

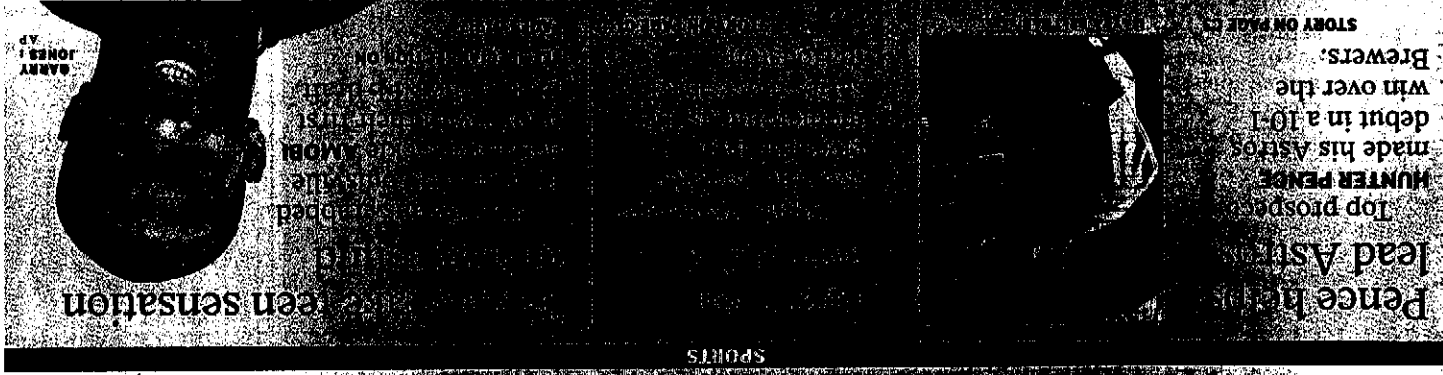
Are you ready for today? WARM, HIGH 85, LOW 65 / PAGE B12 DIAZ DEFENDS LIGHTWEIGHT CROWN / PAGE C3

# HOUSTON CHRONICLE

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STORY ON PAGE C3

Pence had  
lead Astoria  
Top prospect  
HUNTER PENCE  
made his Astros  
debut in a 10-1  
win over the  
Brewers.

SPORTS

een sensation

GARY JONES  
AP

## A BRIDGE TO EDUCATION



■ 82 complaints were made in the 16 days state leaders planned scandal response

## ABUSE CLAIMS POURED IN AMID DEBATE

TVC INVESTIGATION

By R.G. BARTCLIFFE  
AUSTIN BUREAU

AUSTIN — After the Texas Youth Commission sex and physical abuse scandal broke, Gov. Rick Perry and legislative leaders debated for 16 days the best way to halt the violence in the juvenile corrections system before dispatching the Texas Rangers.

During those days, 82 complaints were lodged claiming that TVC youth were victims of excessive force or sexual impropriety by staff and other youths in the system, according to records obtained by the Houston Chronicle under the Public Information Act.

CONSUMER

REAL ESTATE LAW

Residential development includes important due diligence issues

Whether their intention is to buy land for the construction of homes, condominiums, apartment complexes, duplexes or townhouses, many people are entering the residential land development market.



BRETT SLOBIN

Developing land can be risky, and, therefore, prudence and due diligence should be a prerequisite to buying land for development. While the following examples constitute only a few of the numerous due diligence activities that an experienced land developer should initiate and complete, such activities are crucial in determining whether to buy and develop the land.

In conjunction with the review of title, the developer should obtain a detailed survey of the land. The surveyor should have a copy of the title commitment and exception document, and the surveyor should ascertain the character and capacity of the currently available utilities, as well as the potential for expansion of the utilities.

Typically, the developer will receive a commitment for the insurance (along with accompanying documents) from a developer with a sufficient land to construct the planned improvement structure the developer intends to build. Additionally, easements, liens, restrictive covenants or other encumbrances that may affect the land. All title is to make certain the land complies with any existing zoning ordinances. Although generally not an issue in Houston, other municipalities may have zoning ordinances that extend to extrajurisdictional jurisdictions.

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REAL ESTATE

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**KATHY WETMORE**  
 THE JOHN DAUGHERTY TOP PRODUCER FOR 2000/2001/2002/2003/2004/2005/2006  
 Ranked the Top Selling Realtor in Houston for 2004/2006 by the Houston Business Journal.  
 Cell # 713-826-9057.....kathyw@johndaugherty.com

**RIVER OAKS CUSTOM BUILT NEW LISTING!**  
 OPEN 2:00-5:00  
**2514 BRENTWOOD**  
 Widely known as Houston's finest builder in the first half of the twentieth century, Russell Brown created this captivating Colonial house as a wedding gift for his daughter in 1931, so you can imagine the superb quality of construction! The splendid entrance hall, with its circular stair and Palladian window, has the kind of millwork only the most skilled designers and artisans could fashion together, and the entire house is obviously a labor of love! Wide-paneled arched openings with fluted columns to the spacious living and dining rooms, with their elaborate wainscoting and triple-timing windows. Three very large bedrooms, two and one-half baths, elevator off paneled breakfast room and bar. Sunny quarters with bath over the detached two car garage are accessed from either the side kitchen entrance or the second floor and can be used as a fourth bedroom. A paneled family room was added in 1946 with a peaked, beamed ceiling, a fireplace with a surround of Lefth tiles and flanked by windows seats/wood storage, bookshelves and high windows overlooking a huge brick terrace and garden. The country kitchen with beamed ceiling and brick fireplace has double windows opening to the delightful screened porch for easy seating for outdoor dining, original pine door, and two Jenn-Aire stoves. Part of the basement could be converted to a white cellar. Five fireplaces - woodburning in the living room, family room, and kitchen and mock in the dining room and master bedroom. Exceptionally lovely molding, uniquely beautiful six-paneled doors, glowing random width floors (recently refinished), just restored original hardware (many doors have brass key covers), and high ceilings throughout. Four-year-old roof, new landscaping planned so that there is something blooming in the yard year around, and sprinkler system with ten zones. More than enough room for a pool by the patio on the east and for plenty of extra parking spaces on the 17,088-foot lot, as well as another garage, if needed, on the west. The 48-foot attic goes the length of the main house, and would make a wonderful third-floor playroom or more bedrooms, should one wish. Whether for a family supper on the screened porch, a candlelit dinner for sixteen in the dining room, a cookout with round tables for fifty on the patio, or a cocktail party for two hundred, this home lends itself to all kinds of entertaining. Even though almost every room is quite oversized, the ambience is cozy as well as refined, and just simply being able to live here is cause enough for a daily celebration!

**JANIE MILLER 713-871-8552**  
 janiemiller@mindspring.com • GEORGE L. MURRAY & CO., INC.

the land will help to satisfy the "innocent landowner defense" available under federal law and taken into consideration because of the danger such liens can cause.

**■ Zoning issues**  
 One of the developer's goals is to make certain the land complies with any existing zoning ordinances. Although generally not an issue in Houston, other municipalities may have zoning ordinances that extend to extrajurisdictional jurisdictions.

**■ Survey**  
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**■ Environmental**  
 The developer should conduct environmental due diligence on the land. Conducting a Phase I Environmental Site Assessment on a sufficient land to construct the planned improvement structure the developer intends to build. Additionally, easements, liens, restrictive covenants or other encumbrances that may affect the land. All title is to make certain the land complies with any existing zoning ordinances. Although generally not an issue in Houston, other municipalities may have zoning ordinances that extend to extrajurisdictional jurisdictions.

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