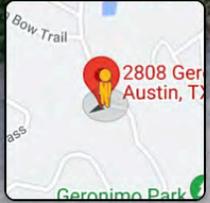
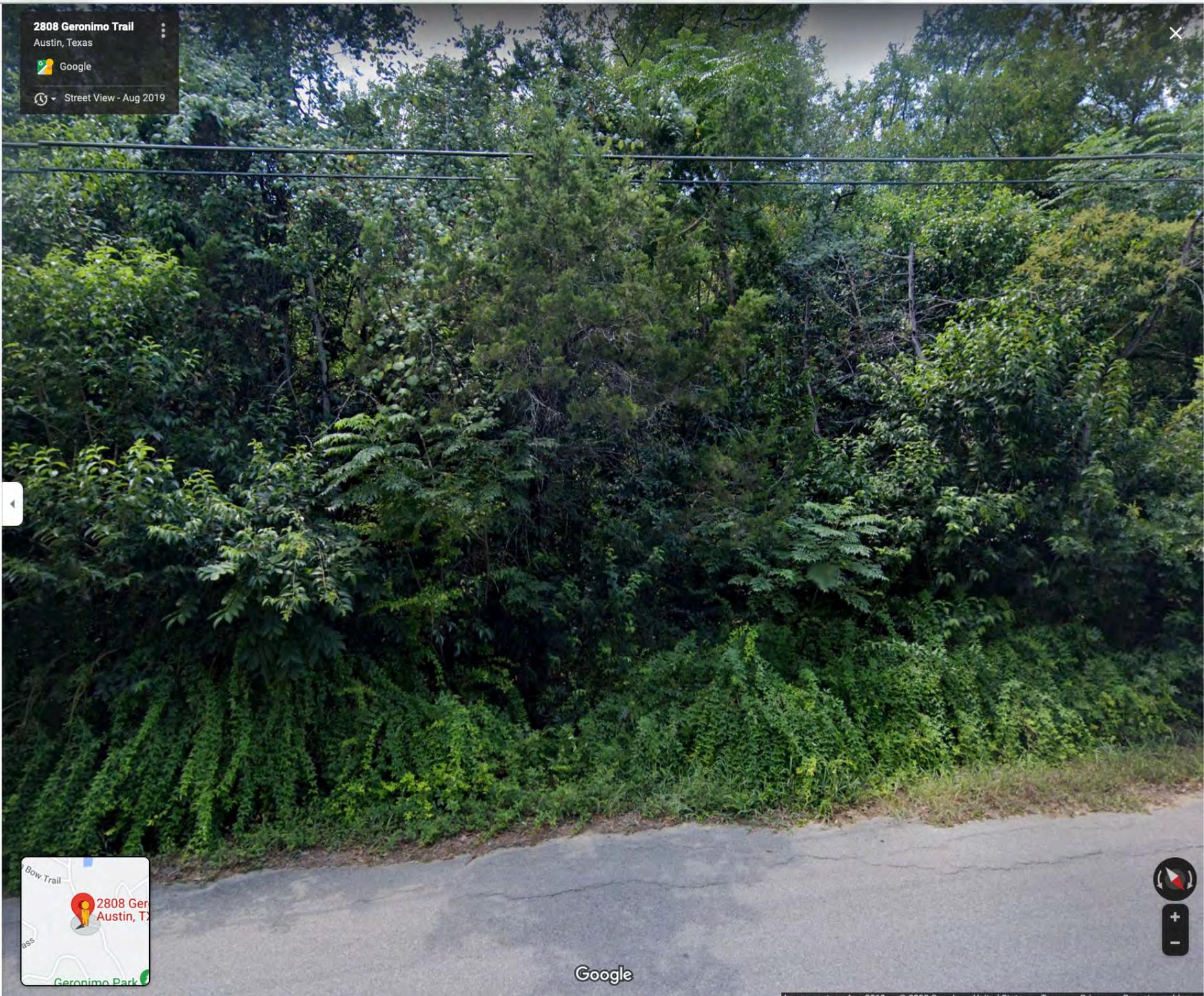


2808 Geronimo Trail

Austin, Texas

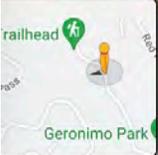


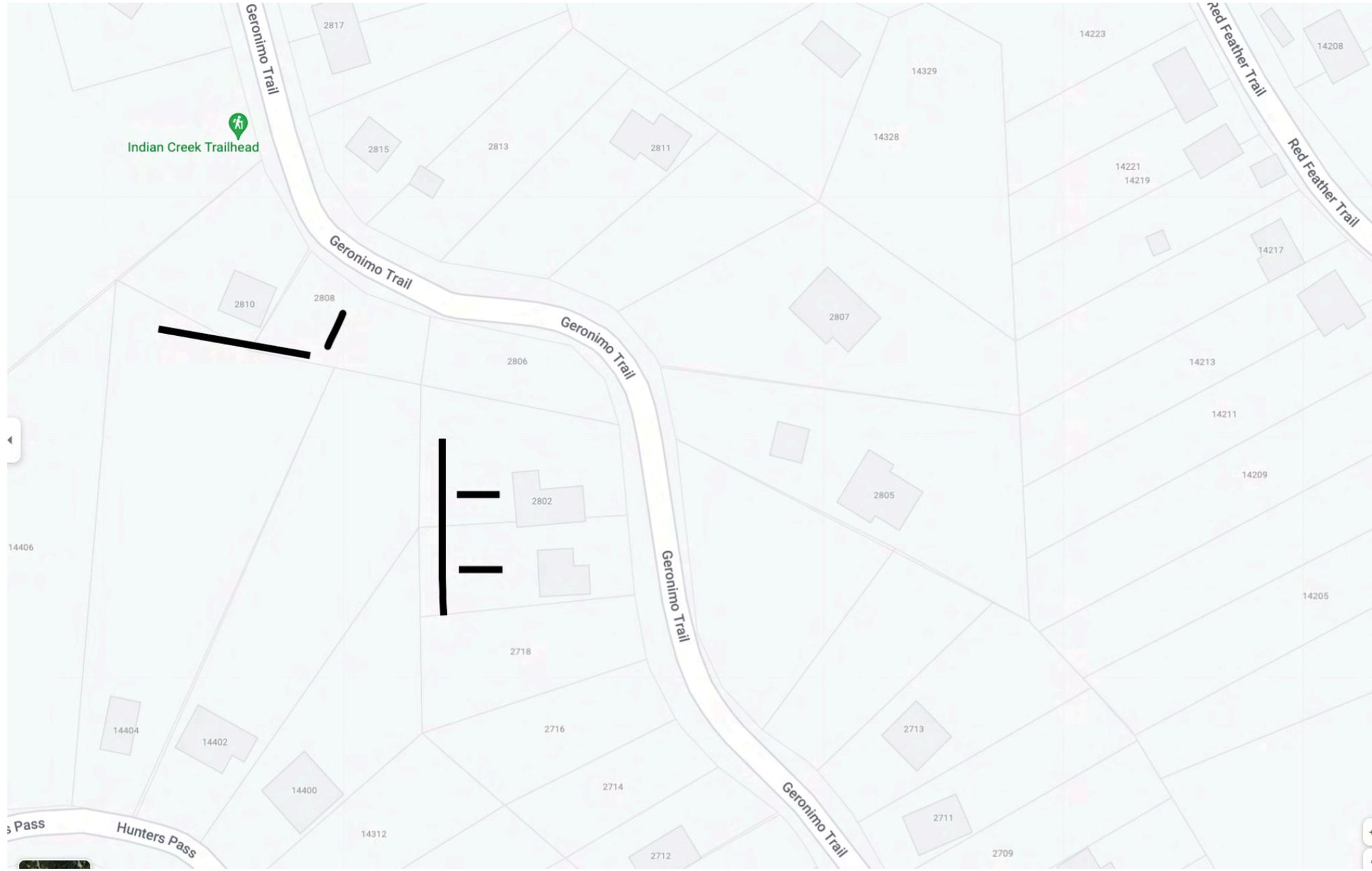
Street View - Aug 2019



Google

2807 Geronimo Trail  
Austin, Texas  
Google  
Street View - Aug 2019









2802 GERONIMO TRAIL



**HANDYMAN**  
**737-708-6160**

HWG-5360

2802 GERONIMO TRAIL

2802

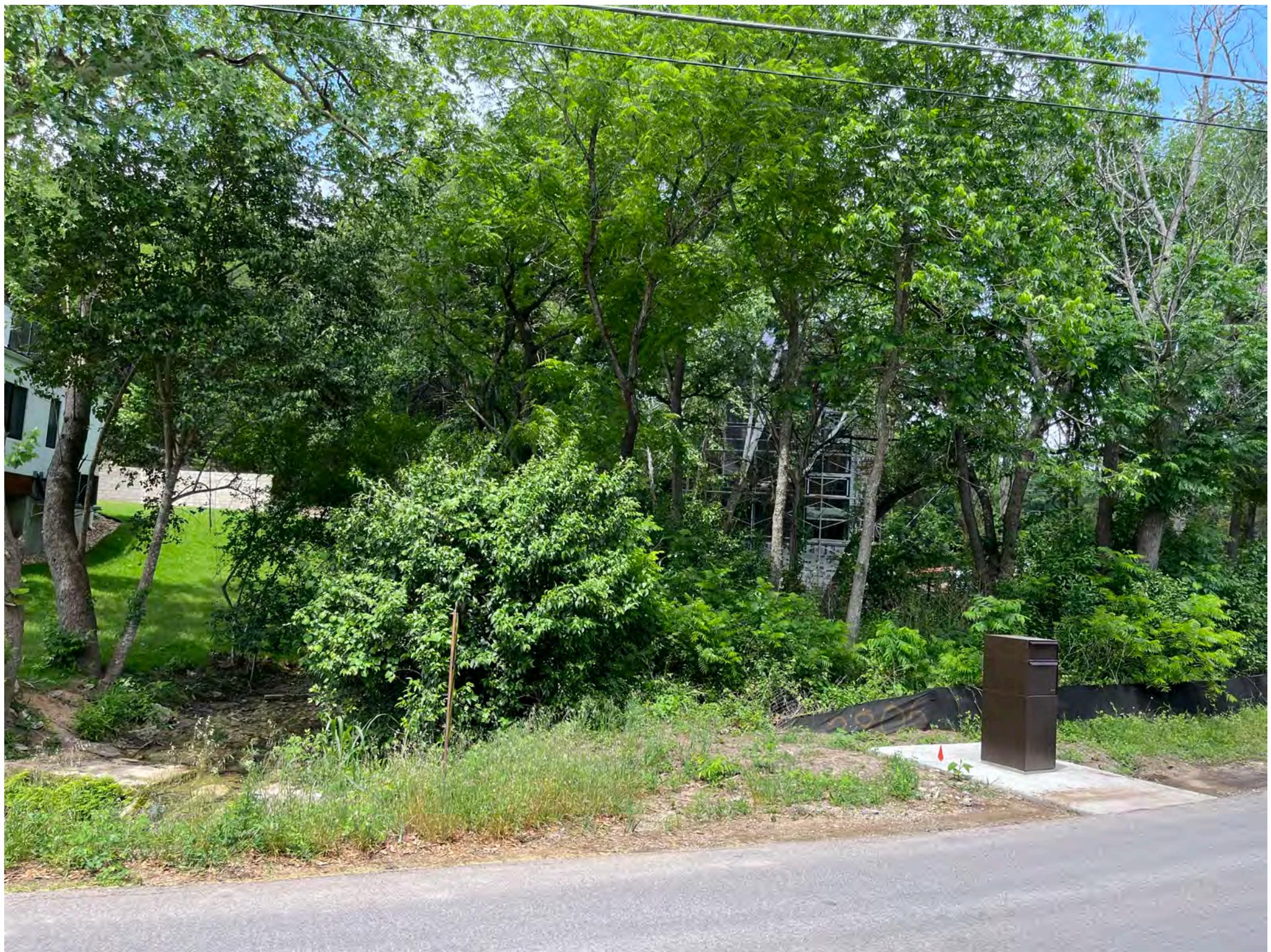


2800  
GERONIMO  
TRAIL

2800



2802 GERONIMO TRAIL







2027



(512) 253-7115

PROCELL ELECTRIC INC  
512-280-2013



**APPLICANT: Jonathan Kaplan**

**OWNER: David Scott Kosch**

**ADDRESS: 2715 LONG BOW TRL**

Previous Owner

**2808 Geronimo Trail Austin LLC**

Dec 29, 2017

**OWNERSHIP DETAILS**

Document Number

206395

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

~~Seller~~

Blackwell Nathaniel E & Jennifer M

**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Cash Purchase

Yes

Document Number

206395

Private Party Lender

No

Previous Owner

**Art Village LLC**

Mar 17, 2021

Show Details 

Previous Owner

**2802 Geronimo Trail Austin LLC**

Dec 29, 2017

Hide Details 

**OWNERSHIP DETAILS**

Document Number

206394

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2802 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

~~Seller~~

Blackwell Nathaniel E & Jennifer M

**MORTGAGE INFORMATION**

Recording Date

Dec 29, 2017

Private Party Lender

No



Close This Section



Jump To Top

Previous Owner

**2808 Geronimo Trail Austin LLC**

Open or Close Report Sections

Hide Details 

Dec 29, 2017

### OWNERSHIP DETAILS

Document Number

206395

Sale Date

Mar 27, 2017

Recording Date

Dec 29, 2017

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

INDEPENDENCE TITLE

Owner

2808 Geronimo Trail Austin LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Blackwell Nathaniel E & Jennifer M

### MORTGAGE INFORMATION

Recording Date

Dec 29, 2017

Cash Purchase

Yes

Document Number

206395

Private Party Lender

No



Close This Section



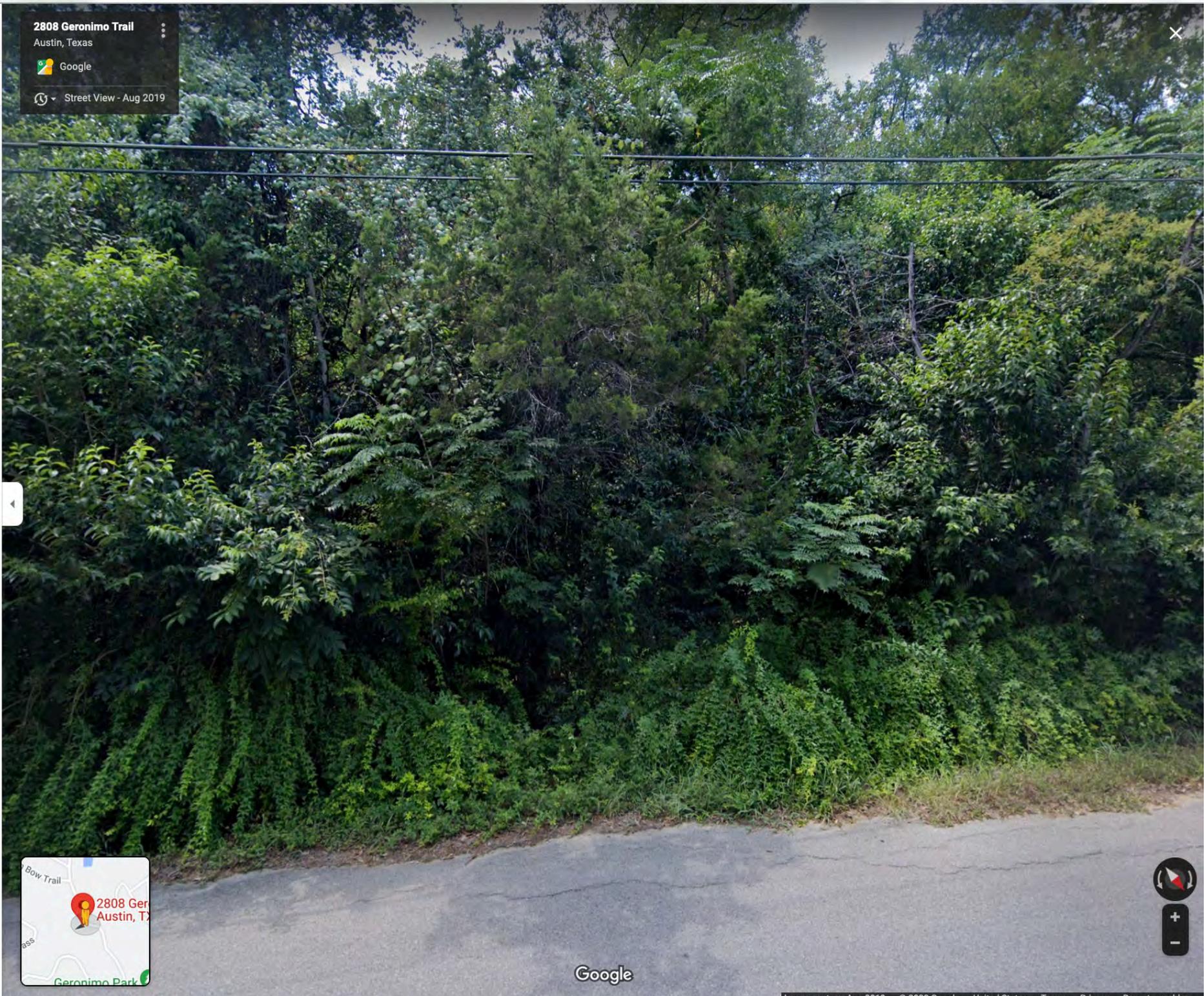
Jump To Top

2808 Geronimo Trail

Austin, Texas

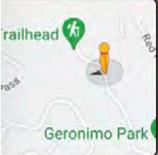


Street View - Aug 2019



Google

2807 Geronimo Trail  
Austin, Texas  
Google  
Street View - Aug 2019



Current Owner

**2717 Long Bow Trail LLC**

Jan 10, 2017

**OWNERSHIP DETAILS**

Document Number

5077

Sale Date

Jan 10, 2017

Recording Date

Jan 10, 2017

Absentee Indicator

Situs Address Taken From Sales Transaction - Determined Absentee Owner

Deed Securities Category

Resale, Cash Purchase

Universal Land Use

Residential Lot

Property Indicator

Vacant

Resale New Construction

Resale

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Title Company

GRACY TITLE CO

Owner

2717 Long Bow Trail LLC

4307 Michaels Cv, Austin, Texas, 78746

Seller

Armstrong Murray P & Rachel E

**MORTGAGE INFORMATION**

Recording Date

Jan 10, 2017

Cash Purchase

Yes

Document Number

5077

Private Party Lender

No

Jan 10, 2017

Open or Close Report Sections

### OWNERSHIP DETAILS

Document Number  
5071

Sale Date  
Jan 10, 2017

Recording Date  
Jan 10, 2017

Absentee Indicator

Situs Address Taken From Sales Transaction - Determined Absentee Owner Based On Zip Code and Value Property is Not Residential

Deed Securities Category  
Resale, Cash Purchase

Universal Land Use  
Residential Lot

Property Indicator  
Vacant

Resale New Construction  
Resale

Residential Model Indicator

Title Company  
GRACY TITLE CO

Owner  
2715 Long Bow Trail LLC  
4307 Michaels Cv, Austin, Texas, 78746

~~\_\_\_\_\_~~  
Seller  
Armstrong Murray P & Rachel E

### MORTGAGE INFORMATION

Recording Date  
Jan 10, 2017

Cash Purchase  
Yes

Document Number  
5071

Private Party Lender  
No



Close This Section



## Property | 146506

### General Info

Status: Preliminary

#### ACCOUNT

Property ID: **146506**      Agent:

Geographic ID: **0145550132**

Type: **R**

Legal: **LOT 877 APACHE SHORES SEC 2**

Description:

Property Use:

Appraisal

Notice:

#### OWNER

Name: **2717 LONG BOW TRAIL LLC**

Secondary Name:

Mailing Address: **4307 MICHAELS CV AUSTIN TX 78746-1621**

Owner ID: **1709757**

% Ownership: **100.00 %**

Exemptions: **[REDACTED]**

#### LOCATION

Address: **2717 LONG BOW TRL TX 78734**

Market Area:

Market Area CD: **R4006**

Map ID: **014257**

#### PROTEST

Protest Status:

Informal Date:

Formal Date:



### Values



## Property | 146505

### General Info

Status: Preliminary

#### ACCOUNT

Property ID: **146505** Agent:  
 Geographic ID: **0145550131**  
 Type: **R**  
 Legal: **LOT 876 APACHE SHORES SEC 2**  
 Description:  
 Property Use:  
 Appraisal   
 Notice:

#### OWNER

Name: **2715 LONG BOW TRAIL LLC**  
 Secondary Name:  
 Mailing Address: **4307 MICHAELS CV AUSTIN TX 78746-1621**  
 Owner ID: **1709754**  
 % Ownership: **100.00 %**  
 Exemptions:

#### LOCATION

Address: **2715 LONG BOW TRL TX 78734**  
 Market Area:  
 Market Area CD: **R4006**  
 Map ID: **014257**

#### PROTEST

Protest Status:  
 Informal Date:  
 Formal Date:



### Values

**Filing Number:** 802610825  
**Original Date of Filing:** December 26, 2016  
**Formation Date:** N/A  
**Tax ID:** 32062402774  
**Duration:** Perpetual

**Entity Type:** Domestic Limited Liability Company (LLC)  
**Entity Status:** In existence  
**FEIN:**

**Name:** 2717 Long Bow Trail, LLC  
**Address:** 4307 MICHAELS CV  
 AUSTIN, TX 78746 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
David Kosch		4307 Michaels Cove Austin, TX 78746 USA				

FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS	
<b>View Image</b>	<b>Document Number</b>	<b>Filing Type</b>	<b>Filing Date</b>	<b>Effective Date</b>	<b>Eff. Cond</b>	<b>Page Count</b>
<input checked="" type="checkbox"/>	705953930008	Certificate of Formation	December 26, 2016	January 1, 2017	No	2
<input checked="" type="checkbox"/>	824088960001	Public Information Report (PIR)	December 31, 2018	July 10, 2018	No	1
<input checked="" type="checkbox"/>	949014830001	Public Information Report (PIR)	December 31, 2019	February 21, 2020	No	1
<input checked="" type="checkbox"/>	944849050001	Public Information Report (PIR)	December 31, 2019	February 8, 2020	No	1
<input checked="" type="checkbox"/>	1077830770001	Public Information Report (PIR)	December 31, 2021	September 9, 2021	No	1

NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>	<b>Name Status</b>	<b>Name Type</b>	<b>Name Inactive Date</b>	<b>Consent Filing #</b>
2717 Long Bow Trail, LLC	In use	Legal		

MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>
July 10, 2018	DAVID S KOSCH	DIRECTOR	4307 MICHAELS CV AUSTIN, TX 78746 USA

**Filing Number:** 802610823  
**Original Date of Filing:** December 26, 2016  
**Formation Date:** N/A  
**Tax ID:** 32062402790  
**Duration:** Perpetual

**Entity Type:** Domestic Limited Liability Company (LLC)  
**Entity Status:** In existence  
**FEIN:**

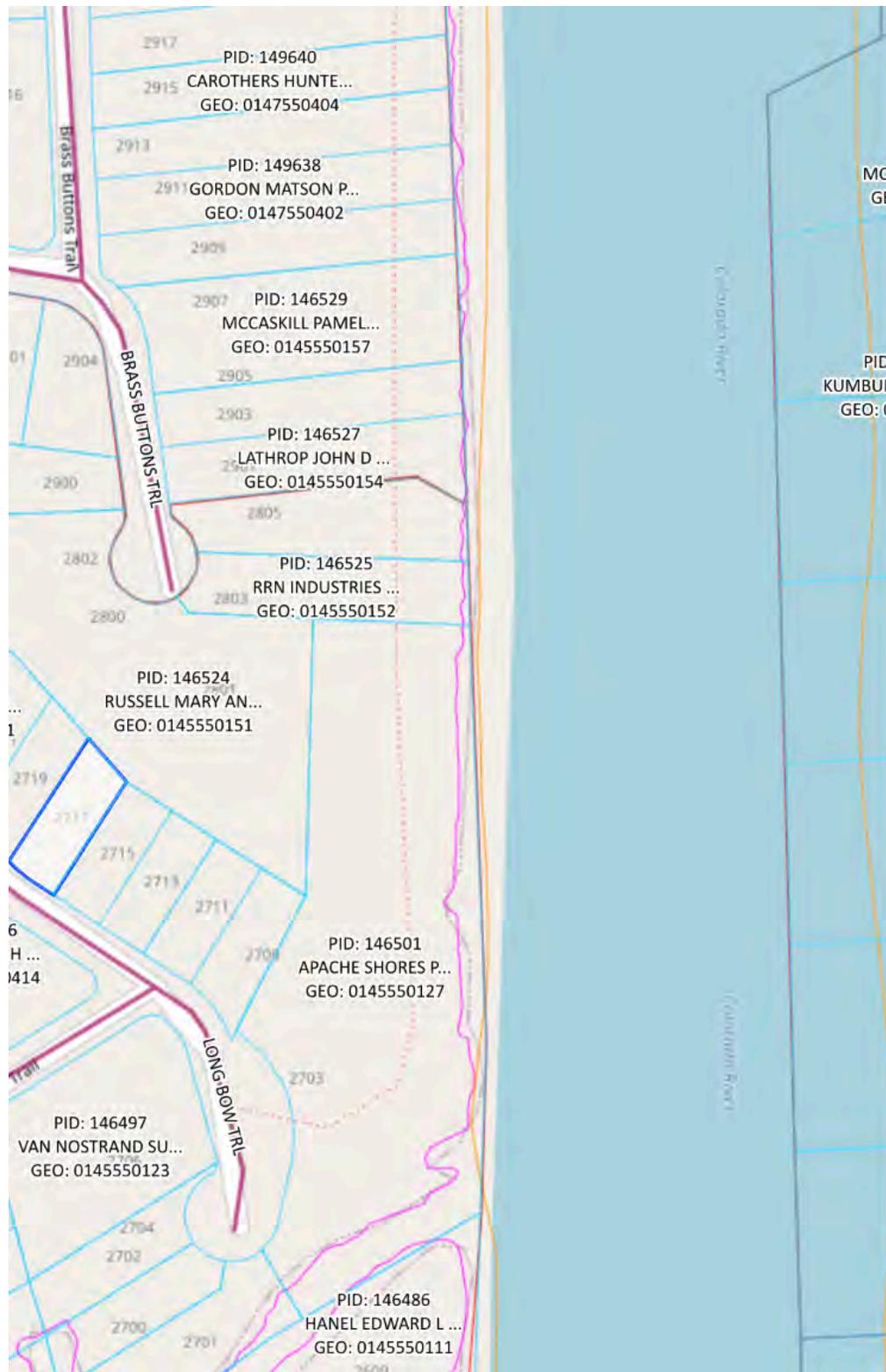
**Name:** 2715 Long Bow Trail, LLC  
**Address:** 4307 MICHAELS CV  
 AUSTIN, TX 78746 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>	<b>Address</b>				<b>Inactive Date</b>	
David Kosch	4307 Michaels Cove Austin, TX 78746 USA					

FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS	
<b>View Image</b>	<b>Document Number</b>	<b>Filing Type</b>	<b>Filing Date</b>	<b>Effective Date</b>	<b>Eff. Cond</b>	<b>Page Count</b>
<input checked="" type="checkbox"/>	705953930006	Certificate of Formation	December 26, 2016	January 1, 2017	No	2
<input checked="" type="checkbox"/>	824088970001	Public Information Report (PIR)	December 31, 2018	July 10, 2018	No	1
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<input checked="" type="checkbox"/>	945928400001	Public Information Report (PIR)	December 31, 2019	February 12, 2020	No	1
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NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Name</b>	<b>Name Status</b>	<b>Name Type</b>	<b>Name Inactive Date</b>	<b>Consent Filing #</b>
2715 Long Bow Trail, LLC	In use	Legal		

MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>
July 10, 2018	DAVID S KOSCH	DIRECTOR	4307 MICHAELS CV AUSTIN, TX 78746 USA



**PROPERTY INFORMATION**

Prop ID	Geo ID
<b>146506</b>	0145550132
Situs Address	
<b>2717 LONG BOW TRL TX 78734</b>	
Legal Description	
LOT 877 APACHE SHORES SEC 2	
Taxing Units	
03,07,0A,2J,52	
Market Area	Latitude
R4006	30.37830363129069
Longitude	
-97.91664852349999	

**OWNER INFORMATION**

Owner Name & Mailing Address
<b>2717 LONG BOW TRAIL LLC (1709757)</b> <b>4307 MICHAELS CV</b> <b>AUSTIN TX 78746-1621</b>
[REDACTED]

**IMPROVEMENT AND LAND INFORMATION**

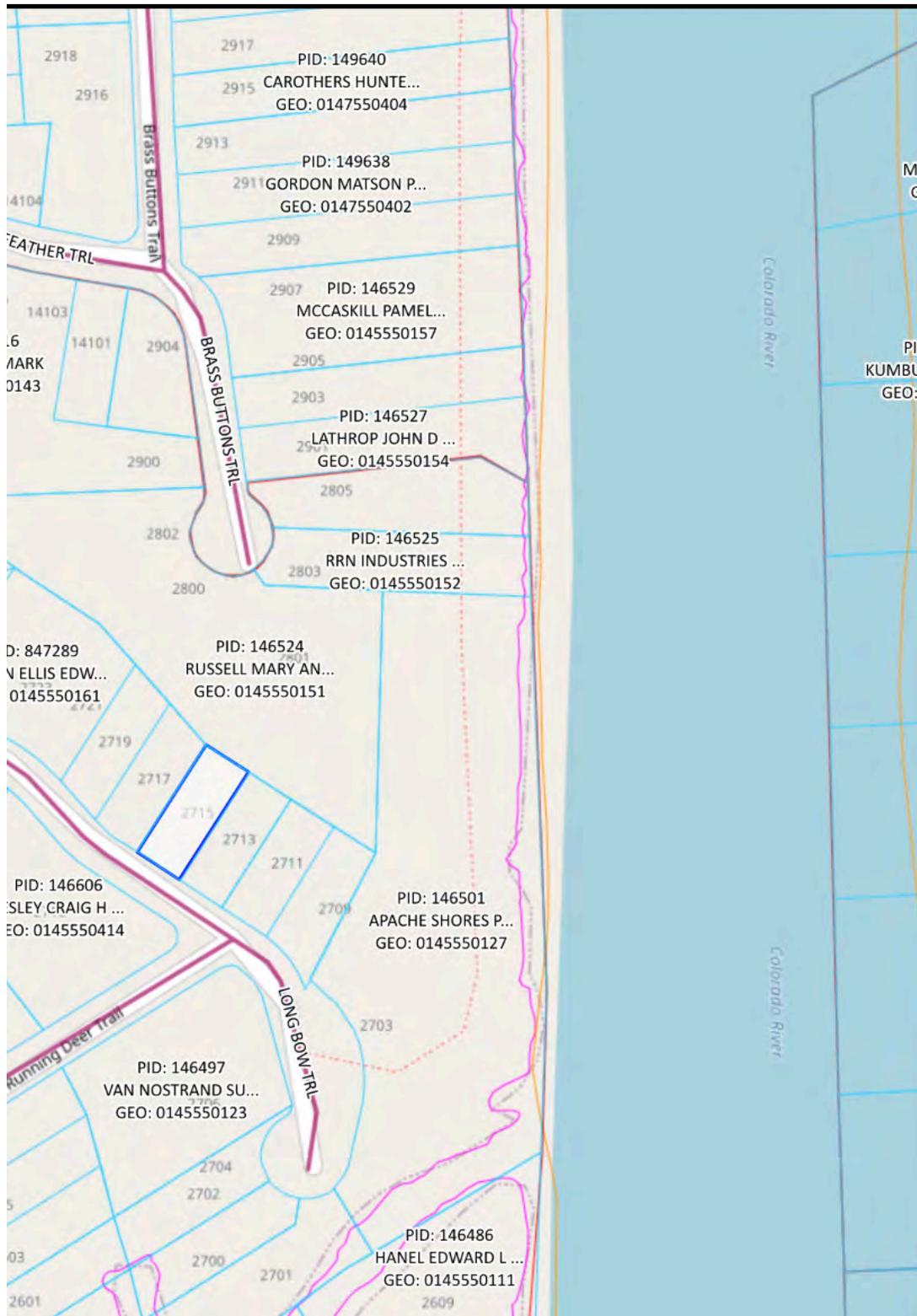
Liv Area	Class	State Cd	Use
Land Size	Lnd Class		Type
0.2239	LAND	Ag/Tim	

**ADJUSTMENTS**

Land 1 Adj
100.000

**VALUE INFORMATION**

Year Improvement	Land	Total Market
2022	0	140,000
		140,000



### PROPERTY INFORMATION

Prop ID	Geo ID
<b>146505</b>	0145550131
Situs Address	
<b>2715 LONG BOW TRL TX 78734</b>	
Legal Description	
LOT 876 APACHE SHORES SEC 2	
Taxing Units	
03,07,0A,2J,52	
Market Area	Latitude
R4006	30.37819396824041
Longitude	
-97.91649138	

### OWNER INFORMATION

Owner Name & Mailing Address
<b>2715 LONG BOW TRAIL LLC (1709754)</b>
<b>4307 MICHAELS CV</b>
<b>AUSTIN TX 78746-1621</b>

### IMPROVEMENT AND LAND INFORMATION

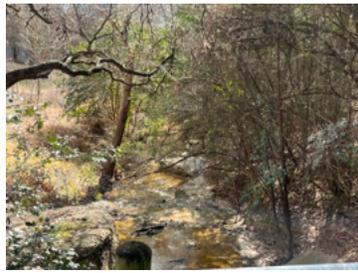
Liv Area	Class	State Cd	Use
Land Size		Type	
0.2025	Lnd Class	LAND	Ag/Tim

### ADJUSTMENTS

Land 1 Adj
80.000

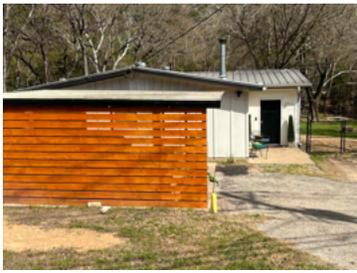
### VALUE INFORMATION

Year	Improvement	Land	Total Market
2022	0	112,000	112,000













**From:** Susan Van Nostrand  
**To:** [Ramirez, Elaine](#)  
**Subject:** 2715 and 2717 Long Bow Trail Variance Request Hearing Tonight May 9th  
**Date:** Monday, May 09, 2022 12:00:02 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Hello Ms. Ramirez,

In regards to case number: G-1 C15-2022-0011 & G-2 C15-2022-0012

I live across the street from this property. I attended the last hearing and spoke in opposition to this variance exception. The variance was denied at that time. I am unable to attend tonight due to my son's baseball game. I would say the same thing I did last time. I spoke to the builder and asked for them to build something smaller that fits in the small lot. He said no, he was going to build his 1.2 million dollar three story white houses or he wouldn't make enough money. I have lived here for over 20 years and moved to this neighborhood to enjoy space, light and nature not huge three story white walls built on a tiny lot where he has to clear all the trees and cut out the mountain.

I am asking that this builder be denied to increase the impervious cover from 5% to 40%. I would plead to the board that this is wrong and the rules are in place to protect our lakes and he refused to compromise.

Respectfully,

Susan Van Nostrand  
2706 Long Bow Trail

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).