Groundfile

LOT FEASIBILITY REPORT

5006 Shoal Creek Blvd

Austin, TX 78756

City of Austin 2025 orthoimagery, 6-inch, leaf-off (public) · captured 16 March 2025

TCAD PARCEL	LOT AREA	ZONING
227433	12,724 sqft (0.29 ac)	SF-2

LEGAL DESCRIPTION

N50FT OF LOT 6 SHOALMONT ADDN SEC 2

CURRENT USE (TCAD)	YEAR BUILT	JURISDICTION
SINGLE FAMILY RESIDENCE	1951	City of Austin

PREPARED	REPORT ID
September 30, 2026	LFR-227433-D11149

EXECUTIVE SUMMARY

5006 Shoal Creek Boulevard

Austin, Texas 78756

Bottom line. A buildable 12,724 sqft lot. Zoning allows a house or up to 3 units; the recorded covenants allow one detached single-family dwelling. The lot has about 6,700 sq ft of contiguous land with a mild slope within the setback lines and outside the floodplain.

PROPERTY FACTS

The property is in the City of Austin and zoned SF-2. The existing house was built in 1951.

Development is also limited by the recorded deed restrictions for Shoalmont Addition Section 2. These private subdivision rules can be enforced through a lawsuit by other property owners covered by the restrictions. A City permit does not override them.

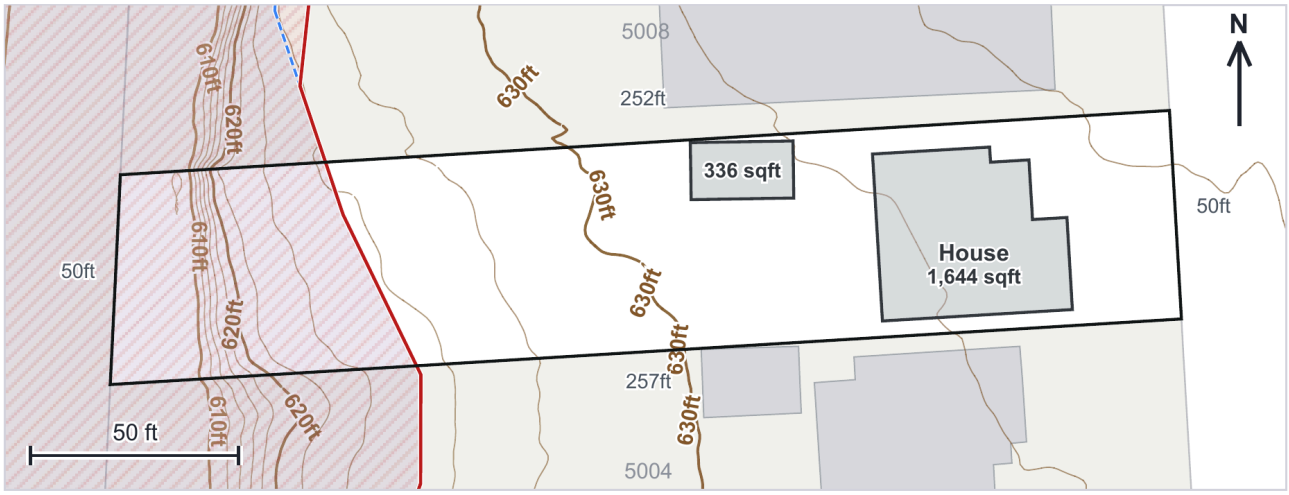
SUBDIVISION RESTRICTIONS

The report examines three aspects of these restrictions:

1. What the recorded rules say.
2. Which rules may still be enforceable.
3. The history of neighbors taking legal action to enforce the rules.

Google Street View, March 2024.

Numbers are screening-grade, not survey-grade.



WATER / FLOOD

CWQZ (Critical Water Quality Zone) Austin 100-yr floodplain (FEMA 500-yr)

DEVELOPMENT OPTIONS

RESIDENTIAL CONFIGURATION	TOTAL FLOOR AREA
Existing 1951 single-family house	**1,191 sq ft**
Renovated or enlarged existing house	Up to 5,089 sq ft
New house replacing the existing house	Up to 5,089 sq ft
Two homes in one building - conflicts with deed restriction	Up to 6,997 sq ft
Three homes in one building - conflicts with deed restriction	Up to 8,270 sq ft

The deed allows one detached single-family dwelling per building plot. Putting two or three homes in one building still conflicts with that rule.

Keeping the existing house. In a qualifying HOME project, the preserved floor area of the 1951 house can be excluded from the floor-area limit if at least half the unit and its whole street-facing facade are retained. The private restrictions still apply.

CITY LIMITS

MEASURE	CITY MAXIMUM
Ground covered by buildings	5,089 sq ft (40% of lot)
Buildings, paving and other impervious surfaces	5,725 sq ft (45% of lot)
Building height	32 ft

DEED RESTRICTIONS

Shoalmont subdivision and subject property. Map: City of Austin, TCAD and OpenStreetMap contributors.

RESTRICTIONS AFFECTING THE OPTIONS

RECORDED RESTRICTION	SUBDIVISION FINDINGS	REPORT ASSESSMENT
A split needs approval from owners of two-thirds of the subdivision lots.	15 replats since 1982; 11 created new lots, producing 27 current lots (10%). Owner approvals were not established.	Treat as enforceable
One detached single-family dwelling per building plot.	25 lots (9%): 4 duplexes and 21 with a second dwelling or garage apartment.	Uncertain enforceability
Garages and other outbuildings cannot be residences.	19 additional lots (7%) with separate living quarters; 10 have a bathroom. This is not a complete count for this rule.	Uncertain enforceability
Buildings must stay 25 ft from the front property line.	102 mapped roofs within 25 ft (42%); 49 within 21 ft (20%), allowing 4 ft for eaves and map error.	Uncertain enforceability

The counts cover 272 lots in three Shoalmont plats; setback rates use measurable homes. The records indicate apparent departures: residential use of the outbuildings is unconfirmed, and unrecorded split approvals could exist.

Second dwellings and garage apartments may also count against the outbuilding rule. The dwelling-related assessments need review; counts alone do not establish enforceability. The restrictions say failure to enforce does not waive the rules.

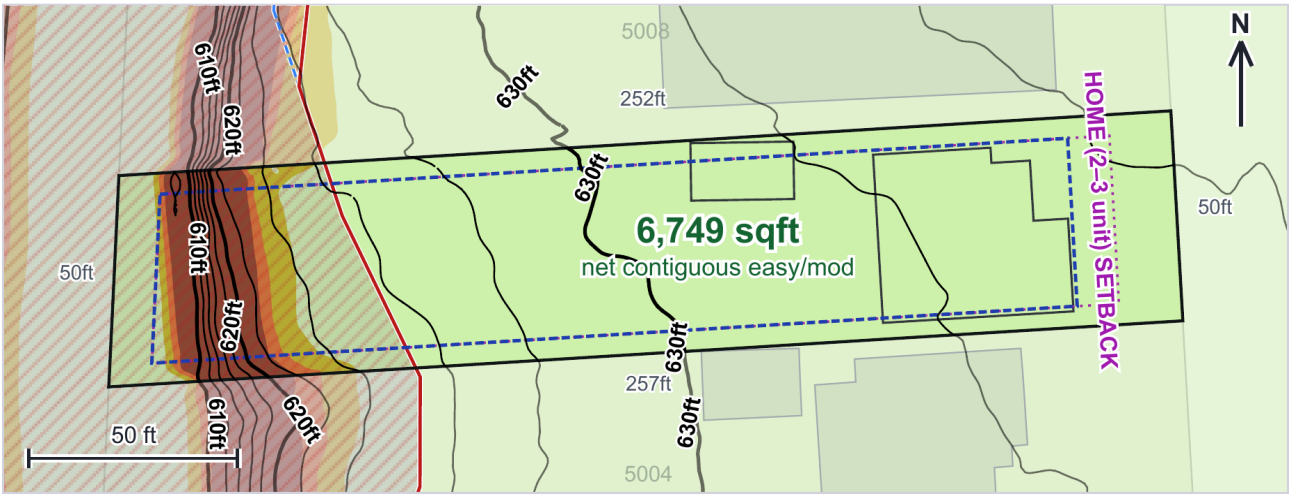
A garage apartment can conflict with both dwelling restrictions. For a lot split, plan on obtaining the required owner approval.

PAST LAWSUITS

A September 2026 search found three lawsuits, all filed between September and November 2009: two apparently over lot splits and one with an unknown subject.

GROUND & PLACEMENT

About **6,700 sq ft of connected, gently sloping ground** lies inside the City's one-house setbacks and outside the creek and flood limits.



Creek at left; Shoal Creek Boulevard at right. Contour labels show elevation in feet.

Map legend: Green: slope below 15%; yellow: 15–25%; orange: 25–35%; brown: above 35%. Black outline: lot boundary. Blue dashes: one-house setbacks. Magenta dots: HOME setbacks. Red hatching: creek water-quality zone. Light-blue dashes: Austin 100-year floodplain.

SETBACKS AND AVAILABLE GROUND

For one house, City setbacks are **25 ft from the front property line, 5 ft from each side and 10 ft from the rear**. Creek and flood limits further constrain the back of the lot.

GROUND MEASURED	LAND AREA
Inside the one-house setbacks	8,773 sq ft
Excluded by creek and flood limits	−2,024 sq ft
Connected ground with slope below 15%	**6,749 sq ft**

These figures measure land area.

Slope rules do not reduce the City's 45% limit on ground covered by buildings, paving and other impervious surfaces.

HOME ALTERNATIVE

For a qualifying HOME project, the City's 15 ft front setback increases the connected gentle ground to approximately **7,100 sq ft**. Multiple homes would still conflict with the recorded dwelling restriction, whose enforceability is uncertain.

DEVELOPMENT IN SUBDIVISION PAST 5 YEARS

City-issued building permits on 280 lots across three Shoalmont plats, September 16, 2021 to September 16, 2026.

NEW BUILDINGS BY CATEGORY

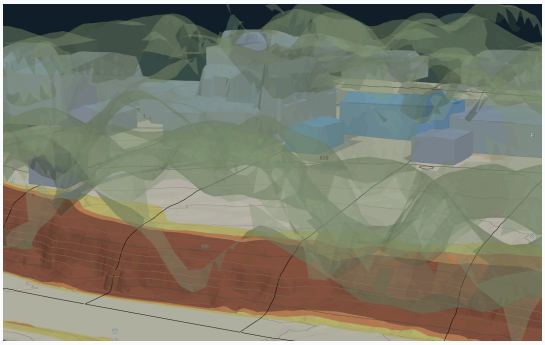
	PERMITTED	THREE STOREYS	SECOND HOME ON ITS LOT	PRIOR HOME DEMOLISHED	PERMIT NAMES HOME (2-3 UNIT)
Single-family houses	12	0	0	8	0
Accessory dwellings	2	0	2	0	0
Two-family buildings	0	0	0	0	0
Studios, garages, pool houses	6	•	•	•	•
Pools and other structures	18	•	•	•	•

NEW HOMES, NEWEST FIRST

ADDRESS	BUILDING	FLOORS	SQ FT	ISSUED	PRIOR HOME DEMOLISHED	HOME	PERMIT
5408 Montview St	Single-family house	2	4,452	Nov 2025	✓	•	2025-140704 BP
2212 W 49th St	Single-family house	1	2,298	May 2025	✓	•	2025-039131 BP
5211 Woodview Ave	Accessory dwelling	1	459	Jan 2025	•	•	2025-009662 BP
5615 Shoalwood Ave	Single-family house	2	4,481	Sep 2024	✓	•	2024-122694 BP
5514 Montview St	Single-family house	2	4,201	Aug 2024	✓	•	2024-074127 BP
5010 Shoal Creek Blvd	Single-family house	2	3,085	Jul 2024	✓	•	2024-082909 BP
5019 Shoal Creek Blvd	Accessory dwelling	2	1,572	Jun 2024	•	•	2023-011942 BP
4903 Shady Glade Ct	Single-family house	2	4,144	Dec 2023	✓	•	2023-062595 BP
5500 Shoalwood Ave	Single-family house	1	4,899	Dec 2023	•	•	2021-077272 BP
5607 Woodview Ave	Single-family house	2	5,030	Aug 2023	✓	•	2023-102649 BP
4902 Shady Glade Ct	Single-family house	2	3,839	May 2022	✓	•	2022-068204 BP
2114 Lawnmont Ave	Single-family house	2	2,763	Apr 2022	•	•	2022-039520 BP
2112 Lawnmont Ave	Single-family house	2	2,543	Apr 2022	•	•	2022-038841 BP
5405 Shoalwood Ave	Single-family house	2	5,493	Oct 2021	•	•	2021-162151 BP

Source: City of Austin; data as of September 13, 2026.

THE LOT IN 3D



Open the 3D view

groundfile.ai/example-report/3d

ACCESS CODE

056 413

3D site model with surroundings and slope colors. Blue: subject building; gray-blue: nearby buildings; black: lot lines. Terrain and canopy: 2021 LiDAR; slope bands: 2017 terrain. Contours at 2 ft and 10 ft; elevations in feet NAVD88. Open the view for layers and SketchUp downloads.

Detailed findings and sources

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5006 Shoal Creek Blvd, Austin TX 78756 · TCAD 227433 · September 30, 2026

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Numbers are screening-grade, not survey-grade.

CURRENT SITE

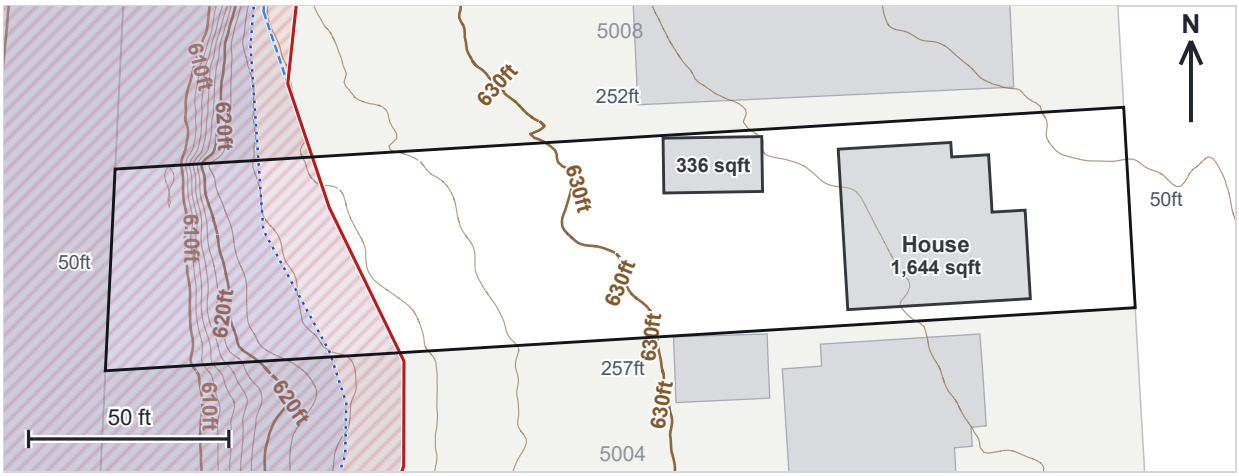


Figure 1 — Current site

SITE AS BUILT

- Parcel boundary (TCAD)
- Contour, 2 ft interval (NAVD88)
- Existing structures (City of Austin, 2023)

WATER / FLOOD

- CWQZ (Critical Water Quality Zone)
- Austin 25-yr floodplain (City fully-developed 100-yr)
- Austin 100-yr floodplain (FEMA 500-yr)

CONTEXT

- Adjacent parcel (TCAD)
- Neighboring building (OSM)

Data notes

- Contours at 2 ft, NAVD88, 26 ft of relief across the lot. Drawn in the same frame and at the same scale as the figure in Buildable envelope, so the two compare directly.
- Structure footprints: City of Austin (2023): 2 structures (1,644 + 336 sqft). Mapped footprints can cross mapped parcel lines; only a boundary survey resolves their placement.
- Lot-line lengths are measured off the TCAD polygon, not a survey.
- Water and flood zones as mapped, continued onto the neighbouring parcels; sources and rules on the Floodplain sheet.

SITE CONDITIONS

Figure 2 — Street view. Google Street View, March 2024.

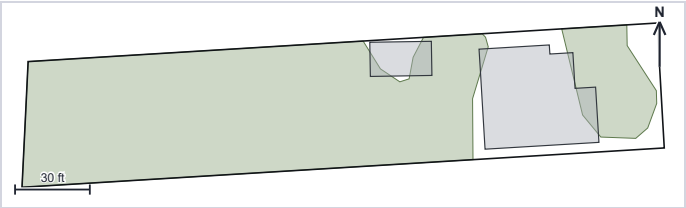


Figure 3 — Tree canopy. Canopy cover only, not a tree survey. City of Austin (2022).

PROPERTY FACTS

FACT	VALUE	SOURCE
Situs	5006 Shoal Creek Blvd, Austin TX 78756	TCAD
TCAD PROP_ID	227433 · geo 0227000309	TCAD 2027 (2026-09-17)
Legal description	N50FT OF LOT 6 SHOALMONT ADDN SEC 2	TCAD 2027 (2026-09-17)
Lot size	12,724 sqft (0.292 ac)	TCAD (measured)
Street frontage	50.0 ft abutting Shoal Creek Boulevard	TCAD (measured)
Existing structures	1,980 sqft footprint · 2 structures (1,644 + 336)	City of Austin (2023)
Owner of record	LANGE JOHN A	TCAD 2027 (2026-09-17)
TCAD market value (2026)	$787,519	TCAD 2027 (2026-09-17)
· land / improvements (2026)	$514,453 / $273,066	TCAD 2027 (2026-09-17)
Improvement year built	1951	TCAD 2027 (2026-09-17)
Jurisdiction	AUSTIN FULL PURPOSE (FULL)	City of Austin
Zoning	SF-2	City of Austin

TREE CANOPY

City of Austin mapped tree canopy covers **more than 75%** of the lot. Data not available on individual trees. Protected and heritage tree rules (City Arborist).

BUILDABLE ENVELOPE

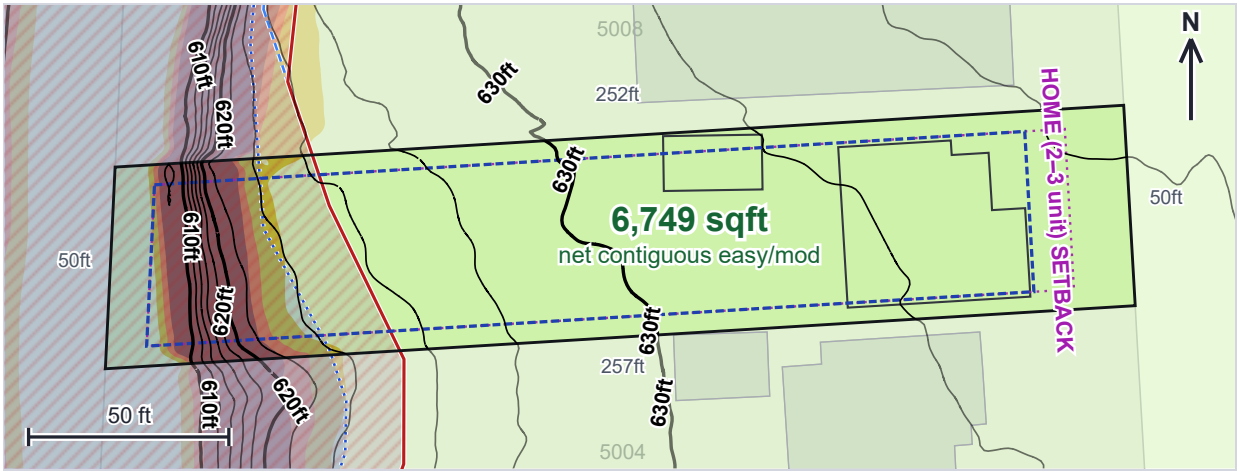


Figure 4 — Buildable envelope. Slope estimated from USGS at 1 m resolution. This is not a survey.

SLOPE (RISE/RUN)

- EASY <15%
- MODERATE 15–25%
- STEEP 25–35%
- EXTREME >35%
- Contour, 2 ft interval (NAVD88)

BOUNDARIES

- Parcel boundary (TCAD)
- Setback — Single-family
- Setback — HOME (2–3 unit)

WATER / FLOOD

- CWQZ (Critical Water Quality Zone)
- Austin 25-yr floodplain (City fully-developed 100-yr)
- Austin 100-yr floodplain (FEMA 500-yr)

SETBACKS APPLIED

EDGE	SETBACK	EDGE	SETBACK
Front — Single-family	25 ft	Front — HOME (2–3 unit)	15 ft
Side	5 ft	Rear	10 ft

LDC 25-2-492 · LDC 25-2-773(B) (interior side from LDC 25-2-492), Ord 20231207-001 (effective Feb 5, 2024)

Not applied: Subchapter F §2.3 front-setback averaging, a lesser-of rule that can only reduce the front setback and turns on neighboring houses this report does not survey. Required setback planes, a height limit that steps down toward the side lot lines, are described in Subchapter F §2.6 and are not drawn here.

Height: 32 or 35 ft. Part of this parcel is inside the 100-year floodplain, measured in Floodplain; the limit is set where the building goes — 32 ft outside, 35 ft inside (Subchapter F §2.2). The base zoning district allows 35 ft (LDC 25-2-492); where the Subchapter F figure is lower, it governs. A new house inside the floodplain first needs a floodplain variance (25-7-92(B), 25-7-92(C)); a replacement house adding no units is the exception (25-7-93(A)(2)). See Floodplain.

Parking: one on-site accessible space (LDC 25-6-471(B)). Off-street parking is otherwise not required (LDC 25-6-471(A)).

CONTIGUOUS GROUND W/LESS SLOPE

Computer model based on public data. Does not replace a survey or engineering report.

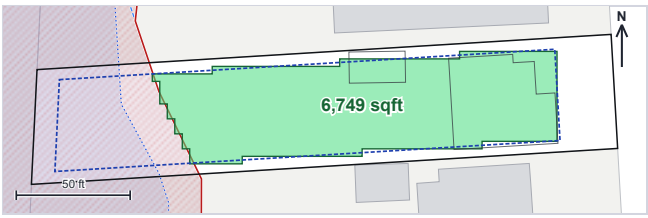


Figure 5 — Single-family

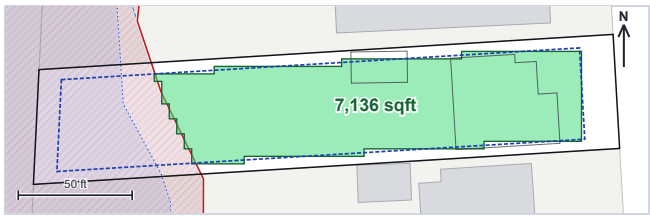


Figure 6 — HOME (2–3 unit)

CONTIGUOUS GROUND

- Under 15% slope
- 15–25% slope

BOUNDARIES

- Parcel boundary (TCAD)
- Existing structures (City of Austin, 2023)
- Setback — that panel's path

WATER / FLOOD

- CWQZ (Critical Water Quality Zone)
- Austin 25-yr floodplain (City fully-developed 100-yr)
- Austin 100-yr floodplain (FEMA 500-yr)

SINGLE-FAMILY

MEASURE	SQFT	% OF LOT
Lot (TCAD polygon)	12,724	100%
Inside setbacks	8,777	69%
Envelope outside no-build water	6,749	53%
Contiguous less sloped blocks >400 ft²	6,749	53%

HOME (2–3 UNIT)

MEASURE	SQFT	% OF LOT
Lot (TCAD polygon)	12,724	100%
Inside setbacks	9,177	72%
Envelope outside no-build water	7,136	56%
Contiguous less sloped blocks >400 ft²	7,136	56%

Slope estimated from USGS at 1 m resolution. Outlines show contiguous ground under 25% slope within each path's setbacks and outside the no-build water shown. This is not a survey.

FLOODPLAIN

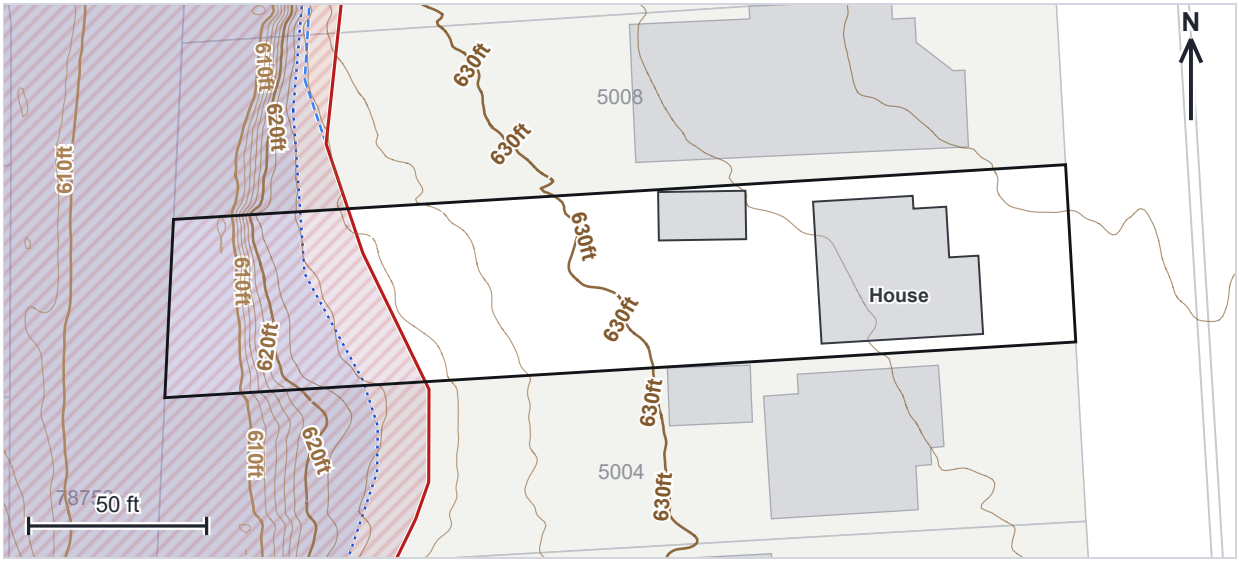


Figure 7 — Topography & water. 2 ft contours (index 10 ft), NAVD88, from USGS; 26 ft of relief. Water: FEMA floodplain, Austin fully developed floodplain and creek buffers — City of Austin.

SITE AS BUILT

- Parcel boundary (TCAD)
- Contour, 2 ft interval (NAVD88)
- Existing structures (City of Austin, 2023)

WATER / FLOOD

- CWQZ (Critical Water Quality Zone)
- Austin 25-yr floodplain (City fully-developed 100-yr)
- Austin 100-yr floodplain (FEMA 500-yr)

WATER & FLOOD COVERAGE

ZONE	% OF LOT	SQFT
CWQZ (Critical Water Quality Zone)	23.9%	3,035
Austin 25-yr floodplain (City fully-developed 100-yr)	17.1%	2,181
Austin 100-yr floodplain (FEMA 500-yr)	23.9%	3,035
Combined	**23.9%**	**3,035**

CWQZ — Critical Water Quality Zone. Development generally prohibited (LDC 25-8-261).
25-yr floodplain — Might allow for a replacement dwelling adding no units (25-7-92(A), 25-7-96).
100-yr floodplain — Might allow a replacement building 2 ft above the flood elevation (25-7-93, 25-12-53(C)(1)(a)).
Combined — ground in any zone this report deducts from buildable area (the CWQZ and the regulatory floodplain tiers).
Tiers defined at 25-7-6(B) and 25-7-7(B): no watershed has been amended for Atlas 14.

REQUIRED FINISHED-FLOOR ELEVATION

The City of Austin publishes regulatory water-surface elevations for this parcel. Its Floodplain Information Request Form is reproduced in Part III. The figures below are our arithmetic on those values — not a **signed floodplain determination** from the City's floodplain office, and not the engineered elevation its form requires: "Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer." Elevations are in feet above NAVD88, the sea-level reference current surveys and elevation certificates use.

INPUT	FT	ROLE IN CALCULATION
COA fully developed 100-year water-surface elevation	626.30	**candidate — used (the two coincide)**
FEMA 500-year (0.2% annual chance) water-surface elevation	626.30	candidate — coincides with the value used
FEMA 100-year base flood elevation (BFE)	624.62	context; not a candidate for the governing surface
COA fully developed 25-year water-surface elevation	624.62	context; not a candidate for the governing surface
Governing regulatory surface	**626.30**	the higher of the two candidates above
Freeboard required by LDC 25-12-53(C)(1)(a)	+ 2.00	"Unless otherwise specified in Title 25 (Land Development), the lowest floor of a building or structure shall be elevated a minimum of two feet above the design flood elevation."
Required finished-floor (lowest-floor) elevation	**628.30**	**our arithmetic on the City's published values**

Austin's code contains no "higher of" rule — the *design flood* (LDC 25-12-52(A)(3)) is an either/or on the area's Atlas 14 amendment status, not screened here — so the higher of the two candidates is used: at or above the design flood under every limb, it can overstate the requirement and cannot understate it.

Source: City of Austin Floodplain Information Request Form, parcel 0227000309, queried 2026-09-16. Values read verbatim.

ELEVATION CERTIFICATES NEARBY

ADDRESS	FIN. FLOOR	BFE	DIST, FT
5000 SHOAL CREEK BLVD	630.4	623.0	105
5012 SHOAL CREEK BLVD	636.5	626.11	127
4914 SHOAL CREEK BLVD	629.3	622.3	298
5003 STRASS DR	631.0	626.5	478
2507 HANCOCK DR	635.7	629.5	503

City of Austin. Datum varies by certificate: NGVD29 or NAVD88.

ZONING

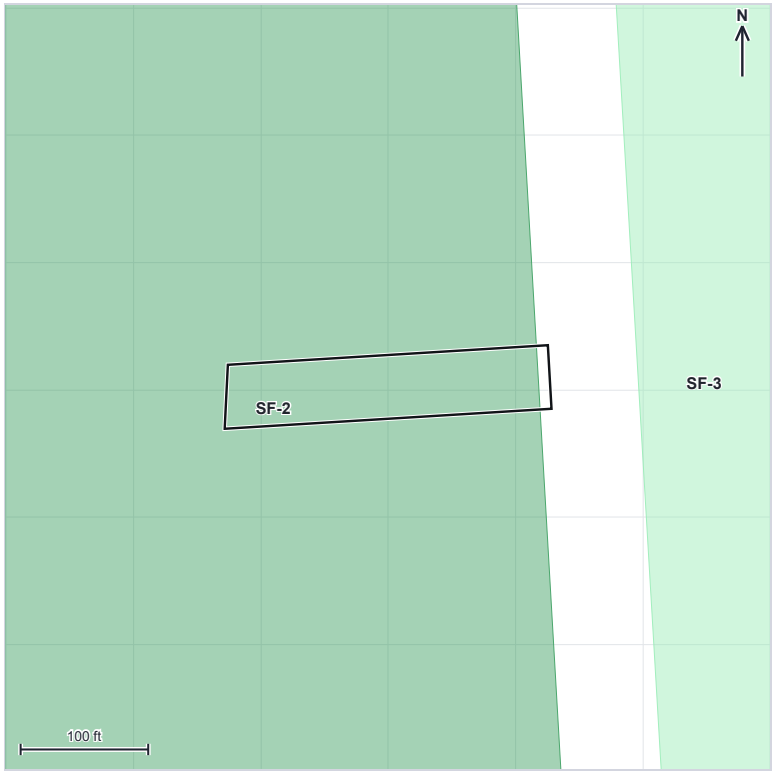


Figure 8 — Vicinity zoning

SF-2 · SF-3 · Subject parcel

Source: City of Austin, queried 2026-09-17. Not a zoning determination.

Neighborhood plan. This parcel is in the ROSEDALE neighborhood planning area; the City has not adopted a neighborhood plan for it (planning status: FUTURE PLANNING AREA).

Property profile. The City of Austin's Property Profile Report for this parcel is reproduced as Exhibit A. It lists:

- **Planning & zoning:** zoning, zoning cases and ordinances, mapped overlays, future land use (FLUM), neighborhood plan, infill options, restricted parking areas, historic-landmark status
- **Environmental:** FEMA and City floodplain flags, watershed regulation area and boundaries, creek buffers, Edwards Aquifer zones, erosion hazard review buffer
- **Political boundaries:** jurisdiction, council district, county, school district, and the Community Registry — who receives notice of a case here

SUBDIVISION COVENANTS — A SECOND SET OF RULES ON THIS LOT

This lot is zoned SF-2 **and** bound by the recorded restrictions of its subdivision. Both apply, and where the recorded set is the stricter it is the one that governs. Clause by clause, and how they reach this lot: Deed restrictions.

DEED RESTRICTIONS

WHAT BINDS THIS LOT

The rules are in the recorded restrictions of Shoalmont Addition Sec 2: Deed Records Vol. 762, Pgs. 97-99 (supplement); Deed Records Vol. 643, Pgs. 243-246 (original); Deed Records Vol. 7684, Pgs. 1-419 (operative text Pgs. 1-6; Pgs. 7-419 are the Affidavits of Consent) (amendment), reproduced in the Restriction instruments appendix. The restrictions say an unenforced rule still stands (Vol. 762 Pg. 98, clause (L)).

COVENANT	ZONING W/O COVENANT	EXCEPTIONS ACROSS THE SUBDIVISION	COVENANT ENFORCEABILITY	SOURCE
One detached single-family dwelling per building plot. One detached single-family dwelling and its private garage per building plot; no other structure.	**Stricter.** Zoning allows one house, or two or three homes on a lot of 5,750 sq ft or more (LDC 25-2-773).	25: 4 duplexes, 21 with a second dwelling or garage apartment (9%) TCAD 2025 roll	**uncertain enforceability**	Vol. 762 Pg. 97, clause (A)
Garages and other outbuildings cannot be residences. No garage, outbuilding, trailer or temporary structure used as a residence.	**Stricter.** Zoning allows two or three homes under LDC 25-2-773.	19 additional lots with a separate structure TCAD classes as living quarters, 10 with a bathroom; not a complete count for this rule (7%) COA building footprints 2023 · TCAD 2025 roll	**uncertain enforceability**	Vol. 762 Pg. 98, clause (F)
No lot split without two-thirds of the owners. No resubdivision of any lot without a recorded approval signed by the owners of two-thirds of the lots.	**Stricter.** Zoning allows a split into lots of 5,750 sq ft and 50 ft of width (LDC 25-2-492).	15 replats since 1982; 11 created new lots, producing 27 current lots. Owner approvals were not established (10%) Travis County Clerk records (Docs 200100191 to 202200247; Plat Book 88 Pg 291; 1982 to 2026)	**treat as enforceable**	Vol. 7684 Pg. 3, clause (M)
Lot at least 50 ft wide. No house on a plot narrower than 50 ft at the front setback line.	Same as zoning	4 (1%) TCAD 2025 parcels · Travis County Clerk records	likely enforceable	Vol. 762 Pg. 98, clause (C)
Front setback 25 ft. No building nearer than 25 ft to the front line.	**Stricter.** Zoning allows 25 ft for one house (LDC 25-2-492); 15 ft for two or three homes (LDC 25-2-773(B)).	Read at 21 ft, 4 ft inside the rule for eaves and parcel-line error: 102 within 25 ft, 49 within 21 ft (42%, 20%) COA building footprints 2023 · TCAD 2025 parcels	**uncertain enforceability**	Vol. 762 Pgs. 97-98, clause (B)
Residences only. All lots are residential lots.	Same as zoning	16 lots in commercial use (6%) TCAD 2025 roll	likely enforceable	Vol. 762 Pg. 97, clause (A)
Rear 5 ft utility easement. The rear 5 ft of every lot is reserved for utility installation and maintenance.	•	•	•	Vol. 762 Pg. 98, clause (H)

Counts cover 272 lots across the three plats, excluding eight exempt Burnet Road lots; building counts cover 255 houses.

Dwelling counts may overlap; residential use of outbuildings is unconfirmed. Counts are not legal thresholds. (Henke, 728 S.W.2d 39, 42, 44 (1987))

Lot area: 12,723 sq ft (minimum 6,000 sq ft): meets. **Lot width:** 50.0 ft (minimum 50 ft): meets.

The Buildable envelope uses City setbacks; the restrictions above also apply.

DOCUMENTS

DOCUMENT	DATE	WHAT IT SAYS FOR THIS LOT
Restrictions, Shoalmont Addition Section 2, Deed Records Vol. 762 Pgs. 97-99	January 23, 1946	Sets the rules above for every lot in Section 2, Lot 6 included; any owner may sue to enforce; failure to enforce is no waiver.
Shoalmont Addition Section 2 plat, Plat Book 4, Page 50	February 27, 1939	Adolph Kohn's 1938 subdivision of Block 13 of Shoalmont Addition into Lots 1 to 12 between Shoal Creek Boulevard and the creek; Lot 6 is about 100 ft wide, so the north 50 ft is its north half. The Clerk's note on its face points to the restrictions at Vol. 762 Pg. 97; a 5 ft public-utility easement is reserved along the rear of every lot.
Amended restrictions, Deed Records Vol. 7684 Pgs. 1-6	February 19, 1982	Signed by the owners of more than half the lots in Section 2, the Resubdivision and the original Addition. Runs the restrictions to January 1, 2036, then ten years at a time; amended or revoked only by the owners of two-thirds of the lots; no lot split without that approval; any owner may sue, and a violator pays the winning side's legal fees. Pages 7 to 419 are the owners' consent affidavits, 206 of them.
Consent affidavit for this lot, Deed Records Vol. 7684 Pgs. 212-213	January 12, 1982	John A. Lange and Lois C. Lange, owners of the north half of Lot 6, Section 2, at 5006 Shoal Creek, agreed to the amended restrictions for this lot; both signed, acknowledged the same day before a Travis County notary. The only affidavit in the instrument for any part of Lot 6.
Restrictions, Shoalmont Addition, Deed Records Vol. 643 Pgs. 243-246	March 26, 1940	The 1940 restrictions of the first Shoalmont plats, on the same pattern; the 1982 amendment covers them and Section 2 together.
City of Austin, Deed Restrictions and Development	September 16, 2026	Staff must approve a permit that meets the Land Development Code whether or not it conforms to a deed restriction; the parties named in the restriction enforce it.

SUBDIVISION LITIGATION

COURT CASES LOCATED

These cases involve people named in the accounts below; their links to Shoalmont development disputes remain unconfirmed. [3]

CASE / FILED	COURT DOCKET
Chan v. Bentrup D-1-GN-09-003323 Travis County, 98th District Court Filed September 28, 2009	January 7, 2011: plaintiffs filed a notice of non-suit, withdrawing their suit.
McMurtry v. City of Austin D-1-GN-09-003864 Travis County, 353rd District Court Filed November 10, 2009	December 3, 2009: temporary restraining order recorded. March 1, 2011: plaintiffs dropped the City from the suit. February 9, 2012: case dismissed for want of prosecution.
Chan v. Morris D-1-GN-09-003885 Travis County, 353rd District Court Filed November 12, 2009	October 18, 2011: agreed final judgment and permanent injunction recorded.

OTHER RECORDS

5511 Woodview — 2009. On May 28, 2009, the Allandale Neighborhood Association opposed a proposed lot split. The December 1, 2009 City minutes name Ben Bentrup as the applicant and record that the application was withdrawn. [4] [5]

5518 Shoalwood — December 15, 2009. City minutes identify Lone Star Renaissance LLC, a defendant in the McMurtry case, as the applicant for a proposed three-lot replat in Shoalmont. Neither these minutes nor the Woodview records identifies the subject of a lawsuit. [3] [6]

City Council submissions — April 26, 2012. Residents' submissions describe a Shoalmont lot-split dispute that reached court. [2]

Austin Monitor — June 14, 2013. The article reported that Catherine Fryer and Lorinda Holloway had participated in earlier litigation over lot splits in Shoalmont. [1]

[1] Austin Monitor, June 14, 2013
[2] City Council public submissions, April 26, 2012, pp. 22, 30
[3] Travis County Odyssey, court dockets by case number
[4] Allandale Neighbor, June 2009, pp. 22–23
[5] Zoning and Platting Commission minutes, December 1, 2009, p. 4
[6] Zoning and Platting Commission minutes, December 15, 2009, p. 3

Checked September 29, 2026. Historical activity located; not a complete litigation history or a prediction of future lawsuits.

DEVELOPMENT IN SUBDIVISION PAST 5 YEARS

NEW BUILDINGS BY CATEGORY

Building permits the City issued on the 280 lots of the 3 plats the same recorded restrictions bind (Sec 2 (Plat 4/50), Resub (Plat 4/9), Addition (Plat 3/230); Deed restrictions), September 16, 2021 to September 16, 2026.

	PERMITTED	THREE STOREYS	SECOND HOME ON ITS LOT	PRIOR HOME DEMOLISHED	PERMIT NAMES HOME (2–3 UNIT)
Single-family houses	12	0	0	8	0
Accessory dwellings	2	0	2	0	0
Two-family buildings	0	0	0	0	0
Studios, garages, pool houses	6	•	•	•	•
Pools and other structures	18	•	•	•	•

NEW HOMES, NEWEST FIRST

ADDRESS	BUILT	STOREYS	SQ FT	PERMITTED	PRIOR HOME DEMOLISHED	HOME (2–3 UNIT)	PERMIT
5408 Montview St	Single-family house	2	4,452	Nov 2025	✓	•	2025-140704 BP
2212 W 49th St	Single-family house	1	2,298	May 2025	✓	•	2025-039131 BP
5211 Woodview Ave	Accessory dwelling	1	459	Jan 2025	•	•	2025-009662 BP
5615 Shoalwood Ave	Single-family house	2	4,481	Sep 2024	✓	•	2024-122694 BP
5514 Montview St	Single-family house	2	4,201	Aug 2024	✓	•	2024-074127 BP
5010 Shoal Creek Blvd	Single-family house	2	3,085	Jul 2024	✓	•	2024-082909 BP
5019 Shoal Creek Blvd	Accessory dwelling	2	1,572	Jun 2024	•	•	2023-011942 BP
4903 Shady Glade Ct	Single-family house	2	4,144	Dec 2023	✓	•	2023-062595 BP
5500 Shoalwood Ave	Single-family house	1	4,899	Dec 2023	•	•	2021-077272 BP
5607 Woodview Ave	Single-family house	2	5,030	Aug 2023	✓	•	2023-102649 BP
4902 Shady Glade Ct	Single-family house	2	3,839	May 2022	✓	•	2022-068204 BP
2114 Lawnmont Ave	Single-family house	2	2,763	Apr 2022	•	•	2022-039520 BP
2112 Lawnmont Ave	Single-family house	2	2,543	Apr 2022	•	•	2022-038841 BP
5405 Shoalwood Ave	Single-family house	2	5,493	Oct 2021	•	•	2021-162151 BP

Source: City of Austin, data as of September 13, 2026.

PERMITS & RECORDED DOCUMENTS

Legal lot status, what has been permitted here, and where the recorded instruments are

LEGAL LOT STATUS

RECORDED PLAT	**SHOALMONT ADDITION SEC 2**.
TCAD LEGAL DESCRIPTION	"N50FT OF LOT 6 SHOALMONT ADDN SEC 2" — a *portion* of a platted lot, conveyed by measured call
CITY LAND-BASE TYPE	LOT
DETERMINATION	Not made in this report. Only the City of Austin determines legal-lot status, by **Land Status Determination** (LDC 25-4-2). Fee **$415.89** (City of Austin Development Services FY 2025-26 fee schedule, Site Plan Review Fees, effective 2025-10-01); determination emailed within ten business days of a complete application. If denied, the route is platting: an infill plat carries $6,160.53 + $77.89 per acre in City review fees alone. Form and process: Subdivision Application Process. The City publishes no searchable record of issued determinations — ask the seller for the letter.

PERMIT HISTORY — 5 RECORD(S), PARCEL ID MATCH

ISSUED	TYPE	STATUS	DESCRIPTION
2025-05-28	Building Permit — Repair	Final	EXPRESS: Handicap Ramp
2009-12-29	Building Permit — Remodel	Final	Repair/replace existing porch deck (replace concrete with wood - same footprint) and porch roof. Replace all...
1988-06-14	Electrical Permit — Remodel	VOID	A/C Changeout To Residence
1988-06-14	Mechanical Permit — Remodel	VOID	A/C Changeout To Residence
1988-06-14	Plumbing Permit — Remodel	VOID	A/C Changeout To Residence

PENDING APPLICATIONS	No plan-review application is pending on this parcel — City of Austin, checked 2026-09-17; new filings appear within ~1 day.
SEARCHED	TCAD parcel 0227000309, City of Austin, queried 2026-09-17
SCOPE	This table is issued permits only; older work can predate the dataset or be indexed under a different address spelling.

RECORDED DOCUMENTS FOR THIS PROPERTY

DATE FILED	DOCUMENT	FINDING
2018-10-30	**Release of home-equity lien** Document 2018170349	TruWest Credit Union releases the Langes' 2009 home-equity deed of trust.
2009-12-22	**Home-equity deed of trust** Document 2009209721	Loan secured by the north 50 feet of Lot 6. Released in 2018.
1995-07-11	**Abstract of judgment** Judgment Records, Book 807, p. 2269; document 20427	**Copy not retrieved.** Indexed under City of Austin and John Lange. Whether this is the property owner is unconfirmed.
1990-06-25	**Power of attorney** Real Property Records, Vol. 11215, p. 1098; document 90054040	John Albert Frederick Lange appoints his wife, Lois Carolyn Lange. No specific property is described.
1989-08-07	**Release of mechanic's lien** Real Property Records, Vol. 10995, pp. 29-30; document 89066017	First Gibraltar Bank releases the 1979 lien as paid in full.
1979-11-02	**Mechanic's lien and trust deed** Mechanic's Lien Records, Vol. 6654, pp. 2257-2259	Lien for siding, windows and foundation work on this property. Released in 1989.
1967-09-01	**Warranty deed** Deed Records, Vol. 3342, p. 1502	**Copy not retrieved.** TCAD identifies this as the deed to John A. Lange for the north 50 feet of Lot 6. Order a copy.

Travis County Clerk records searched 2026-09-16 to 2026-09-17: owner names, legal description, address and recording references. Subdivision restrictions are listed under Deed restrictions.

CONSTRAINTS REGISTER

PART II

64 screened layers, grouped and labelled as the City of Austin Property Profile Report labels them — with the source of every answer

FIELD	STATUS	DETAIL	SOURCE
PLANNING & ZONING			
Zoning:	INFO	**SF-2** — base district SF-2	City of Austin
Subdivision covenants:†	INFO	**Recorded restrictions of SHOALMONT ADDITION SEC 2 bind this lot alongside zoning; where they are the stricter they govern.** Instruments read in full: Deed Records Vol. 762, Pgs. 97-99; Deed Records Vol. 643, Pgs. 243-246; Deed Records Vol. 7684, Pgs. 1-419 (operative text Pgs. 1-6; Pgs. 7-419 are the Affidavits of Consent). In force to 2036-01-01, amended by 66-2/3% of the lots in the Subdivisions, one vote per lot. Clause chart: Deed restrictions; instruments reproduced: Restriction instruments appendix.	Travis County Clerk
Future Land Use (FLUM):	NO	**No designation** — ROSEDALE is a FUTURE PLANNING AREA area; the City has not adopted a future land use map here.	City of Austin
Neighborhood Plan:	YES	ROSEDALE — FUTURE PLANNING AREA (ord —)	City of Austin
Infill Options:	NO	not mapped on or near the lot	City of Austin
Infill Options (named, City profile):	NO	The City's Property Profile Report prints no infill option for this parcel. That is the City's field, left empty on its report; it is not a statement that this parcel is outside every neighborhood plan. The City's report is Exhibit A.	City of Austin Property Profile Report
ADU / secondary dwelling pathway:†	NO	**The City lists no "ADU Approx Area Reduced Parking" entry in this parcel's Zoning Overlays.** The City's report is Exhibit A.	City of Austin Property Profile Report
Historic Landmark:	NO	none within 500 ft	City of Austin
Zoning Overlays:			
NCCD	NO	not mapped on or near the lot	City of Austin
Conditional Overlay (CO)	NO	not mapped on or near the lot	City of Austin
ETOD Overlay	NO	outside mapped ETOD eligibility subdistricts	City of Austin
National Register district	NO	not mapped on or near the lot	City of Austin
Lake Austin (LA)	NO	not mapped on or near the lot	City of Austin
Airport	NO	not mapped on or near the lot	City of Austin
Capitol View Corridor	NO	not mapped on or near the lot	City of Austin
Scenic Roadway	NO	not mapped on or near the lot	City of Austin
Hill Country Roadway	NO	not mapped on or near the lot	City of Austin
Waterfront	NO	not mapped on or near the lot	City of Austin
Subchapter F residential design standards†	YES	inside the mapped Subchapter F (residential design standards) area — LDC/25-2-Subchapter F	City of Austin (Code: LDC/25-2-Subchapter F)
ENVIRONMENTAL			
Fully Developed Floodplain:	YES	**COA fully-dev 25-yr** — 17.1% of lot (2,181 sqft)	City of Austin (measured in this report)
	YES	**COA fully-dev 100-yr** — 6.7% of lot (854 sqft)	City of Austin (measured in this report)
FEMA Floodplain:	YES	**FEMA 100-yr (AE/A)** — 17.1% of lot (2,181 sqft)	City of Austin (measured in this report)
	YES	**FEMA 500-yr** — 6.7% of lot (854 sqft)	City of Austin (measured in this report)

FIELD	STATUS	DETAIL	SOURCE
Creek Buffers:	YES	**CWQZ (Critical Water Quality Zone)** — 23.9% of lot (3,035 sqft) · treated as no-build here	City of Austin (measured in this report)
	NO	WQTZ (Water Quality Transition Zone) — not mapped on or near the lot	City of Austin (measured in this report)
Austin Watershed Regulation Areas:	YES	URBAN / Desired Development	City of Austin
Watershed Boundaries:	YES	Shoal Creek -> Lady Bird Lake	City of Austin
Edwards Aquifer Recharge Zone:	NO	not mapped on or near the lot	City of Austin
Edwards Recharge Zone Buffer (1,500 ft):†	NO	**Outside both.** Measured over the full parcel boundary, no part of this parcel falls inside the City's mapped recharge zone or inside its 1,500-foot buffer. That is a boundary result at the City's published resolution and nothing more. Source: City of Austin, measured over the full parcel boundary, retrieved 2026-09-17.	City of Austin
Barton Springs Zone:	NO	not mapped on or near the lot	City of Austin
Erosion Hazard Zone Review Buffer:	NO	not mapped on or near the lot	City of Austin
Species Habitat (BCCP fee zones):†	NO	**Outside the BCCP permit area** — no habitat fee zone. *1996 fee-zone maps — a fee instrument, not a species survey or a clearance; a clearing permit can still trigger USFWS consultation.*	Travis County
Wildland-Urban Interface:	NO	not mapped on or near the lot	City of Austin
Landfill Buffer:	NO	not mapped on or near the lot	City of Austin
FEMA FIRM Panel:	INFO	**48453C0455J** — effective 2016-01-06 (stored UTC; COA forms print 1/5/2016) · Countywide, Panel Printed	FEMA
Impervious Cover (existing):	INFO	~3,533 sqft = 27.8% of lot (Structure 1,980, Paved Driveway 1,281, Pavement 144, Sidewalk 128)	City of Austin (2023)
Critical Environmental Features:			
Spring	NO	none within 500 ft	City of Austin
Wetland	NO	none within 500 ft	City of Austin
Rock outcrop	NO	none within 500 ft	City of Austin
Flood records nearby:			
Elevation Certificates	NEARBY	6 within ~500 ft; nearest 5000 SHOAL CREEK BLVD (~105 ft) — finished floor 630.4, base flood 623.0	City of Austin
Letters of Map Amendment (LOMA)	NO	none within ~500 ft	City of Austin
Letters of Map Revision (LOMR)	NO	none within ~500 ft	City of Austin
Tree Permits (nearby):	INFO	**70** issued tree permit(s) within ~500 ft; 27 flagged heritage, 41 recording the removal of a regulated tree. Nearest: 5008 SHOAL CREEK BLVD, ~23 ft away, trunk diameter as recorded (inches) 23 *Issued nearby, not here: the City maps each permit at an address centroid for the address it names. No permit found here is recorded at this lot's address. Issue dates and permit numbers only — no permit status is reported. See **Tree permits issued near this lot** in Part I.*	City of Austin
Tree Canopy over buildable envelope:†	INFO	Mapped tree canopy covers **more than 75%** of the lot. A band, never a figure — this layer over-maps canopy edges, and the City's canopy generations disagree by up to 36 points on one parcel. *"For planning purposes only. Dataset does not account for individual trees, tree species, nor any metric for tree canopy height."* — City of Austin, *Tree canopy (2022)* layer documentation. See **Tree canopy** in Part I.	City of Austin (2022)
POLITICAL BOUNDARIES			
Jurisdiction:	YES	AUSTIN FULL PURPOSE (FULL)	City of Austin

FIELD	STATUS	DETAIL	SOURCE
Jurisdiction Date of Record:†	INFO	**full purpose**, dated **March 14, 1946**. This is the jurisdiction date the City's boundary record carries for this location, and it is the figure a Land Status Determination reports. **It is not a determination and it is not evidence that one exists** — whether a Land Status Determination has ever been issued for this parcel is not publicly determinable, because the City does not publish issued determinations.	City of Austin
Annexation History / ETJ Release:†	NO	**No ETJ release and no citable annexation instrument.** The layer returns 2 record(s) over this parcel — *AUSTIN CITY LIMITS* (effective 1985-12-19); *FULL PURPOSE ON OR BEFORE 03/14/1946* (effective 1946-03-14) — and none of them carries an ordinance number or a case number to cite. City of Austin Jurisdiction history, measured over the full parcel boundary, retrieved 2026-09-17.	City of Austin
County:	INFO	**Travis County, Texas** — this report covers the Travis County appraisal fabric only	TCAD
School District:	YES	Austin ISD	City of Austin
Community Registry:	INFO	**9 organisation(s)** on the City's Community Registry for this parcel: Allandale Neighborhood Association; Austin Neighborhoods Council; Bull Creek Road Coalition; Friends of Austin Neighborhoods; Homeless Neighborhood Association; North Austin Neighborhood Alliance; Preservation Austin; Rosedale Neighborhood Association; Shoal Creek Conservancy. The City's report is Exhibit A.	City of Austin Property Profile Report
UTILITIES & EASEMENTS†			
Austin Water Service Area:	YES	in AW service/impact-fee area; tap capacity and line locations are not public and need a tap plan	Austin Water
OSSF (septic) Permitting Authority:†	YES	**On-site sewage facility (OSSF) permits at this location are issued by the City of Austin.** Measured over the full parcel boundary, the whole of this parcel falls inside the City's On-site Sewage Facilities Jurisdiction layer: *FULL PURPOSE* (full-purpose annexation area). This is the City of Austin's published On-site Sewage Facilities Jurisdiction boundary, measured over the full parcel boundary. It is a boundary layer, not a permit record: the City's OSSF permit files are a separate request and this report has not pulled them. This row answers one question and only one: **which government office issues an on-site sewage facility (OSSF, or "septic") permit at this location**. It is not a finding about the ground under this parcel, it is not a statement that an on-site system could or could not be permitted here, and it is not evidence that one exists. Those are separate questions with separate evidence, and this screen supplies none of it. It is also not the **Austin Water Service Area** row: that row asks whether this parcel is inside Austin Water's service and impact-fee area, and a parcel can fall inside one of the two and outside the other. City of Austin On-site Sewage Facilities Jurisdiction, measured over the full parcel boundary, retrieved 2026-09-17.	City of Austin

FIELD	STATUS	DETAIL	SOURCE
Utility Service Obligation (PUC CCN):†	NO	**No retail utility is mapped as certificated to serve this tract.** Both the Commission's water and its sewer certificate layers were queried over the full parcel boundary and neither returns a holder. A **Certificate of Convenience and Necessity (CCN)** is the Public Utility Commission of Texas' grant of a retail water or sewer service area. The Commission's description of this dataset states that a CCN *"obligates the water or sewer retail public utility to provide continuous and adequate service to every customer who requests service in that area."* **Read this as a map result, not as an answer about service.** The absence of a CCN polygon over a tract does not mean a utility would refuse it, and it says nothing at all about a private water well or about an on-site sewage facility. The City of Austin holds water CCN 11322 and sewer CCN 20636 in this same dataset and neither one's mapped area reaches central Austin — an Austin parcel served by Austin Water is a miss here too. What this row reports, and all it reports, is that the Commission's map shows no retail utility holding a certificated obligation to serve this tract. Source: the Public Utility Commission of Texas' ArcGIS Online organisation — the services behind the Commission's Water and Sewer CCN Viewer — measured over the full parcel boundary. Retrieved 2026-09-17. The Commission's service reported its last edit as 2026-07-14.	Public Utility Commission of Texas
Recorded Easements (COA GIS):	NO	none mapped on parcel (COA layer is not title-complete — survey/title still governs)	City of Austin
PROPERTY & PERMIT RECORDS†			
TCAD Record:	INFO	market $787,519 (2026 certified roll); built 1951; N50FT OF LOT 6 SHOALMONT ADDN SEC 2 — *other attributes as published by the parcels layer*. That layer is a geometry service: its attribute columns carry no vintage and lag the certified appraisal roll by 1–3 years. The land/improvement split and owner of record, 2027 tax year are in the **Property record** table in Part I, from the same TCAD appraisal record.	TCAD
Legal Lot Status:	INFO	inside a recorded subdivision, but described as a **portion** of a platted lot · see **Legal lot status** in Part I for the determination process and its current cost. *Only the City of Austin determines legal-lot status.*	City of Austin + TCAD
Permit History:	INFO	5 permit(s); 0 not finalized; latest 2025-05-28 Building Permit	City of Austin
Pending Applications (plan review):†	NO	No plan-review application is pending on this parcel — checked 2026-09-17; new filings appear within ~1 day.	City of Austin
Development Cases (City review):†	NO	**No development case is mapped on this parcel** — City of Austin development review cases (subdivision, site plan, zoning, neighborhood plan amendment), retrieved 2026-09-17. City of Austin development REVIEW cases — subdivision, site plan, zoning and neighborhood-plan amendments — not building permits. *Statuses shown are dated and come from the City's case tables, where those are maintained (subdivision, site plan, zoning in flight). A concluded zoning case shows none: the City's status field is not maintained after a case concludes, and the adopting ordinance is the evidence of an outcome.*	City of Austin
Code Enforcement Cases:	NO	No Austin Code complaint case is recorded against this parcel id. *Matched on the TCAD parcel id, not on an address string. A complaint case (-CC) records an allegation; a violation case (-CV) is listed where the City opened one. About 13% of citywide complaint rows carry no parcel id and cannot be matched by any parcel key.*	City of Austin
ADDITIONAL LAYERS SCREENED†			
Local historic district	NO	not mapped on or near the lot	City of Austin
NR individual listing	NO	not mapped on or near the lot	National Park Service
State Antiquities Landmark	NO	not mapped on or near the lot	Texas Historical Commission
RTHL (state landmark)	NO	not found (no complete public RTHL map exists; TxDOT survey layer checked)	TxDOT

Queried 2026-09-17 00:03:46; “NEARBY” = within ~500 ft of the parcel but not intersecting it. Section names and field labels follow the City of Austin Property Profile Report; † marks groups and individual rows that are ours, not sections the City publishes. Where the City prints only a code — “Creek Buffers: CWQZ” — the Detail column carries what we measured here. The Source column is ours. Screening aid, not a regulatory determination.

EXHIBIT A — CITY OF AUSTIN PROPERTY PROFILE REPORT

Austin

Property Profile Report

Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location:	**5006 SHOAL CREEK BLVD**
Parcel ID:	**0227000309**
Grid:	**MJ27**

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM):	**No Future Land Use Map**
Regulating Plan:	**No Regulating Plan**
Zoning:	**SF-2**
Zoning Cases:	**None:**
Zoning Ordinances:	**19990225-070b**
Zoning Overlays:	**Residential Design Standards: LDC/25-2-Subchapter F**
Infill Options:	**--**
Neighborhood Restricted Parking Areas:	**Rosedale Neighborhood Assn.**
Mobile Food Vendors:	**Rosedale NA**
Historic Landmark:	**--**
Urban Roadways:	**Yes**

Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Land Use Assistance provides general zoning assistance and can advise you on the type of development allowed on a property. Visit Zoning for the description of each Base Zoning District. For official verification of the zoning of a property, please request a Zoning Verification Letter. General information on the Neighborhood Planning Areas is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain:	**City of Austin Fully Developed 100-Year Floodplain, City of Austin Fully Developed 25-Year Floodplain**
FEMA Floodplain:	**.2 PCT ANNUAL CHANCE FLOOD HAZARD, AE**
Austin Watershed Regulation Areas:	**URBAN**
Watershed Boundaries:	**Shoal Creek**
Creek Buffers:	**CWQZ**
Edwards Aquifer Recharge Zone:	**No**
Edwards Aquifer Recharge Verification Zone:	**No**
Erosion Hazard Zone Review Buffer:	**Yes**

Political Boundaries

Jurisdiction:	**AUSTIN FULL PURPOSE**
Council District:	**7**
County:	**TRAVIS**
School District:	**Austin ISD**
Community Registry:	**Allandale Neighborhood Association, Austin Neighborhoods Council, Bull Creek Road Coalition, Friends of Austin Neighborhoods, Homeless Neighborhood Association, North Austin Neighborhood Alliance, Preservation Austin, Rosedale Neighborhood Association, Shoal Creek Conservancy**

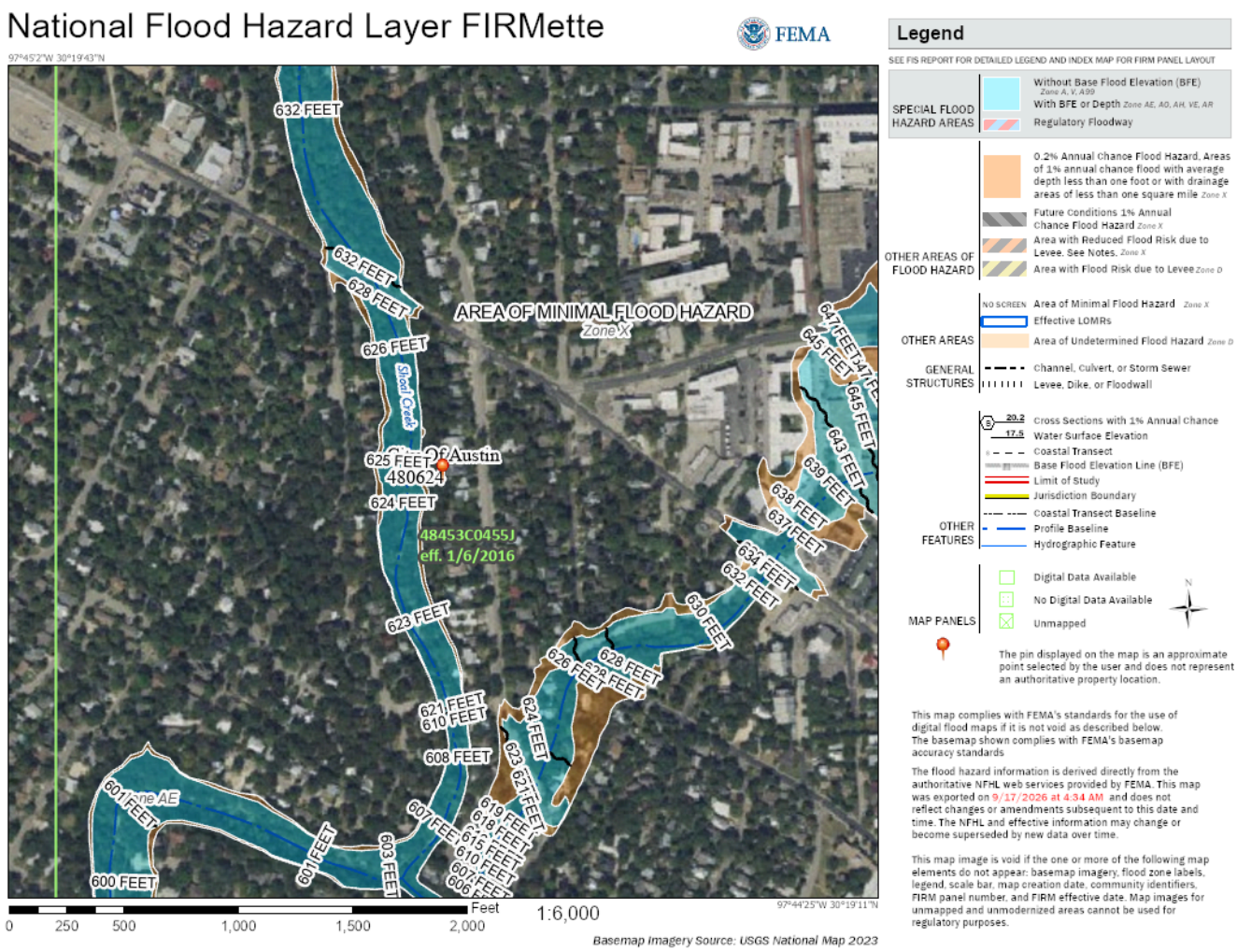
Date created: 9/16/2026

The Information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Source: City of Austin, generated 2026-09-16.

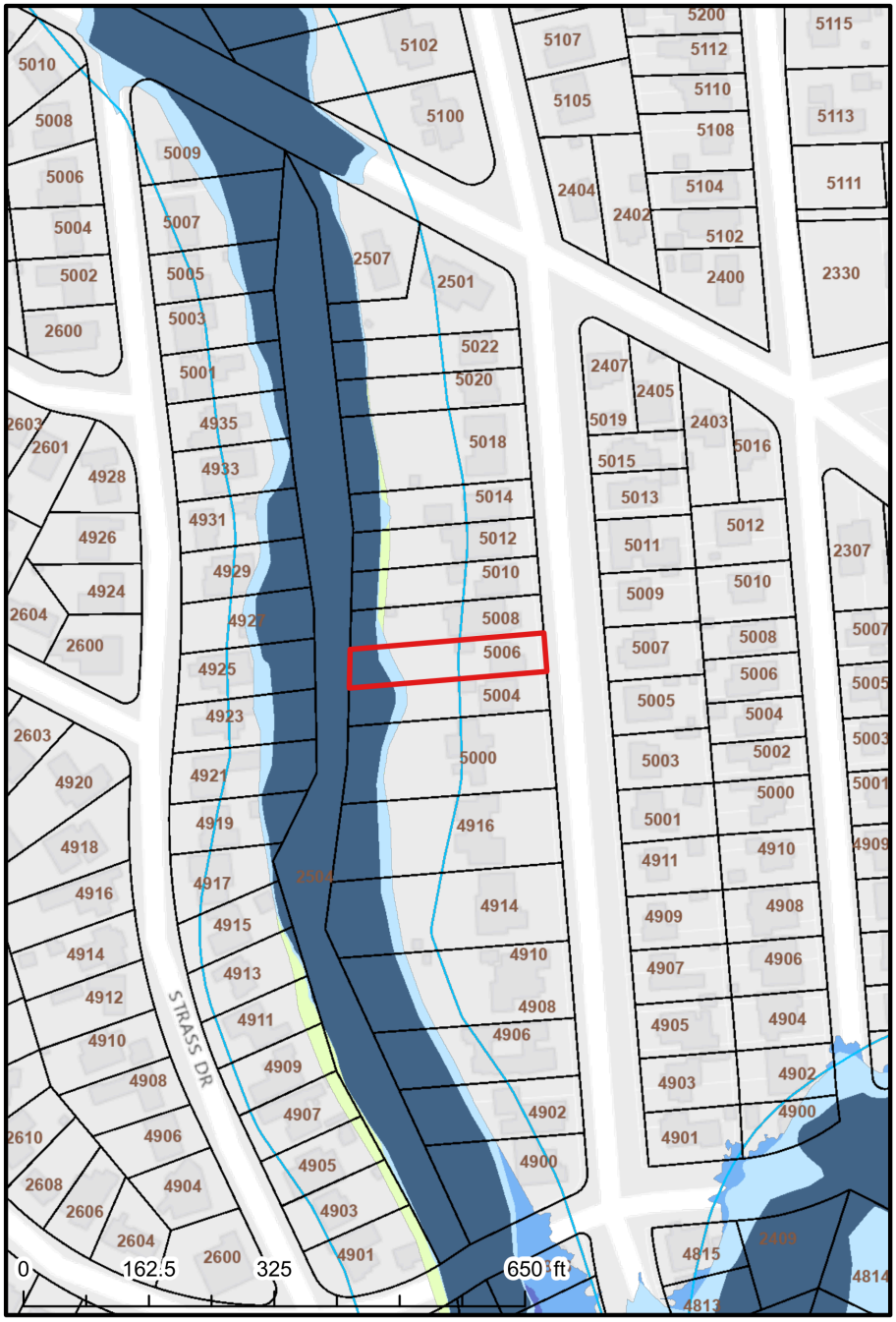
EXHIBIT B — FEMA FIRMETTE (NATIONAL FLOOD HAZARD LAYER)

Source of record — reproduced as issued, not re-drawn



Source: FEMA, generated 2026-09-16.

EXHIBIT C — CITY OF AUSTIN FLOODPRO MAP



Austin

9/16/2026

North

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference.No warranty is made by the City of Austin regarding specific accuracy or completeness.

Legend

- Address
- Parcel
- Letter of Map Revision
- Watershed Boundary
- Model Footprint

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year
- 100 Year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA 25-year (FEMA 100-Year Detailed-AE)
- COA 25-year (FEMA 100-Year Approx-A)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA Fully Developed 100-Year (Shallow)
- Creek Buffers
- Outside Austin City Limits
- Subject parcel

Source: City of Austin, generated 2026-09-16. Subject parcel outlined in red by this report.

EXHIBIT D — CITY OF AUSTIN FLOODPLAIN INFORMATION REQUEST FORM

Austin Watershed Protection

FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0227000309	Date Processed: 9/16/2026
Property Address: 5006 SHOAL CREEK BLVD AUSTIN TX 78756	
FEMA Flood Insurance Information:	**City of Austin Regulatory Information:**
FEMA Flood Zone: AE	COA Flood Zone: City of Austin Fully Developed 25-Year Floodplain
Community Number: 480624	
Panel Number: 48453C0455J	COA 25-Year Flood Elevation: 624.62
Effective Date: 1/5/2016	COA 100-Year Flood Elevation: 626.30
FEMA 100-Year Elevation*: 624.62	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
FEMA 500-Year Elevation*: 626.30	
Comments:	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Mailing Address:** PO BOX 1088 Austin, TX 78767-1088

E-mail: floodpro@austintexas.gov Attn: Floodplain Office, Watershed Protection Dept.-11th Floor,

* The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A**, **AE**, **AO**, or **AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains ***may differ*** from the City of Austin regulatory floodplains.

** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains ***may differ*** from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit http://www.floodsmart.gov/floodsmart/

Source: City of Austin, generated 2026-09-16.

PID 227433 | 5006 SHOAL CREEK BLVD

Property Summary Report | 2027
Online Services | Travis Central Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 227433
Geographic ID: 0227000309
Type: R
Zoning: SF-2
Agent:
Legal Description: N50FT OF LOT 6 SHOALMONT ADDN SEC 2
Property Use:

LOCATION

Address: 5006 SHOAL CREEK BLVD, AUSTIN TX 78756
Market Area:
Market Area CD: Y3000
Map ID: 022601
Zoning: SF-2

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

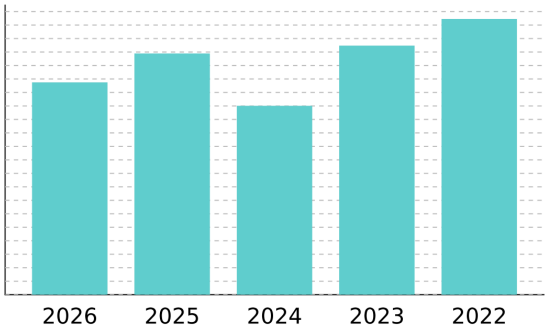
Name: LANGE JOHN A
Secondary Name:
Mailing Address: 5006 SHOAL CREEK BLVD AUSTIN TX 78756-2524
Owner ID: 206090
% Ownership: 100.000000
Exemptions: HS - Homestead,OTHER

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$514,453	$273,066	$0	$787,519	$0	$787,519
2025	$707,373	$187,215	$0	$894,588	$124,075	$770,513
2024	$462,000	$238,466	$0	$700,466	$0	$700,466
2023	$660,000	$263,681	$0	$923,681	$162,056	$761,625
2022	$660,000	$362,645	$0	$1,022,645	$330,259	$692,386

Page 1 of 2 Effective Date of Appraisal: January 1 Date Printed: September 16, 2026 Powered By: <True Prodigy>

TAXING UNITS

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

IMPROVEMENT

Improvement #1: 1 FAM DWELLING Improvement Value: N/A Main Area: 1,191
State Code: A1 Description: 1 FAM DWELLING Gross Building Area: 2,722

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1951	1951	1,191
031	GARAGE DET 1ST F	R5		0	1951	1951	240
522	FIREPLACE	R5		0	1951	1951	1
095	HVAC RESIDENTIAL	R5		0	1951	1951	1,191
011	PORCH OPEN 1ST F	R5		0	1951	1951	98
251	BATHROOM	R5		0	1951	1951	1

Improvement Features

1ST Roof Style: GABLE, Floor Factor: 1ST, Roof Covering: COMPOSITION SHINGLE, Shape Factor: U, Grade Factor: A, Foundation: PIER AND BEAM

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2921	12,722.65	$40.44	N/A	N/A

DEED HISTORY

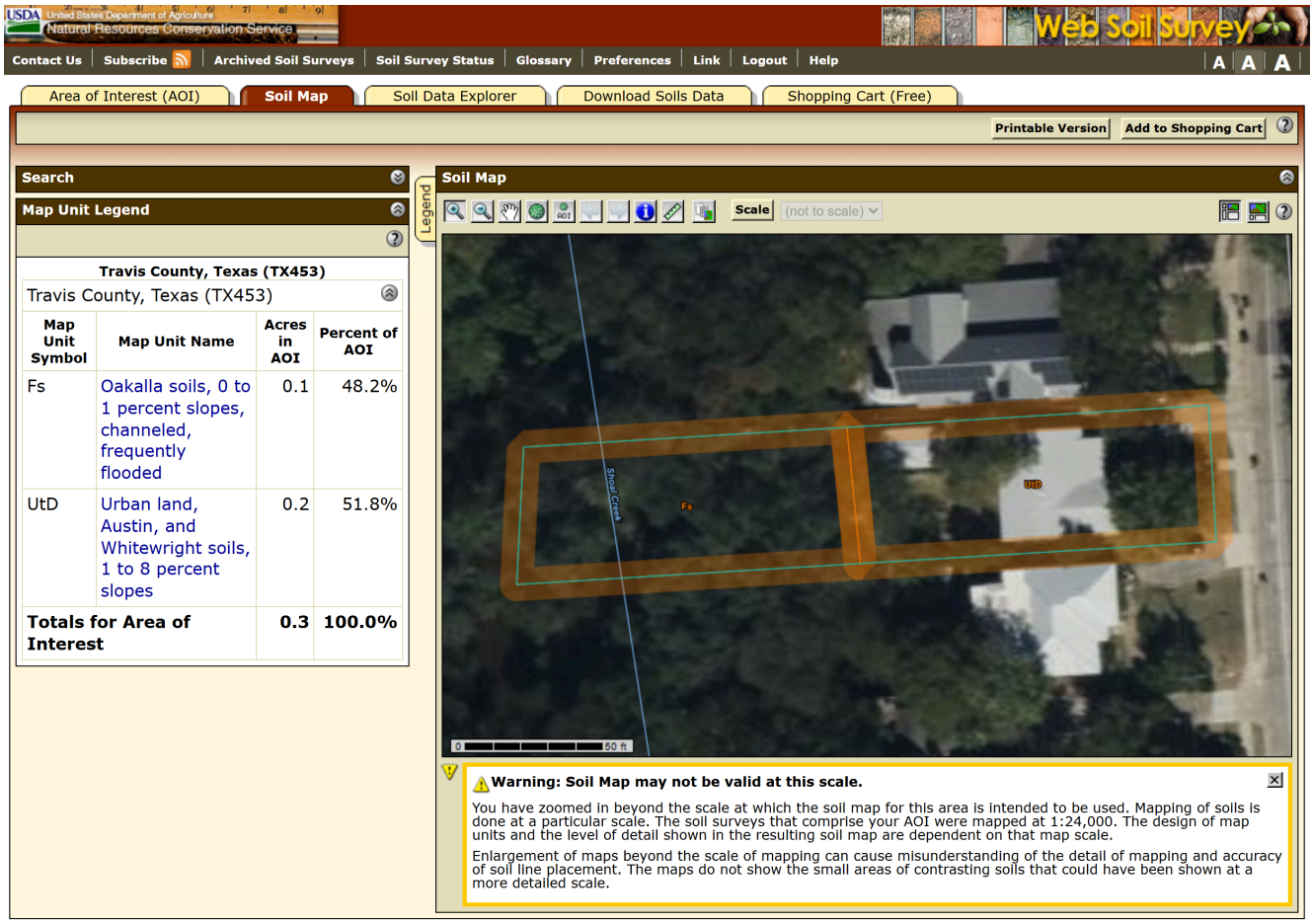
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/1/67	WD	WARRANTY DEED		LANGE JOHN A		03342	01502	

Page 2 of 2 Effective Date of Appraisal: January 1 Date Printed: September 16, 2026 Powered By: <True Prodigy>

Source: Travis Central Appraisal District, generated 2026-09-16.

EXHIBIT F — SOILS

Source of record — reproduced as issued, not re-drawn



Travis County, Texas (TX453)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fs	Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded	0.1	48.2%
UtD	Urban land, Austin, and Whitewright soils, 1 to 8 percent slopes	0.2	51.8%
Totals for Area of Interest		**0.3**	**100.0%**

Source: USDA NRCS — Travis County, Texas, established 2025-09-05; captured 2026-09-16. The link opens this map with the same area of interest.

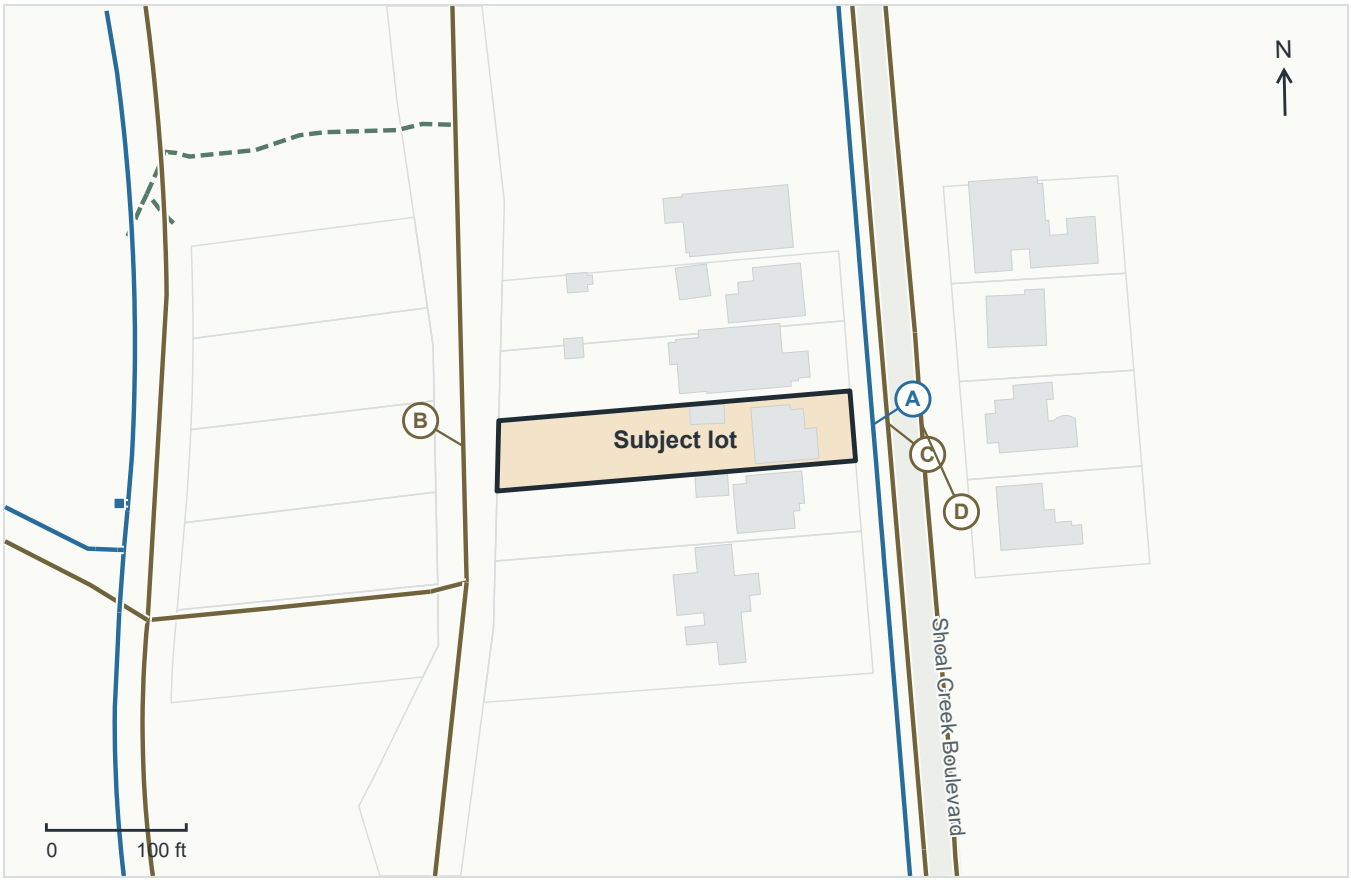
NEARBY FOUNDATION REPAIRS

PERMIT	ISSUED	ADDRESS	DESCRIPTION	STATUS
2019-219033 BP	2020-06-29	5004 SHOAL CREEK BLVD	Foundation repair	Final

Some permits may require soil investigations, depending on the work done.

Source: City of Austin — building permits within 250 ft of the parcel center whose description mentions foundation; queried 2026-09-16. Permit numbers link to the City's permit record.

EXHIBIT G — UTILITIES



Water main · Sewer main · Storm drain · Subject lot · Hydrant

	Mapped main	Size / material	From lot
A	Water main	6-inch cast iron	14 ft
B	Sewer main	24-inch concrete	23 ft
C	Sewer main	48-inch reinforced concrete	25 ft
D	Sewer main	8-inch PVC	49 ft

Distances are approximate, measured to the mapped lot boundary. These mains do not establish the lot's connection or available capacity.

Electric In Austin Energy's mapped service area. Equipment locations are not shown.

Gas Gas lines and service at this lot are not established by the public maps reviewed. Texas Gas Service.

Sources: Austin Water; Austin wastewater; City storm drains. Retrieved September 27, 2026. Parcel: TCAD; building footprints: City of Austin; streets: OpenStreetMap. In-service mains within 300 ft of the lot.

VOL. 762, PGS. 97-99 RESTRICTION INSTRUMENTS APPENDIX · 1 OF 3 · PAGE 1 OF 3

← Deed restrictions sheet · Deed Records Vol. 762, Pgs. 97-99 · supplement · filed 1946-01-23 · Adolph Kohn and wife Mollie Kohn, together with Guy R. Hester, Clifford E. Wolff and Leroy T. Clark, 'owners of property in the subdivision below' · Portal image, 3 pages reproduced

Chester Salazar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. And also before me, on this day personally appeared Janice Quinetta Salazar, wife of the said Chester G. Salazar, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, she the said Janice Quinetta Salazar, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 23rd day of March, A.D. 1940.

Ann Eaves
(Notary Seal) Notary Public, Travis County, Texas.

The State of Texas,
County of Travis.

Before me, the undersigned authority, on this day personally appeared George Calhoun, Surviving trustee of the Estate of Zack P. Jourdan, deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, on this the 28th day of March, A.D.1940.

Ann Eaves
(Notary Seal) Notary Public, Travis County, Texas.

The State of Texas

County of Travis

Before me, the undersigned authority, on this day personally appeared E. E. Jourdan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. And also before me, on this day personally appeared Alvah M. Jourdan, wife of the said E. E. Jourdan, known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Alvah M. Jourdan, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, on this the 23rd day of March, A.D.1940.

Ann Eaves
(Notary Seal) Notary Public, Travis County, Texas.

Filed for Record Jan. 19, 1946 at 8:30 A. M. --- Recorded Jan 23, 1946 at 9:40 A.M.---

- - - - - - - - -

The State of Texas,)
County of Travis.) KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, owners of property in the subdivision below, in order to assure insofar as possible the best development of said property hereinafter described, and for the purpose of protecting purchasers and owners of property in said sub-division, and for our own benefit and the benefit of each and every other person who may own property in such subdivision in the future we, Adolph Kohn and wife, Mollie Kohn, together with the other undersigned owners of property included in the below description, do hereby now and hereby make and place the following restrictions upon the following described property, towit:

All the property comprising what is known as "Shoalmont Addition, Section 2", in Travis County, Texas, as recorded and shown in the plat records of Travis County, Texas, Plat Book No. 4, page 50.

All of said above described property shall be subject to the following restrictions and/or covenants, forever, except as hereinafter provided:

(A) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling and a private garage and other outbuildings incidental to residential use of the plot.

(B) No building shall be located on any residential building plot nearer than

twenty-five (25) ft. to the front line, nor nearer than twelve (12) feet to any side street line.

(C) No residential structure shall be erected or placed on any building plot, which plot has an area of less than six thousand (6,000) square feet, or a width of less than fifty (50) feet at the front building set-back line.

(D) No noxious or offensive trade or occupation shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(E) No Person of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(F) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(G) No dwelling costing less than Six Thousand & No/100 ($6,000.00) Dollars, including cost of material and labor only, shall be permitted on Lots Numbered One (1) to Twelve (12) inclusive, and that part of Block "A", lying west of Shoal Creek Blvd, in said tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be no less than one thousand and fifty (1050) sq. ft.

No dwelling costing less than Four Thousand & no/100 ($4,000.00) Dollars, including cost of material and labor only, shall be permitted on any other part or plot of this tract; and the ground floor area of the main structure in such case, exclusive of one story open porches and garages, shall be no less than eight hundred and fifty (850) sq. ft.

(H) An easement is reserved over the rear five (5) feet of every lot for utility installation and maintenance.

(I) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners it is agreed to change the said covenants in whole or in part.

(J) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(K) Invalidation of any one of these covenants by judgment or court shall in no wise affect any of the other provisions which shall remain in full force and effect.

(L) The failure at any time to enforce these restrictions or covenants by the undersigned, their heirs or assigns, or by any other person having a right to do so, whether such violation is of knowledge or not, shall not constitute a waiver or estoppel of their right to do so at any time.

In Testimony Whereof, we have placed our signatures hereto, this the 14th day of January, A. D. 1946.

Adolph Kohn
Mollie Kohn
Guy R. Hester
Clifford E. Wolff
Leroy T. Clark

The State of Texas,
County of Travis.

Before me, the undersigned authority, on this day personally appeared Adolph Kohn, and Mollie Kohn, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Adolph Kohn acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Mollie Kohn, wife of the said Adolph Kohn, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mollie Kohn, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 14 day of January, A. D. 1946.

Leona B. Barnes
(Notary Seal) Notary Public in and for Travis County, Texas.

The State of Texas,
County of Travis.

Before me, the undersigned authority, on this day personally appeared Leroy T. Clark, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed,

Given under my hand and seal of office, this 22nd day of January, A.D. 1946.

J. D. Elliott
(Notary Seal) Notary Public, in and for Travis County, Texas.

The State of Texas,
County of Travis.

Before me, the undersigned authority, on this day personally appeared Guy R. Hester, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 17th day of January, A. D. 1946.

Noami Jackson Wassell
(Notary Seal) Notary Public in and for Travis County, Texas.

The State of Texas,
County of Travis.

Before me, the undersigned authority, on this day personally appeared Clifford E. Wolff, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 19th day of January, A. D. 1946.

J. D. Elliott
(Notary Seal) Notary Public in and for Travis County, Texas.

Filed for Record Jan. 23, 1946 at 8:40 A.M. --- Recorded Jan 23, 1946 at 2:10 P.M.------

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The State of Texas,
County of Travis.

WHEREAS, by instrument dated November 14, 1944, and recorded in Book "731", at pages 290-294, of the Deed of Trust Records of Travis County, Texas, Paul F. Hermann, and wife, Elsie H. Hermann, gave to N. S. Johns, Trustee for The Calcasieu Lumber Company, a deed of trust lien on two tracts of land out of the James P. Wallace League, in Travis

VOL. 643, PGS. 243-246 RESTRICTION INSTRUMENTS APPENDIX · 2 OF 3 · PAGE 1 OF 4

← Deed restrictions sheet · Deed Records Vol. 643, Pgs. 243-246 · original · filed 1940-03-26 · Adolph Kohn and wife Mollie Kohn, with seventeen other lot owners (Eula Lee and Chas. O. Betts; W. S. and Gertrude Brewer; John B. Hejl; Otto H. Richter; Jas. R. Reed; Julius Schutze Jr.; A. L. White; R. E. Manlove Jr.; Effie Wilson-Waldron; James L. Hess; Ella V. Quante; William C. Leet and wife; Arthur McKenzie; P. G. Wilson and wife) · association PDF, 4 pages reproduced

same fully explained to her, she, the said Alma Smith acknowledged such Instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 16 day of March, A. D. 1940.

A. M. Graham
Notary Public within and for Travis County, Texas.

(Notary Seal)

Filed for Record Mch. 21, 1940 at 9:00 A. M. Recorded Mch. 26, 1940 at 10:10 A. M.

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STATE OF TEXAS
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, owners of property in the sub-divisions described below, in order to assure insofar as possible the best development of said property hereinafter described, and for the purpose of protecting purchasers and owners of property in said sub-divisions, and for our own benefit and the benefit of each and every other person who may own property in such sub-division in the future we, Adolph Kohn and wife, Mollie Kohn, together with the other undersigned owners of property included in the below description, do here now and hereby make and place the following restrictions upon the following described property, to-wit:

All of the property comprising the "Re-Subdivision of Shoalmont Addition", in Travis County, Texas, as the same is set out in plat recorded in Plat Book #4, Page #9, of the plat records of Travis County, Texas: together with all of the property shown and designated as "Shoalmont Addition Section #2", on plat recorded in Plat Book #4, Page #50, of the plat records of Travis County, Texas.

All of said above described property shall be subject to the following restrictions and/or covenents, forever, except as hereinafter provided:

(A) All lots in the tract shall be known and described as residential lots, except Lots Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), in Block One (1), of theRe-Subdivision of Shoalmont Addition, and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), in Block No. Two (2), of the Re-Subdivision of Shoalmont Addition. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling and a private garage and other out-buildings incidental to residential use of the plot

(B) No building shall be located on any residential building plot nearer than twenty-five (25) ft. to the front line, nor nearer than twelve (12) feet to any side street line.

(C) No residential structure shall be erected or placed on any building plot, which plot has square of less than six thousand (6,000) square feet, nor a width of less than fifty (50) feet at the front building set-back line.

(D) No noxious or offensive trade or occupation shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(E) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(F) No trailer, basement, tent, shack, garage, barn or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(G) No dwelling costing less than Two Thousand, Five Hundred and No/

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Dollars shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than seven hundred and fifty (750) sq. ft. in the case of a one-story structure, nor less than six hundred (600) sq. ft. inthe case of a one and one-half (1½), two (2), or two and one-half (2½) story structure.

(H) An easement is reserved over the rear five (5) feet of every lot for utility installation and maintenance.

(I) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners it is agreed to change the said covenants in whole or in part.

(J) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(K) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(L) The failure at any time to enforce these restrictions or covenants by the undersigned their heirs or assigns, or by any other person having a right to do so, whether such violation is of knowledge or not, shall not constitute a waiver or estoppel of their right to do so at any time.

In Testimony Whereof, we have placed our signatures hereto, this the 26th day of March, A. D. 1940.

Eula Lee Betts
Chas. O. Betts

Adolph Kohn
Mollie Kohn
H. S. Brewer
Gertrude Brewer
John B. Hejl
Otto H. Richter
Jas. Reed
Julius Schutze, Jr.
A. L. White
R. E. Menlove, Jr.
Effie Wilson-Waldron
James L. Hess
Ella V. Quante
William C. Leet
Mrs. William C. Leet
Arthur McKenzie
Mrs. P. G. Wilson
P. G. Wilson

STATE OF TEXAS ;
COUNTY OF TRAVIS ; Before me, the undersigned authority, on this day personally appeared Adolph Kohn, and Mollie Kohn, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Adolph Kohn acknowledged to me that he executed the same for the purposes and consideration therein expressed. And

the said Mollie Kohn, wife of the said Adolph Kohn, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mollie Kohn, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 26th day of March, A. D. 1940.

Chas. O. Betts
Notary Public, in and for Travis County, Texas.

(Notary Seal)

THE STATE OF TEXAS |
COUNTY OF TRAVIS | Before me, the undersigned authority, on this day personally appeared W. S. Brewer and his wife, Gertrude Brewer, John B. Hejl, Otto H. Richter, Jas. R. Reed, Julius Schutze, Jr., A. L. White, R. E. Manlove, Jr., Effie Wilson-Waldron, a feme sole, James L. Hess, Ella V.Quante, a feme sole, William C. Leet and his wife, Mrs. William C. Leet, Arthur McKenzie, and P. G. Wilson and his wife, Mrs. P. G.Wilson, all known to me to be the persons whose names are subscribed to the foregoing instrument; and the said W.S. Brewer, John B. Hejl, Otto H.Richter, Jas. R. Reed, Julius Schutze, Jr., A. L. White, R. E. Manlove, Jr., Effie Wilson-Waldron, James L. Hess, Ella V.Quante, William C. Leet, Arthur McKenzie and P. G. Wilson, each and severally acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Gertrude Brewer, wife of the said W. S. Brewer, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Gertrude Brewer, acknowledged such instrument to be her act anddeed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. And the said Mrs. William C. Leet, wife of the said William C. Leet, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. William C. Leet, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. And the said Mrs. P. G. Wilson, wife of the said P. G. Wilson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. P. G. Wilson, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 26th day of March, A. D. 1940.

Chas. O. Betts
Notary Public in and for Travis County, Texas.

(Notary Seal)

THE STATE OF TEXAS |
COUNTY OF TRAVIS | Before me, the undersigned authority, on this day personally appeared Chas. O. Betts, and Eula Lee Betts, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Chas. O. Betts acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Eula Lee Betts, wife of the said Chas. O. Betts, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Eula Lee Betts, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 26th day of March, A. D. 1940.

Leila Belle Steck
Notary Public in and for Travis County, Texas.

(Notary Seal)

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Filed for Record Mch. 26, 1940 at 9:50 A. M. Recorded Mch. 26, 1940 at 10:45 A. M.

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STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That Whereas, on the 1st day of November, A. D. 1938, Westenfield Development Company sold and conveyed to Bryan Lamar Martin, of Travis County, Texas, the East 56 feet of Lot 14 in Block 9, of Westfield "A", a subdivision of a part of the Geo. W. Spear League in Travis County, Texas, according to the map or plat of said addition recorded in Vol. 3, Page 107, of the Travis County Plat Records; and

Whereas, in part payment of the purchase money for said premises, the Grantee executed and delivered to the said Westenfield Development Company, his one certain promissory note for the sum of $318.00, which said note is more fully described in said deed above referred to, to which reference is here made for complete description thereof; and

Whereas, on the 10th day of February, A. D. 1940, the said Bryan Lamar Martin sold and conveyed to Mrs. J. W. De Loney, as her separate property and estate, the above described property, and in part payment of the purchase money for said property, the grantee assumed the payment of said note for $318.00, to which deed reference is here made for full particulars; and

Whereas, said note has been fully paid off and discharged by the said Mrs. J. W. De Loney, and at the time of such payment, same was owned and held by the said Westenfield Development Company;

Now, therefore, in consideration of the premises, and the full and final payment of said note, said Westenfield Development Company, a corporation does hereby acknowledge payment and satisfaction in full of said note, and has released and acquitted, and does by these presents hereby forever release and acquit, unto the said Mrs. J.W. De Loney, her heirs and assigns, the above described premises, free from any and all lien or liens created or existing by reason of said note and said deeds, or either of them.

In Witness whereof, said Westenfield Development Company has caused these presents to be signed by its President, Margaret Graham Crusemann, and attested by its common corporate seal, on this the 21 day of March, A.D. 1940.

WESTENFIELD DEVELOPMENT COMPANY

(Corp. Seal) BY: Margaret Graham Crusemann
Its President.

STATE OF TEXAS }
COUNTY OF TRAVIS } Before me, the undersigned authority, on this day personally appeared Margaret Graham Crusemann, President of Westenfield Development Company, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 21 day of March, A. D. 1940.

(Notary Seal) Marion Darwin
Notary Public, Travis County, Texas.

Filed for Record Mch. 21, 1940 at 4:15 P. M. Recorded Mch. 26, 1940 at 11:15 A. M.

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THE STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That THE CALCASIEU LUMBER COMPANY, a corporation organized and existing under the laws of the State of Texas, with its principal office in Austin, Travis County, Texas, acting herein by and through its Vice-President, R. G. Mueller, for and in consideration of

VOL. 7684, PGS. 1-419 RESTRICTION INSTRUMENTS APPENDIX · 3 OF 3 · PAGE 1 OF 8

← Deed restrictions sheet · Deed Records Vol. 7684, Pgs. 1-419 (operative text Pgs. 1-6; Pgs. 7-419 are the Affidavits of Consent) · amendment · filed 1982-02-19 · the owners of more than fifty percent (50%) of the lots in Shoalmont Addition, the Resubdivision of Shoalmont Addition and Shoalmont Addition Section #2, executing in counterparts (recital, Vol. 7684 Pg. 2) · association PDF, 8 pages reproduced · PDF pages 1-6 and 212-213 of 419 reproduced; the other pages are not reproduced (pages 7 to 419 are the 206 owners' consent affidavits; this lot's own, pages 212-213, is reproduced)

AMENDED RESTRICTIVE COVENANTS

FEB 17 82 Rech A. 1685 - 821 00
FEB 19 82 Rech A 1953 81 75

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

2-79-1439

821 00
81 75
index

RECITALS

The individual owners ("Owners") executing this document own the lots identified on the Affidavit of Consent to Amended Restrictive Covenants and Acknowledgment annexed hereto and made a part hereof. All of such lots are located within the area (hereinafter, the "Subdivisions") described as follows:

Shoalmont Addition, a subdivision of a part of the George W. Spear League No. 7 and a part of the James P. Davis Survey No. 14, according to the map or plat thereof of record in Plat Book 3, Page 230, of the Plat Records of Travis County, Texas (hereinafter, "Shoalmont Addition"); the Resubdivision of Shoalmont Addition according to the map or plat thereof of record in Plat Book 4, Page 9, of the Plat Records of Travis County, Texas (hereinafter, the "Resubdivision of Shoalmont Addition"); and Shoalmont Addition Section #2, according to the map or plat thereof of record in Book 4, Page 50, of the Plat Records of Travis County, Texas (hereinafter, "Shoalmont Addition Section #2). Some of the lots owned by Owners are located in subdivisions which are in fact resubdivisions of portions of said Shoalmont Addition, the Resubdivision of Shoalmont Addition, and Shoalmont Addition Section #2.

By instrument dated the 26th day of March, 1940, executed by Adolph Kahn, et al., of record in Volume 643, Page 243, of the Deed Records of Travis County, Texas, certain restrictions (hereinafter, the "Restrictions") were placed upon the following described property, to-wit:

> "All the property comprising the 'Re-Subdivision of Shoalmont Addition', in Travis County, Texas, as the same is set out in plat recorded in Plat Book #4, Page #9, of the plat records of Travis County, Texas; together with all of the property shown and designated as 'Shoalmont Addition Section #2', on plat recorded in Plat Book #4, Page #50, of the Plat Records of Travis County, Texas."

DEED RECORDS
Travis County, Texas

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The Restrictions further provided as follows:

"All of said above described property shall be subject to the following restrictions and/or covenants, forever, except as hereinafter provided:

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"(A) All lots in the tract shall be known and described as residential lots, except Lots No.s One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), in Block One (1), of the Re-Subdivision of Shoalmont Addition, and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), in Block No. Two (2), of the Re-Subdivision of Shoalmont Addition. ..."

The Restrictions contain the following covenant:

"(I) These covenants are to run with the land and shall be binding on all of the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners it is agreed to change the said covenants in whole or in part."

The Owners signing this document (which may be signed in more than one counterpart) comprise more than fifty percent (50%) of the present owners of lots in the Subdivisions and desire to amend the Restrictions pursuant to the above quoted provision permitting amendment thereof by majority of the Owners.

Accordingly, it is agreed by the undersigned as follows:

The Restrictions of record in Volume 643, Page 243, of the Deed Records of Travis County, Texas, are amended as follows:

Paragraph "(I)" of the Restrictions is hereby amended to read as follows:

"(I) These covenants, conditions and restrictions shall run with the land and shall be binding upon and inure to the benefit of all persons, who now or hereafter own property in the Shoalmont Addition, a subdivision of a part of the George W. Spear League No. 7 and a part of the James P. Davis Survey No. 14, according to the map or plat thereof of record in Plat Book 3, Page 230, of the Plat Records of Travis County, Texas; the Resubdivision of Shoalmont Addition according to the map or plat thereof of record in Plat Book 4, Page 9, of the Plat Records of Travis County, Texas; and Shoalmont Addition Section #2, according to the map or plat thereof of record in Book 4, Page 50, of the Plat Records of Travis County, Texas, and any resubdivisions of portions of said

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Shoalmont Addition, Resubdivision of Shoalmont Addition and Shoalmont Addition Section #2, for a period of twenty-five (25) years from January 1, 1981, and thereafter shall be automatically renewed for successive periods of ten (10) years unless amended or revoked by a recordable instrument executed by the owners of at least sixty-six and two-thirds percent (66-2/3%) of the lots in said subdivisions, (hereinafter, the "Subdivisions"), with the owners, in the aggregate, of each lot being entitled to but one vote."

The Restrictions are further amended to include the following paragraphs:

"(M) Except as set forth in Paragraph "(O)(i)" below, there shall be no resubdivision of any lot shown on the plat entitled 'Resubdivision of Shoalmont Addition' of record in Plat Book 4, Page 9, of the Plat Records of Travis County, Texas, or the plat entitled 'Shoalmont Addition Section #2', of record in Plat Book 4, Page 50, of the Plat Records of Travis County, Texas, without the advance written approval of the Owners of at least sixty-six and two-thirds percent (66-2/3%) of all lots in the Subdivisions, with the owners in the aggregate of each lot being entitled to but one vote.

"(N) In the event that legal action is required to be taken by any person now or hereafter owning an interest in any land within the Subdivisions to enforce these Restrictions, and such action is successful, the attorney's fees and costs of the prevailing party shall be paid by the violator.'

"(O) The following covenants shall apply to Lots 10 and 11 in Block 12, Shoalmont Addition, as shown by the plat of Shoalmont Addition recorded in Plat Book 3, Page 230, of the Plat Records of Travis County, Texas, and the plat of the Resubdivision of Shoalmont Addition recorded in Plat Book 4, Page 9, of the Plat Records of Travis County, Texas:

(i) Notwithstanding any other provision of these Restrictions, such Lots 10 and 11 may be resubdivided into one lot, without further approval of the owners of any of the lots in the Subdivisions herein described, provided that all Restrictions as amended herein shall continue to apply to any resubdivided lot consisting of Lots 10 and 11 or any portion thereof.

(ii) Notwithstanding any other provision of these Restrictions, provided that the owner(s) have complied with the ordinances of the City of Austin regarding construction across lot lines, there may be constructed and erected on such Lots 10 and 11 a condominium project complying with the applicable laws of the State of Texas pertaining to condominiums (the "Condominium Project"). The Condominium Project shall contain

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a total of not more than 21,000 square feet of enclosed indoor space, shall contain no more than 20 units and shall not be more than 33 feet in height, nor more than two stories in height including the basement, if any. The exterior of the Condominium Project (excluding the roof) shall be constructed with a minimum of sixty-five percent (65%) masonry finish. For purposes of this subparagraph, the term "enclosed indoor space" shall mean the total area on all levels within the outermost perimeter of the walls of any structure comprising the Condominium Project.

(iii) No balconies shall be constructed, placed or permitted to remain on the west side of any building constituting a part of the Condominium Project.

(iv) All exterior lighting installed on Lots 10 and 11 shall be hooded, diffused, or otherwise designed and arranged to prevent the physical light source (e.g., the bulb) from being visible from adjacent properties and public streets.

(v) Along the West line of Lot 11 and the South Line of Lots 10 and 11 as same presently exist, there shall be erected and at all times maintained in good condition, a solid wood fence, six feet (6') in height, presenting a continuous and unbroken screen of privacy between said Lots 10 and 11 and adjacent lots. The fence will be so constructed as to present the relatively smooth exterior surface to the adjoining property, and any vertical or horizontal braces or posts will be on the inside of the fence facing the Condominium Project.

(vi) That portion of Lots 10 and 11 lying to the north of the front (north) exterior of the Condominium Project outlined as Section One on the Plot Plan attached hereto as Exhibit "A" not needed for sidewalks, or not needed for drainage improvements required by the City of Austin shall be retained as open space and landscaped by planting grass, shrubs, trees or other form of vegetative cover, and so maintained so long as these restrictions are in force.

(vii) The right to build such Condominium Project on such Lots 10 and 11 shall expire if substantial construction is not commenced within five (5) years from the date these amendments are recorded.

(viii) The Owners hereby approve the plot plan of such Condominium Project attached hereto as Exhibit "A" and made a part hereof, and agree that a Condominium Project built in accordance with such plot plan and the other requirements hereof shall comply with these restrictions.

(ix) There is hereby appointed a three (3) member Architectural Control Committee consisting of the following persons: Charles Watkins, Douglas Tabony and Olivia Adams. In the event any member of such Architectural Control Committee shall die, resign, or be unwilling or unable to serve for any reason, the remaining

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member or members shall appoint a successor or successors. The Architectural Control Committee, acting by and through a majority of its members, shall have the responsibility and authority to (a) certify to any lender, purchaser or third person that the plans and specifications for the Condominium Project comply with the terms hereof, or identify the respects in which they fail to comply, (b) certify that the Condominium Project, as constructed, complies with the provisions hereof, or identify the respects in which it fails to comply, (c) approve changes in the plot plan attached hereto as Exhibit "A" provided such changes do not violate any other provision hereof, (d) approve plans, specifications and actual construction of any remodelling or modifications to the Condominium Project which do not violate the provisions hereof, and (e) interpret any inconsistent or ambiguous provisions hereof. The Architectural Control Committee shall upon reasonable request by the Owners of said Lots 10 and 11 provide such certifications, approvals and interpretations (if the Owners of such lots are entitled to same) within a reasonable time after written request therefor. Any lender, purchaser or third party shall be entitled to rely upon such certification, approval or interpretation without further investigation and any such certification, approval or interpretation shall be binding on the owners of all lots in the subdivisions. In the event such Architectural Control Committee shall not give any certification, approval or interpretation to which the Owners of said Lots 10 and 11 shall be entitled hereunder or otherwise respond to a request for certification, approval or interpretation as provided hereinabove, within twenty (20) days after receiving written request therefor, then it shall be conclusively presumed that such approval, certification or interpretation was granted and an affidavit to such effect filed by the Owners of Lots 10 and 11, or their duly authorized representatives, filed in the Deed Records of Travis County, Texas, shall conclusively establish such approval, certification or interpretation as to any lender or third party relying upon such affidavit.

(x) In the event all of the members of the Architectural Control Committee shall die, resign or be unwilling or unable to serve for any reason without having appointed successors, then, and only in that event, the Owners of said Lots 10 and 11 (who may act by and through any association of condominium owners formed in accordance with the rules or bylaws of the Condominium Project) shall have the responsibility and authority to select a nominating committee composed of three (3) owners of residential lots within the Subdivisions, one of whom shall be an owner of a lot in Block 12, one of whom shall be an owner of a lot in Block 14, and one of whom shall be an owner of a lot in Block 6, as such blocks are shown on the plat of the Resubdivision of Shoalmont Addition of record in Book 4, Page 9, of the Plat Records of Travis County, Texas. The Nominating

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2-79-1444

Committee shall, within forty (40) days thereafter, appoint three (3) willing individuals to serve as the Architectural Control Committee, which Committee shall have all of the rights, duties, and authority conferred upon such Committee hereunder. The members of the Architectural Control Committee shall not include among their number any member of the Nominating Committee, and shall be composed solely of owners of lots within the Subdivisions. The failure of the Nominating Committee to appoint three (3) willing individuals to serve within such 40 day period shall entitle the Owner or Owners of Lots 10 and 11 to appoint such three members.

(xi) The Architectural Control Committee shall not unreasonably withhold any approval, certification or interpretation which it is authorized to grant hereunder, and the owners of said Lots 10 and 11 shall have the right to enforce this provision by any available legal or equitable remedy. In the event litigation is necessary to enforce or defend any provisions of subparagraph (viii) through (x), the prevailing party shall be entitled to recover reasonable attorney's fees. However, no member of the Architectural Control Committee shall be personally liable for a money judgment for any action or refusal to act if undertaken in good faith. A member shall not be deemed to be acting in good faith if such member fails or refuses to timely consider all relevant material and documents submitted to such member in connection with any request, provided that each such member shall be afforded sufficient time to consider the materials and documents so submitted. No legal action shall be commenced pursuant to this subparagraph without giving to each member of the Architectural Control Committee ten (10) days prior written notice of the intention to institute such action, together with a copy of this subparagraph and specifying the grounds which will constitute the basis of the claim.

"(P) The Owner of any lot in the Subdivisions may enforce the provisions hereof by any available legal or equitable remedy, including, but not limited to, an injunction, declaratory judgment or action for damages. Nothing herein contained shall be deemed or construed to place any lien, mortgage or similar encumbrance on said Lots 10 and 11, provided, however, that this provision shall not impair the attachment of any judgment lien which is otherwise valid. Any lien of judgment hereinafter imposed upon said Lots 10 and 11 shall be subordinate and inferior to any valid lien or mortgage which has been lawfully placed against said lots and duly recorded at the time that such judgment lien is abstracted.

"(Q) The invalidity of any provision of these Restrictions as amended shall not affect the validity of the remaining provisions hereof."

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AFFIDAVIT OF CONSENT TO AMENDED
RESTRICTIVE COVENANTS AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS § ss.
§

2-79-1650

I (we), John A. Lange and Lois C. Lange, am (are) the owner(s) of:

(A) Lot _____ in the Resubdivision of Shoalmont Addition, a subdivision in Austin, Travis County, Texas, as shown on plot of record in Plat Book 4, Page 9 of the Plat Records of Travis County, Texas.

(B) Lot North ½ of 6 in the Shoalmont Addition Section #2, a subdivision in Austin, Travis County, Texas, as shown on plat of record in Plat Book 4, Page 50, of the Plat Records of Travis County, Texas.

(C) Lot _____ in the Shoalmont Addition, Section 4, a subdivision in Austin, Travis County, Texas, as shown on plat of record in Plat Book 4, Page 300, of the Plat Records of Travis County, Texas.

(D) Lot _____ in the _____ Addition, Section _____, a subdivision in Austin, Travis County, Texas, as shown on plat or record in Plat Book ____, Page ____, of the Plat Records of Travis County, Texas.

My (our) mailing address is 5006 Shoal Creek, Austin, Texas 78756.

I (we) have received as an attachment hereto the foregoing document entitled Amended Restrictive Covenants which are applicable to my property. I (we) have read and understand such document, and consent to the Amended Restrictive Covenants, and agree that this executed Affidavit may be detached from my copy of the Amended Restrictive Covenants and attached to the original counterpart of the Amended Restrictive Covenants to

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be filed in the deed records of Travis County, Texas; in witness whereof, I (we) have set our hands this 12th day of January, 1982.

2-79-1651

JOHN A. LANGE

Lois C. Lange
LOIS C. LANGE

STATE OF TEXAS §
§ ss.
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared John A. Lange and Lois C. Lange, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he executed the same as his (her) (their) voluntary act for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of January, 1982.

NOTARY SEAL

Allan E. McMurtry
ALLAN E. McMURTRY
Notary Public in and for
Travis County, Texas

My commission expires: 9/23/85

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GLOSSARY

Every term this report uses that a general reader should not be expected to know

CWQZ (Critical Water Quality Zone) A City of Austin buffer along creeks where new construction is essentially prohibited (LDC 25-8). This report treats it as hard no-build area.

WQTZ (Water Quality Transition Zone) A buffer strip just outside the CWQZ — 100 to 300 ft wide by waterway size — in the water supply rural, water supply suburban and Barton Springs watersheds only, and never on Lake Austin, Lake Travis or Lady Bird Lake (LDC 25-8-93). What it allows depends on which of those three the lot is in; the Floodplain sheet states the rule that governs here.

FEMA zone AE FEMA's high-risk "100-year" floodplain — a 1% chance of flooding in any year — where base flood elevations have been computed. Lenders require flood insurance here and city floodplain rules apply.

FEMA 0.2% (500-year) zone FEMA's moderate-risk area with a 0.2% chance of flooding in any year. Since the 2019 Atlas 14 update, Austin regulates development here as if it were the 100-year floodplain.

BFE (Base Flood Elevation) The water level, in feet above sea level, that the 1%-annual-chance flood is expected to reach. Finished-floor requirements are measured against it.

WSEL (Water Surface Elevation) The modeled flood height at a specific point. Austin permits use the fully-developed 100-year WSEL, which is often higher than FEMA's published BFE.

Freeboard A required safety margin above the flood elevation. LDC 25-12-53(C)(1)(a) requires the lowest floor of a building or structure to be elevated a minimum of two feet above the design flood elevation, unless Title 25 specifies otherwise.

FIRM panel Flood Insurance Rate Map — the official FEMA map sheet covering the lot. The panel number and effective date identify which flood map revision governs.

Elevation Certificate A FEMA form, completed by a licensed surveyor, recording a building's floor elevations relative to the flood elevation. Used for permitting and flood-insurance pricing.

LOMA (Letter of Map Amendment) A FEMA determination that a lot or building sits on natural ground above the flood elevation and is officially removed from the mapped floodplain — often ending mandatory flood insurance.

LOMR (Letter of Map Revision) FEMA's official change to the flood map itself, usually after a new study or channel project. Nearby LOMRs mean the mapped floodplain has been redrawn since the base FIRM.

NAVD88 North American Vertical Datum of 1988 — the modern zero point for elevations in feet. Older documents may use NGVD29, which differs by a few tenths of a foot in Austin; compare like to like.

FLUM (Future Land Use Map) The neighborhood plan's map of intended long-term land use. It guides rezoning decisions but is not zoning — current zoning controls what can be built today.

NP (Neighborhood Plan) A "-NP" suffix on Austin zoning means an adopted neighborhood plan covers the lot, layering plan-specific standards and optional infill tools on top of the base district.

NCCD (Neighborhood Conservation Combining District) An overlay that writes a neighborhood's custom development standards into zoning; its rules can supersede citywide programs (including HOME) on covered lots.

CO (Conditional Overlay) Site-specific restrictions attached during a zoning case — banned uses, lower height, trip limits. A "-CO" suffix means the base district was modified for that tract; pull the ordinance to see how.

ETOD / DBETOD (transit-oriented overlay) Equitable Transit-Oriented Development overlay along transit corridors; the DBETOD density-bonus subdistrict grants extra height and units in exchange for income-restricted housing and modifies some site standards.

WUI (Wildland-Urban Interface) Areas near fire-prone open land where Austin's WUI code adds ignition-resistant construction requirements for new buildings and major additions.

FAR / gross floor area (Subchapter F) Floor-to-area ratio: building floor area as a fraction of lot area. In single-family districts, Subchapter F ("McMansion") caps gross floor area — typically 0.4 × lot — with its own counting rules for attics, garages and high-volume rooms.

HOME Phase 1 / 2 Austin's 2023–24 "Home Options for Middle-income Empowerment" amendments: Phase 1 allows up to 3 dwelling units on a single-family lot; Phase 2 allows resubdivision down to roughly 1,800 sqft per home. Optional — they apply only if used. Council INITIATED them by Resolution No. 20230720-126, adopted July 20, 2023, which directed staff to draft amendments reducing the minimum lot size and allowing up to three units on single-family-zoned property; the City's case name is "Single Family Lot and Use Modifications (HOME Amendments)", case C20-2023-024. That resolution dates the regime and is not the law: a resolution initiating code amendments does not itself amend the code. The codified sections — 25-2-773, 25-2-779 and 25-6-471 — are the authority for every HOME figure in this report.

Impervious cover Roofs, driveways, patios and other surfaces rain cannot soak through. Zoning and watershed rules cap it as a share of the lot (45% in most Austin single-family districts).

CEF (Critical Environmental Feature) Springs, seeps, wetlands, rimrock, caves and sinkholes protected by LDC 25-8-281. Each carries a buffer — commonly 150 ft, up to 300 ft — where development is restricted.

ETJ (Extraterritorial Jurisdiction) Land outside the city limits where Austin reviews subdivisions but zoning does not apply. "Full purpose" is the opposite: inside the city, with zoning and all city rules.

OSSF (On-Site Sewage Facility / septic) A septic system, needed where no wastewater main serves the lot. Requires its own permit and enough suitable soil area for the drain field.

Setback envelope The part of the lot left after subtracting required front, side and rear setbacks — the ground a new building is allowed to occupy.

Contiguous buildable area The largest single connected patch of ground gentle enough for ordinary construction (under 25% slope) inside the setback envelope — and outside no-build water zones where they exist. A practical measure of usable building area.

LSD (Land Status Determination) The City of Austin's official ruling that an unplatted or illegally platted tract is exempt from the State platting requirement (LDC 25-4-2 in the full-purpose city, LDC 30-2-2 in the limited-purpose area and ETJ). It is the only mechanism that establishes legal-lot status — no report, GIS layer or appraisal record can. The City does not publish issued determinations, so a seller who has one must produce the letter.

BCCP (Balcones Canyonlands Conservation Plan) The regional US Fish & Wildlife Service §10(a)(1)(B) habitat permit covering much of western Travis County. Its 1996 fee-zone maps set the participation fee for clearing land in mapped golden-cheeked warbler and karst invertebrate habitat. The maps are a regulatory instrument, not a biological survey.

GCWA (golden-cheeked warbler) A federally endangered songbird that nests only in central Texas oak-juniper woodland. The BCCP maps its habitat in fee zones (Zone 1 Confirmed Habitat through Zone 3 Not Known to be Habitat) for the purpose of computing a participation fee.

Slope-tiered impervious cover (Lake Austin) In the Lake Austin (LA) zoning district, LDC 25-2-551 caps impervious cover per slope band (breakpoints at 15 / 25 / 35% gradient) instead of one flat percentage — with different, more permissive tiers for a lot platted before April 22, 1982 or a tract not required to be platted. Development on gradients over 35% is prohibited apart from narrow exceptions. It does not apply outside the LA district.