of healing. *Wagoner v. Floral Heights Baptist Church*, 116 Tex. 187, 288 S.W. 129; *Assembly of God Church of Tahoka v. Bradley*, Tex. Civ.App., 196 S.W.2d 696; *Edge v. City of Bellaire*, Tex.Civ.App., 200 S.W.2d 224, wr. ref.; *Corporation of Presiding Bishop of Church of Jesus Christ of Latter Day*

Saints v. City of Porterville, 90 Cal.App.2d 656, 203 P.2d 823; *City of Dallas v. Meserole*, Tex.Civ.App., 155 S.W.2d 1019.

[4] Summing up, there was evidence to support the trial court in its findings and they therefore must be upheld. *Landwer v. Fuller*, Tex.Civ.App., 187 S.W.2d 670 (Civ.App. wr. ref. w. m.); *Gulf Oil Corp. v. Vestal*, Tex.Civ.App., 231 S.W.2d 523.

Appellants' points are all overruled and the decision of the trial court is affirmed.



CITY OF GRAND PRAIRIE et al.

v.

STATE ex rel. CROUCH et al.

No. 15500.

Court of Civil Appeals of Texas.

Fort Worth.

Feb. 26, 1954.

Rehearing Denied March 26, 1954.

Suit in nature of quo warranto and for injunction and damages for the alleged improper annexation of the property of plaintiffs to the defendant city. Defendant's pleas of privilege were overruled in the District Court for Tarrant County, R. B. Young, J., and the defendants appealed. The Court of Civil Appeals, Boyd, J., held that venue was in Dallas County, where the seat of government and activities of the municipality were carried on notwithstanding that it occupied territory in both Dallas and Tarrant Counties.

Judgment reversed and rendered.

1. Appeal and Error ¶846(5)

Where there were no special findings in the record, reviewing court must pre-

sume that the court found the existence of all the exceptions to exclusive venue set out in the appellees' controverting affidavit, which were supported by evidence of probative force.

2. Venue ¶28

Where City of Grand Prairie was a resident of both Dallas County and Tarrant County but the city hall and municipal offices were in Dallas County, for purpose of venue, the city was a resident of and domiciled in Dallas County. *Vernon's Ann.Civ. St. art. 1995*.

3. Municipal Corporations ¶29(2)

Where City of Grand Prairie had a home rule charter, it had authority to extend its boundaries and to annex territory adjacent to the city. *Vernon's Ann.Civ.St. art. 1175, subd. 2*.

4. Municipal Corporations ¶63(1), 106(2)

Where City of Grand Prairie under home rule charter sought to extend its boundaries and to annex adjacent territory, passing of the annexation ordinance on the first reading was a valid exercise of legislative power and was not subject to revision by the courts, regardless of the adaptability for the city purposes of the area involved, and of the use or character of the occupation of the territory. *Vernon's Ann.Civ.St. art. 1175, subd. 2*.

5. Pleading ¶111.9

Burden is upon those claiming exceptions to the exclusive venue in the county of defendant's residence to plead and prove a prima facie cause of action under one of the exceptions.

6. Municipal Corporations ¶33(9)

Where suit was brought against the City of Grand Prairie for alleged illegal and arbitrary misuse of power of annexation of adjacent territory, venue of the action was in Dallas County which was the seat of city's government and where its governmental acts were performed. *Vernon's Ann.Civ.St. art. 1995, subds. 7, 29a*.