

# MEMORANDUM

**TO:** **Emily Smith**, Urban Transportation Commission Coordinator  
Austin Transportation Department

**FROM:** Kim Vasquez, Property Agent Senior  
Land Management Section  
Office of Real Estate Services

**DATE:** February 7, 2017

**SUBJECT: F# 9684-1605 Street and Alley Vacation**

- (1) Vacate remnant of Whittier Street
- (2) Vacate remnants of two separate alleys in Blocks 8 & 9, Gammel & Taylor's Subdivision

**File #9760-1610 Alley Vacation**

- (3) Vacate remainder portion of an Alley Right-of-Way of E. 20<sup>th</sup> Street, near the intersection of Leona Street and E. 20<sup>th</sup> Street

**File #9761-1610 Street and Alley Vacation**

- (4) Vacate remainder portion of an Alley Right-of-Way of Comal Street, near the intersection of Comal Street and E. 21<sup>st</sup> Street; and
- (5) Vacate remainder portion of an Alley Right-of-Way of Concho Street, between Concho Street and Leona Street; and
- (6) Vacate portion of a Right-of-Way at Concho Street

Attached are the departmental comments and other information pertinent to the referenced street and alley rights-of-way vacation. The applications have been made by the University of Texas and is part of their east campus expansion project.

**F# 9684-1605 Street and Alley Vacation**

The rights-of-way areas currently proposed for vacation were excluded from a previous vacation of many of the streets and alleys in the immediate area, as shown in City of Austin Ordinance 72 0330-D, recorded in Volume 4336, Page 2367.

**File #9760-1610 Alley Vacation and 9761-1610 Street and Alley Vacation**

The rights-of-way areas currently proposed for vacation were mostly vacated according to the Quitclaim Deeds, recorded in Volume 12510, Page 239 and Volume 12724, Page 87.

All affected departments and private utility franchise holders have reviewed the requests and recommend approval, subject to the following conditions for each of the above **Items**:

**Items: (1), (2), (4), (5), (6)**

**Areas to be retained as a public utility easement, and any required utility relocations would occur at applicant's expense;**

**Item: (3)**

**East 25-foot of the alley area to be retained as an electric easement or public utility easement.**

The applicant has requested that the items be submitted for placement on the **February 14, 2017 Urban Transportation Commission Agenda** for their consideration.

Applicant: Ebenezer Laing of Surveying & Aerial Mapping & Engineering

Property Owner: Board of Regents of the University of Texas System  
The applicant or the owner's representative will be present at the meeting to answer any questions regarding the project and the vacation request.

Staff contact: Kim Vasquez (512) 974-9241  
[landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Kim Vasquez, Property Agent Senior  
**OFFICE OF REAL ESTATE SERVICES**  
Land Management Section

Attachments

DEPARTMENTAL SUMMARY OF COMMENTS  
F#9684-1605 STREET & ALLEY VACATION

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**CONDITIONAL APPROVAL COMMENTS**

**AUSTIN ENERGY**

ASSESSMENT: Approved as long as Public Utility Easement is retained.

**TIME WARNER**

ASSESSMENT: Time Warner Cable has aerial facilities in the area. If they need to be moved and relocated, the owner/developer will be responsible for the cost of the relocation.

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**APPROVED COMMENTS**

• AT&T	• PARKS & RECREATION
• AUSTIN RESOURCE RECOVERY	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Engineering)
• TRANSPORTATION	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Transportation)
• AUSTIN WATER	• PLANNING & ZONING <u>Neighborhood Planning</u>
• CAPITAL METRO	• PLANNING & ZONING <u>Urban Design</u>
• CODE COMPLIANCE	• PLANNING & ZONING <u>Zoning Review</u>
• CTM-GAATN	• PUBLIC WORKS (Street & Bridge operations)
• EMS	• PUBLIC WORKS (Sidewalks & Special Projects)
• FIRE	• WATERSHED PROTECTION <u>Engineering</u>
• GOOGLE	• TEXAS GAS
• GRANDE COMMUNICATIONS	

## MEMORANDUM

Case No.:9684-1605

Date: May 5, 2016

SUBJECT:

### STREET VACATION

( ) Lucy Cabading	AT&T	( ) Jackie Chuter	PARD
( ) Melody Giambruno	Austin Energy	( ) David Marquez	DSD (LUR-Engineering)
( ) Katrina Fenrick	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Rob Spillar	Austin Transportation Director	( ) Mark Walters	P&Z (Comp. Planning)
( ) Angela Baez	Austin Water	( ) Humberto Rey	P&Z (Urban Design)
( ) Roberto Gonzalez	Capital Metro	( ) Wendy Rhoades	P&Z (Zoning Review)
( ) Bruna Quinonez	Code Compliance	( ) David Boswell	PWD – Office of City Eng'r
( ) Carlos Dematos	CTM – GAATN	( ) Nadia Barrera	PWD (connectivity)
( ) Milissa Warren	EMS	( ) Christian Barraza	Texas Gas
( ) Frank Alvarez	Fire	( ) Joseph Boyle	Time Warner
( ) Scott Cunningham	Google	( ) Katina Bohrer	WPD (Engineering)
( ) Luis Mata	Grande Communication		

A request has been received for the vacation of the following three (3) portions of right of way, dedicated by plat in Vol. 1, Page 77, and further retained by Ordinance in Vol. 1336, Pages 2367-2373:

Part 1: 2,361 sq. ft. portion of **Whittier Street**, and

Part 2: 622 sq. ft. portion of an **Alley located within Block 8**, and

Part 3: 622 sq. ft. portion of the **Alley located within Block 9**.

Please review this request and return your comments to Kim Vasquez (512-974-9241), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350

**Due Date: May 20, 2016.**

APPROVAL: \_\_\_\_\_ YES \_\_\_\_\_ Yes, Subj. to Req'm't \_\_\_\_\_ No

Comments: \_\_\_\_\_

#### **Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



Surveying And Mapping, LLC  
4801 Southwest Parkway, Building Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TX Firm # 10064300

May 2, 2016

City of Austin  
Office of Real Estate Services  
505 Barton Springs Road, Suite 1350  
Austin, Texas 78704  
Attn: Land Management Division

**Re: Right-Of-Way Vacation for that portion of Whittier Street and the portion of the Alleys located within Blocks 8 & 9 of Outlot 44, Div. B, Gammel & Taylor's Subdivision**

In accordance with the "Policies & Procedures for the Requesting Street or Alley Vacations", we are transmitting a Vacation Application and supporting documents for the vacation of that portion of Whittier Street and the portion of the Alleys located within Blocks 8 & 9 of Outlot 44, Div. B, Gammel & Taylor's Subdivision (recorded in Vol. 1, Pg 77 of the Travis County Plat Records).

Per the City of Austin Ordinance No. 72 0330-D, recorded in Volume 4336, Page 2367 of the Travis County Deed Records, the Streets and Alleys were vacated except for the streets and alleys where they intersected the northern right-of-way line of East 19<sup>th</sup> Street (Martin Luther King, Jr. Blvd). Wherein the City of Austin retained the rights from said northern right-of-way line "to a line thirty (30.00) north of and parallel to the north right-of-way line of East 19<sup>th</sup> Street.

Currently, as shown on the R/W Vacations Site Map (attached), the proposed vacation areas have existing improvements within the areas and the University of Texas, while not wishing to vacate any easements within the former street or alleys, would like to be able to have the rights to maintain and develop these areas for future expansions, landscaping or improvements.

The following is in response to the itemized information request of the "Policies & Procedures for the Requesting Street or Alley Vacations":

1. It is not Residential and I don't believe it really qualifies for Commercial.
2. The area was originally platted (Vol. 1, Pg. 77 T.C.P.R.).
3. The majority of the area was vacated by separate instrument (Ordinance No. 72 0330-D, Volume 4336, Page 2367 T.C.D.R.).
4. All of the areas requested to be vacated are within the same subdivision.
5. All three (3) areas are not functional, it is dedicated only on paper.
6. There are utilities within Whittier Street although it's unclear as to what is really functional at this time. No utilities are planned to be moved or replaced and the easements as retained by the City of Austin will remain in force per Ordinance No. 77 0330) and no structures will be placed over these areas.
7. These areas are to be for possible future landscaping, driveway improvements and existing parking lot upgrades.
8. There is no Site Plan submitted to the City of Austin as no existing construction will affect these areas.
9. These areas are adjacent to, and surrounded by, the University of Texas (Disch-Falk Field) and is not considered a unified development.
10. These areas are part of a S.M.A.R.T. Housing Project.
11. These areas are currently not part of a construction plan.



12. The current zoning is SF-3 .
13. The adjacent property is developed.
14. There only parking facilities that exist are within the most eastern alley proposed to be vacated and is no plans to perform any construction within this area.
15. No parking spaces will be added or removed.
16. N/A
17. All easements as retained by the City of Austin will remain in force per Ordinance No. 77 0330) and no structures will be placed over these areas.
18. None of the proposed vacation areas lie within the Austin Downtown Plan (DAP).
19. These areas are located near the intersection of IH 35, north of Martin Luther King, Jr. Blvd.
20. N/A

Please contact Joe D. Webber, Jr., RPLS, with Surveying And Mapping, LLC (SAM) (direct: 512-895-5049 or cell: 512-740-5359) if you have any questions or to schedule a pre-application meeting.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joe D. Webber, Jr.", is written over the word "Respectfully,".

Joe D. Webber, Jr., RPLS  
Sr. Staff / Sr. Project Manager  
Surveying And Mapping, LLC (SAM)

# APPLICATION FOR STREET OR ALLEY VACATION

File No. 9684-1605  
Department Use Only

DATE: 5/5/2016  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: X ; Alley: X ; ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: Whittier St. & alleys at M.L.K. Is it constructed: Yes No  
Property address: 1300 E. Martin Luther King Jr. Blvd  
Purpose of vacation: Construction

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 20271  
Survey & Abstract No.: N/A  
Lot(s): \_\_\_\_\_ Block: 8 & 9 Outlot: \_\_\_\_\_  
Subdivision Name: Outlot 44, Div. B, Gammel & Taylor's Subdivision  
Plat Book 1 Page Number 77 Document Number NA

Neighborhood Association Name: N/A  
Address including zip code: \_\_\_\_\_

## RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <u>NO</u>	<u>N/A</u>
Subdivision: Case (circle one): YES / <u>NO</u>	
Zoning Case (circle one): YES / <u>NO</u>	

## PROJECT NAME, if applicable:

Name of Development Project: University of Texas East Campus Garage  
Is this a S.M.A.R.T. Housing Project (circle one): YES NO  
Is this within the Downtown Austin Plan Boundaries (circle one): YES NO

## OWNER INFORMATION

Name: Board of Regents of the Univ. of Texas (as shown on Deed)  
Address: 201 W. 7th Street, Ste 801 Phone: (512) 499-4333 Fax No.: ( ) \_\_\_\_\_  
City: Austin County: Travis State: Texas Zip Code: 78701  
Contact Person/Title: K. James / Director of Real Estate Cell Phone: ( ) \_\_\_\_\_  
Email Address: Kjames@utsystem.edu  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Joe D. Webber, Jr., RPLS  
Firm Name: Surveying And Mapping, LLC  
Address: 4801 S.W. Parkway, Bldg 2, Ste. 100  
City: Austin State: Tx Zip Code: 78735  
Office No.: (512) 445-0575 Cell No.: (512) 740-5359 Fax No.: (512) 326-3029  
EMAIL ADDRESS: jwebber@sam.biz

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a certified check for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: Joe D. Webber, Jr.  
Landowner/Applicant



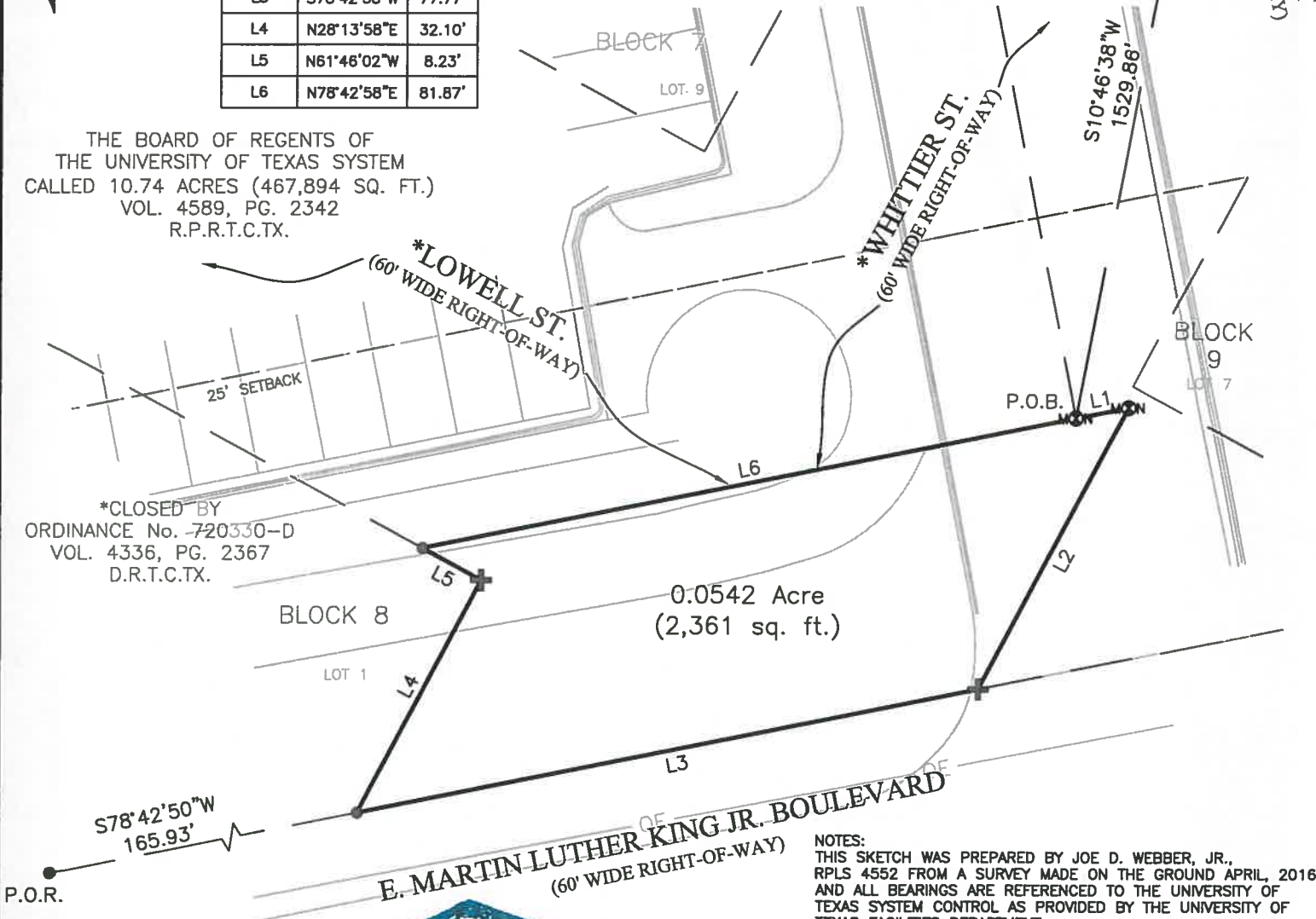


GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N78°42'58"E	6.57'
L2	S28°13'58"W	38.89'
L3	S78°42'58"W	77.77'
L4	N28°13'58"E	32.10'
L5	N61°46'02"W	8.23'
L6	N78°42'58"E	81.87'

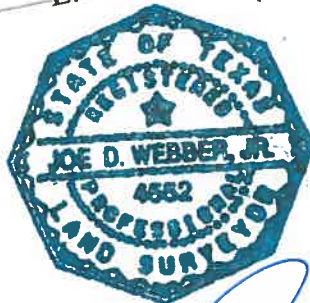
THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
CALLED 10.74 ACRES (467,894 SQ. FT.)  
VOL. 4589, PG. 2342  
R.P.R.T.C.TX.

THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
REMAINDER OF A  
CALLED 4.331 ACRES (188,638 SQ. FT.)  
VOL. 4589, PG. 2347  
R.P.R.T.C.TX.



\*CLOSED BY  
ORDINANCE No. 720330-D  
VOL. 4336, PG. 2367  
D.R.T.C.TX.

E. MARTIN LUTHER KING JR. BOULEVARD  
(60' WIDE RIGHT-OF-WAY)



NOTES:  
THIS SKETCH WAS PREPARED BY JOE D. WEBBER, JR.,  
RPLS 4552 FROM A SURVEY MADE ON THE GROUND APRIL, 2016  
AND ALL BEARINGS ARE REFERENCED TO THE UNIVERSITY OF  
TEXAS SYSTEM CONTROL AS PROVIDED BY THE UNIVERSITY OF  
TEXAS FACILITIES DEPARTMENT.

CONTROL POINT No. 43 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,788.3510 E=232,174.5870  
EL=582.87'

CONTROL POINT No. 116 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,404.5560 E=232,846.1830  
EL=595.48'

LEGEND

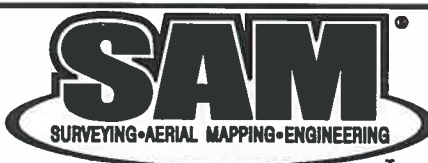
- - IRON ROD FOUND
- ⊕ - CHISELED X FOUND
- MON - MAG NAIL FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REFERENCE

R.P.R.T.C.TX - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

*Joe D. Webber, Jr.*  
JOE D. WEBBER, JR. BPLS NO. 4552  
PROJECT MANAGER/SENIOR STAFF  
SURVEYING AND MAPPING, LLC (SAM)

5-2-2016  
DATE

JOB NUMBER: 36828  
DATE: 04/2016  
SCALE: 1"=20'  
SURVEYOR: J. Webber  
TECHNICIAN: T. Nelson  
DRAWING: 36828 PLAT-Vacate\_SK31999  
TRACT ID: N/A  
PARTY CHIEF: B. Roy  
FIELD BOOKS: 18448



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: Info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

FN# 31999





GRAPHIC SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S28°13'58"W	38.89'
L2	S78°44'02"W	20.73'
L3	N28°13'58"E	38.88'
L4	N78°42'45"E	20.74'

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HALT  
RKING

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STATE OF TEXAS  
CONTROLLED ACCESS HIGHWAY FACILITY  
CALLED 0.0913 ACRE (3,975.5 SQ. FT.)  
VOL. 4613, PG. 1641  
R.P.R.T.C.TX.

E. MARTIN LUTHER KING JR. BOULEVARD  
(60' WIDE RIGHT-OF-WAY)

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TEXAS FACILITIES DEPARTMENT.

CONTROL POINT No. 43 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,788.3510 E=232,174.5870  
EL=582.87'

CONTROL POINT No. 116 (BRASS DISC)  
GRID COORDINATE VALUES: N=2,822,404.5560 E=232,846.1830  
EL=595.48'

LEGEND

- - IRON ROD FOUND
- ⊙ - IRON PIPE FOUND (SIZE NOTED)
- △ - CALCULATED POINT
- ⊕ - CHISELED X FOUND
- ⊙ - MONUMENT FOUND
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REFERENCE

D.R.T.C.TX. - DEED RECORDS TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS



*Joe D. Webber, Jr.*

JOE D. WEBBER, JR. RPLS NO. 4552  
PROJECT MANAGER/SENIOR STAFF  
SURVEYING AND MAPPING, LLC (SAM)

5-2-2016

DATE

JOB NUMBER: 36828  
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TECHNICIAN: T. Nelson  
DRAWING: 36828 PLAT-Vacate\_SK31998  
TRACT ID: N/A  
PARTY CHIEF: B. Roy  
FIELD BOOKS: 18448



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Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

FN# 31998



GRAPHIC SCALE

MANOR ROAD  
(60' WIDE RIGHT-OF-WAY)

P.O.C.

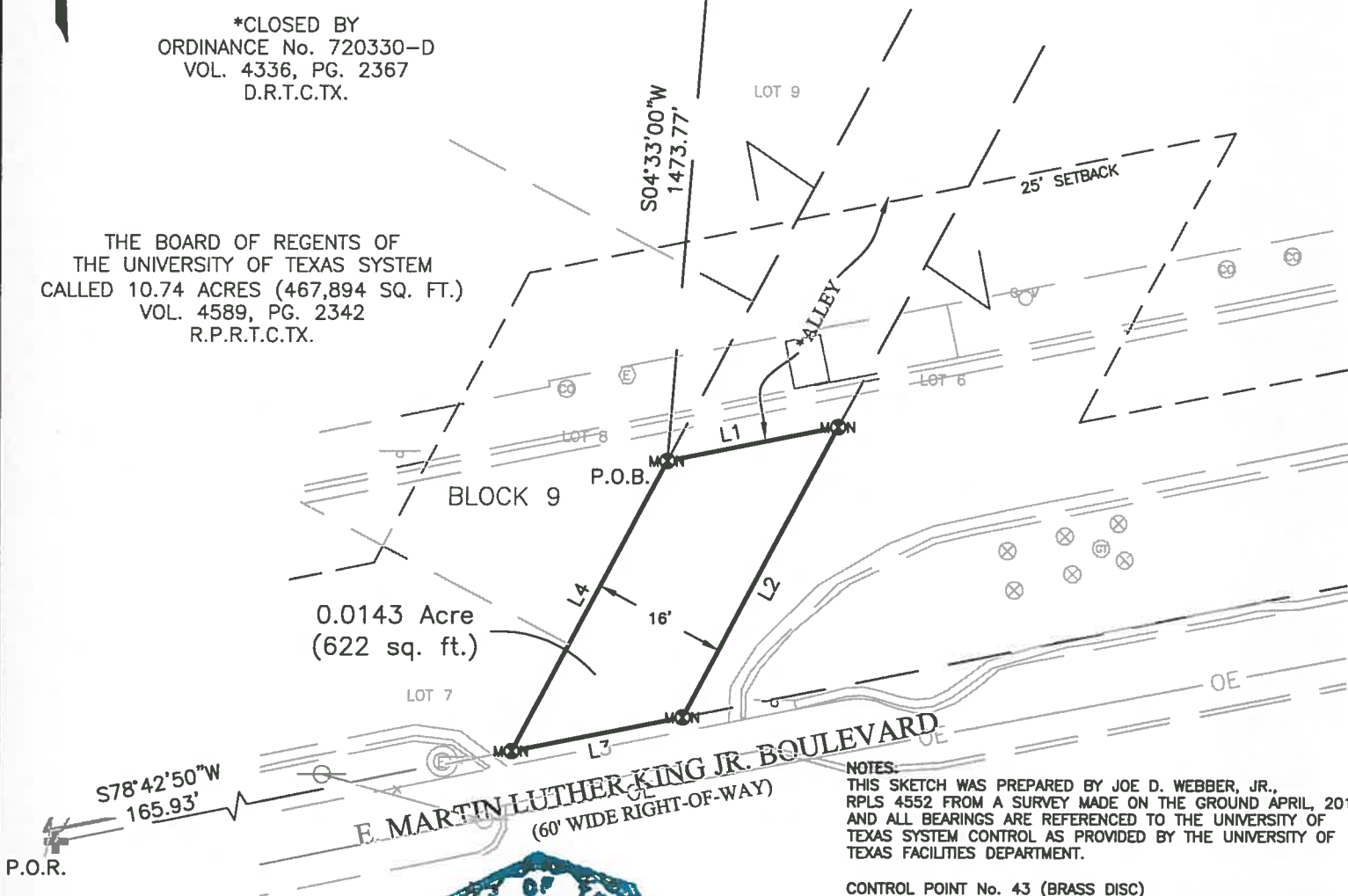
COMAL STREET  
(60' WIDE RIGHT-OF-WAY)

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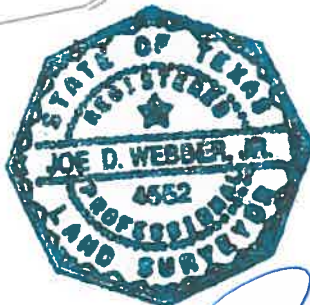
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PARTY CHIEF: B Roy  
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Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: University of Texas System  
East Campus Garage

SHEET 2  
OF 2

FN# 32000

## Proposed Whittier Street & Alley Vacations Disch-Falk Field

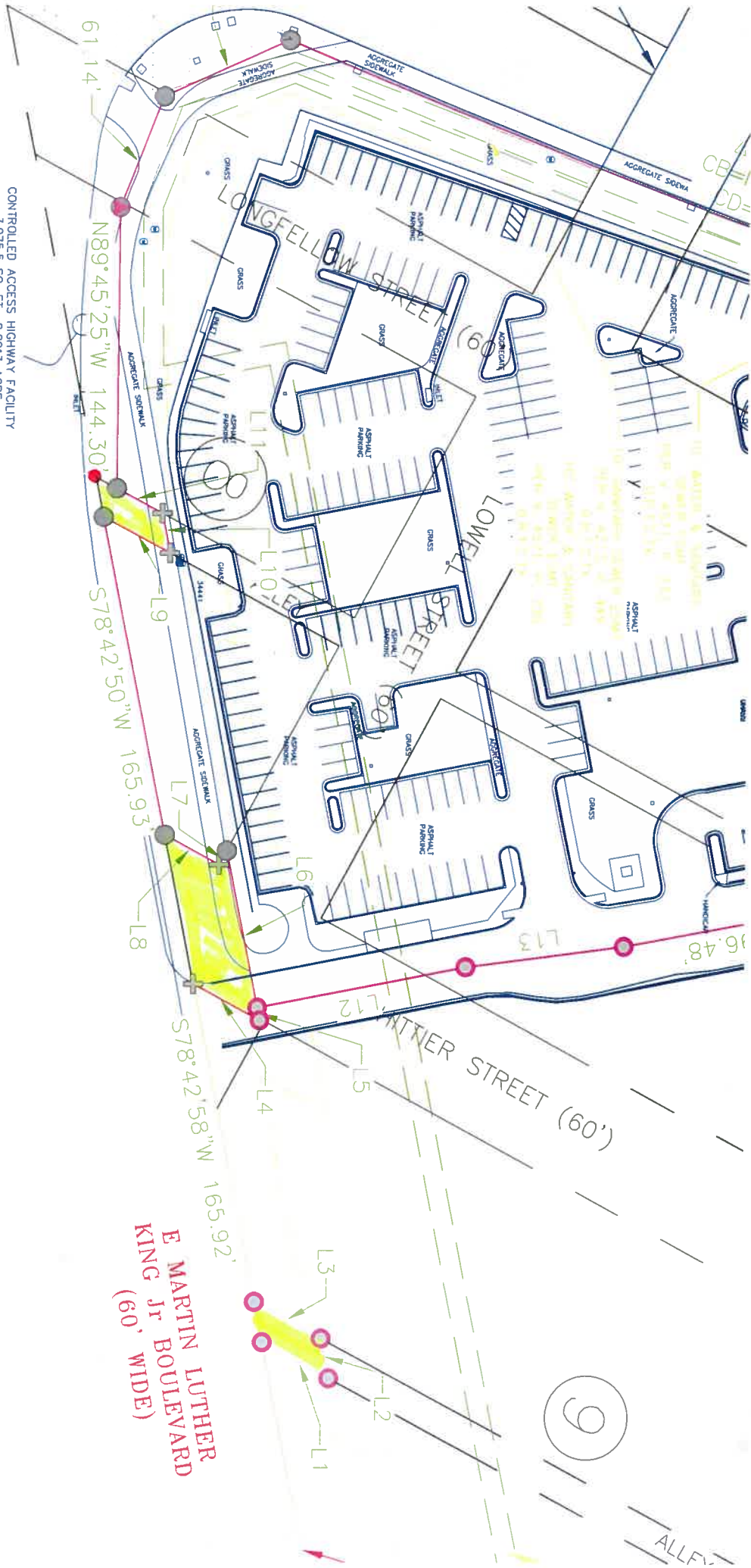




CONTROLLED ACCESS HIGHWAY FACILITY  
 3,975.5 SQ. FT., 0.0913 ACRE  
 STATE OF TEXAS  
 VOL. 4613, PG. 1641  
 R.P.R.T.C. TX

E MARTIN LUTHER  
 KING JR BOULEVARD  
 (60' WIDE)

Map No 585Q  
 Map ID: 021001



58-1415

850

APR 24-72 6775 \* 8.50  
ORDINANCE NO. 72 0330-D

AN ORDINANCE VACATING AND PERPETUALLY CLOSING FOR PUBLIC USE THOSE CERTAIN PORTIONS OF EAST 21ST STREET, EAST 20 1/2 STREET, EAST 20TH STREET, EAST 19 1/2 STREET, RED RIVER STREET ALLEY, SABINE STREET ALLEY, OLDHAM STREET ALLEY, EAST 18TH STREET, EAST 17TH STREET, SABINE STREET, EAST 16TH STREET ALLEY, LONGFELLOW STREET, WHITTIER STREET, KALMAR STREET, HAWTHORNE STREET, LOWELL STREET, EAST AVENUE ALLEY, LONGFELLOW STREET ALLEY, AND WHITTIER STREET ALLEY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; RETAINING EASEMENTS IN THE CITY FOR PUBLIC UTILITY AND DRAINAGE PURPOSES; SUSPENDING THE RULE REQUIRING THE READING OF AN ORDINANCE ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

3/30/1972

WHEREAS, those certain streets and alleys known as East 21st Street, East 20 1/2 Street, East 20th Street, East 19 1/2 Street, Red River Street Alley, Sabine Street Alley and Oldham Street Alley, were reserved and dedicated to the public on a map or plat of Christian and Fellman Addition, a subdivision of record in Book 1 at Page 73 of the Plat Records of Travis County, Texas; those certain streets and alley known as East 18th Street, East 17th Street, Sabine Street and East 16th Street Alley, were reserved and dedicated to the public on maps or plats of the Government Outlots adjoining the Original City of Austin on file in the General Land Office of the State of Texas; and those certain streets and alleys known as Longfellow Street, Whittier Street, Kalmar Street, Hawthorne Street, Lowell Street, East Avenue Alley, Longfellow Street Alley and Whittier Street Alley, were reserved and dedicated to the public on a map or plat of Gammel & Taylor Subdivision, a subdivision in the City of Austin, Travis County, Texas of record in Volume 1 at Page 77 of the Deed Records of Travis County, Texas; and,

WHEREAS, the owners of property abutting the hereinafter described portions of said streets and alleys have requested the City Council of the City of Austin to vacate and perpetually close to public travel the hereinafter described portions of said streets and alleys; and,

WHEREAS, it has been determined by the City Council of the City of Austin that said portions of such streets and alleys are not now needed and will not be required in the future, SAVE and EXCEPT for easements to be retained in the City for public utility and drainage purposes in, upon and across the entirety of the street and alley areas to be vacated; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

SECTION 1. That the hereinafter described portions of said streets and alleys be, and the same are hereby vacated and perpetually closed for public use, SAVE and EXCEPT for easements to be retained in the City for public utility and drainage purposes in, upon and across the entire street and alley areas to be vacated; said portions of said streets and alleys so vacated being more particularly described as follows:

DEED RECORDS  
Travis County, Texas

1336 2367

58-1416

Thirty-three (33) strips of land, same being streets and alleys in the City of Austin, Travis County, Texas, the strips of land hereinafter described as Numbers One, Two, and Three being all those certain portions of a street fifty (50.00) feet in width known as East 21st Street, as shown on maps or plats of Christain and Fellman Addition, a subdivision in the City of Austin, Travis County, Texas, of record in Book 1 at Page 73 of the Plat Records of Travis County, Texas; the strips of land hereinafter described as Numbers Four, Five, and Six, being all those certain portions of a street fifty (50.00) feet in width known as East 20 1/2 Street, as shown on maps or plats of said Christian and Fellman Addition; the strip of land hereinafter described as Number Seven being all that certain portion of a street fifty (50.00) feet in width known as East 20th Street, as shown on maps or plats of said Christian and Fellman Addition; the strips of land hereinafter described as Numbers Eight and Nine being all those certain portions of a street fifty (50.00) feet in width known as East 19 1/2 Street, as shown on maps or plats of said Christian and Fellman Addition; the strip of land hereinafter described as Number Ten being all that certain alley sixteen (16.00) feet in width that traverses Block 9 in said Christian and Fellman Addition; the strip of land hereinafter described as Number Eleven being all that certain portion of an alley sixteen (16.00) feet in width that traverses Block 5 in said Christian and Fellman Addition; the strip of land hereinafter described as Number Twelve being all that certain alley sixteen (16.00) feet in width that traverses Block 19 in said Christian and Fellman Addition; the strip of land hereinafter described as Number Thirteen being, all that certain alley sixteen (16.00) feet in width that traverses Block 28 in said Christian and Fellman Addition; the strip of land hereinafter described as Number Fourteen being all that certain portion of an alley sixteen feet in width that traverses Block 18 in said Christian and Fellman Addition; the strip of land hereinafter described as Number Fifteen being all that certain portion of a street sixty (60.00) feet in width known as East 18th Street, as shown on maps or plats of the Government Outlots adjoining the Original City of Austin on file in the General Land Office of the State of Texas; the strips of land hereinafter described as Numbers Sixteen and Seventeen being all those certain portions of a street sixty (60.00) feet in width known as East 17th Street, as shown on maps or plats of said Government Outlots adjoining the Original City of Austin; the strip of land hereinafter described as Number Eighteen being all that certain portion of a street eighty (80.00) feet in width known as Sabine Street, as shown on maps or plats of said Government Outlots adjoining the Original City of Austin; the strip of land hereinafter described as Number Nineteen being all that certain alley sixteen (16.00) feet in width that traverses Outlot 70, Division E, in said Government Outlots adjoining the Original City of Austin; the strip of land hereinafter described as Number Twenty being all that certain alley twenty (20.00) feet in width that traverses Outlot 58, Division E, in said Government Outlots adjoining the Original City of Austin;

58-1417

the strip of land hereinafter described as Number Twenty-One being all that certain portion of a street sixty (60.00) feet in width known as Longfellow Street, as shown on maps or plats of Gammel & Taylor Subdivision, a subdivision in the City of Austin, Travis County, Texas, of record in Volume 1 at Page 77 of the Deed Records of Travis County, Texas; the strip of land hereinafter described as Number Twenty-Two being all that certain portion of a street sixty (60.00) feet in width known as Whittier Street, as shown on maps or plats of said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Three being all that certain portion of a street sixty (60.00) feet in width known as Kalmar Street, as shown on maps or plats of said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Four being all that certain portion of a street sixty (60.00) feet in width known as Hawthorne Street as shown on maps or plats of said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Five being all that certain portion of a street sixty (60.00) feet in width known as Lowell Street, as shown on maps or plats of said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Six being all that certain alley sixteen (16.00) feet in width that traverses Block 3 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Seven being all that certain alley sixteen (16.00) feet in width that traverses Block 4 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Twenty-Eight being all that certain portion of an alley sixteen (16.00) feet in width that traverses Block 8 in said Gammel & Taylor Subdivision; the strip of land described as Number Twenty-Nine being all that certain alley sixteen (16.00) feet in width that traverses Block 7 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Thirty being all that certain alley sixteen (16.00) feet in width that traverses Block 6 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Thirty-One being all that certain alley sixteen (16.00) feet in width that traverses Block 5 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Thirty-Two being all that certain portion of an alley sixteen (16.00) feet in width that traverses Block 9 in said Gammel & Taylor Subdivision; the strip of land hereinafter described as Number Thirty-Three being all that certain alley sixteen (16.00) feet in width that traverses Block 10 in said Gammel & Taylor Subdivision; each of the said thirty-three (33) strips of land is more particularly described as follows:

NUMBER ONE, BEING all that certain portion of East 21st Street that extends from the east line of Red River Street in an easterly direction to the west line of Sabine Street.

NUMBER TWO, BEING all that certain portion of East 21st Street that extends from the east line of Sabine Street in an easterly direction to the west line of Oldham Street.



58-1418

NUMBER THREE, BEING all that certain portion of East 21st Street that extends from the east line of Oldham Street in an easterly direction 212 feet, more or less, to the proposed west right-of-way line of Interstate Highway 35, also known as Interregional Highway, as established by the Texas Highway Department.

NUMBER FOUR, BEING all that certain portion of East 20 1/2 Street that extends from the east line of Red River Street in an easterly direction to the west line of Sabine Street.

NUMBER FIVE, BEING all that certain portion of East 20 1/2 Street that extends from the east line of Sabine Street in an easterly direction to the west line of Oldham Street.

NUMBER SIX, BEING all that certain portion of East 20 1/2 Street that extends from the east line of Oldham Street in an easterly direction 46 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER SEVEN, BEING all that certain portion of East 20th Street that extends from the east line of Red River Street in an easterly direction to the west line of Sabine Street.

NUMBER EIGHT, BEING all that certain portion of East 19 1/2 Street that extends from the east line of Red River Street in an easterly direction to the west line of Sabine Street.

NUMBER NINE, BEING all that certain portion of East 19 1/2 Street that extends from the east line of Sabine Street in an easterly direction 229 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER TEN, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 9, Christian and Fellman Addition, and which extends from the north line of East 19 1/2 Street in a northerly direction to the south line of East 20th Street.

NUMBER ELEVEN, BEING all that certain portion of an alley sixteen (16.00) feet in width that traverses said Block 5, Christian and Fellman Addition, and which extends from the south line of East 19 1/2 Street in a southerly direction 294 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER TWELVE, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 19, Christian and Fellman Addition, and which extends from the north line of East 20 1/2 Street in a northerly direction to the south line of East 21st Street.

NUMBER THIRTEEN, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 28, Christian and Fellman Addition, and which extends from the north line of East 21st Street in a northerly direction to the south line of Manor Road.

58-1419

NUMBER FOURTEEN, BEING all that certain portion of an alley sixteen (16.00) feet in width that traverses said Block 18, Christian and Fellman Addition, and which extends from the south line of East 21st Street in a southerly direction 105 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER FIFTEEN, BEING all that certain portion of East 18th Street that extends from the east line of Red River Street in an easterly direction 575 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER SIXTEEN, BEING all that certain portion of East 17th Street that extends from the east line of Neches Street in an easterly direction to the west line of Red River Street.

NUMBER SEVENTEEN, BEING all that certain portion of East 17th Street that extends from the east line of Red River Street in an easterly direction 579 feet, more or less, to said proposed west right-of-way line of Interstate Highway 35.

NUMBER EIGHTEEN, BEING all that certain portion of Sabine Street that extends from the north line of East 16th Street in a northerly direction to the south line of East 18th Street.

NUMBER NINETEEN, BEING all that certain alley sixteen (16.00) feet in width that traverses said Outlot 70, Division E, of the Government Outlots adjoining the Original City of Austin, and which extends from the north line of East 17th Street in a northerly direction to the south line of East 18th Street.

NUMBER TWENTY, BEING all that certain alley twenty (20.00) feet in width that traverses said Outlot 58, Division E, of the Government Outlots adjoining the Original City of Austin, and which extends from the east line of Trinity Street in an easterly direction to the west line of Neches Street.

NUMBER TWENTY-ONE, BEING all that certain portion of Longfellow Street that extends from the west line of Comal Street in a southwesterly direction to a line thirty (30.00) feet north of and parallel to the north line of East 19th Street.

NUMBER TWENTY-TWO, BEING all that certain portion of Whittier Street that extends from the south line of Kalmar Street in a southwesterly direction to a line thirty (30.00) feet north of and parallel to the north line of East 19th Street.

NUMBER TWENTY-THREE, BEING all that certain portion of Kalmar Street that extends from Comal Street in a westerly direction 592 feet, more or less, to the proposed east right-of-way line of Interstate Highway 35, also known as Interregional Highway, as established by the Texas Highway Department.

NUMBER TWENTY-FOUR, BEING all that certain portion of Hawthorne Street that extends from the west line of that certain street known as Emerson Street that was vacated by Ordinance Number 710506-1, in a westerly direction 846 feet, more or less, to said proposed east right-of-way line of Interstate Highway 35.

58-1420

NUMBER TWENTY-FIVE, BEING all that certain portion of Lowell Street that extends from the west line of Whittier Street in a westerly direction 404 feet, more or less, to said proposed east right-of-way line of Interstate Highway 35.

NUMBER TWENTY-SIX, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 3, Gammel & Taylor Subdivision, and which extends from the north line of Hawthorne Street in a northerly direction to the south line of Kalmar Street.

NUMBER TWENTY-SEVEN, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 4, Gammel & Taylor Subdivision, and which extends from the north line of Kalmar Street in a northerly direction to the south line of Manor Road.

NUMBER TWENTY-EIGHT, BEING all that certain portion of an alley sixteen (16.00) feet in width that traverses said Block 8, Gammel & Taylor Subdivision, and which extends from the south line of Lowell Street in a southerly direction to a line thirty (30.00) feet north of and parallel to the north line of East 19th Street.

NUMBER TWENTY-NINE, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 7, Gammel & Taylor Subdivision, and which extends from the north line of Lowell Street in a northerly direction to the south line of Hawthorne Street.

NUMBER THIRTY, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 6, Gammel & Taylor Subdivision, and which extends from the north line of Hawthorne Street in a northerly direction to the south line of Kalmar Street.

NUMBER THIRTY-ONE, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 5, Gammel & Taylor Subdivision, and which extends from the north line of Kalmar Street in a northerly direction to the west line of Comal Street.

NUMBER THIRTY-TWO, BEING all that certain portion of an alley sixteen (16.00) feet in width that traverses said Block 9, Gammel & Taylor Subdivision, and which extends from the south line of Hawthorne Street in a southerly direction to a line thirty (30.00) feet north of and parallel to the north line of East 19th Street.

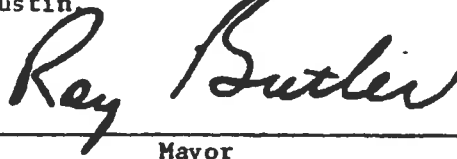
NUMBER THIRTY-THREE, BEING all that certain alley sixteen (16.00) feet in width that traverses said Block 10, Gammel & Taylor Subdivision, and which extends from the north line of Hawthorne Street in a northerly direction to the west line of Comal Street.

58-1421

SECTION 2. The rules providing for the reading of an ordinance on three separate days are hereby suspended and this Ordinance shall become effective as provided by the Charter of the City of Austin.

PASSED AND APPROVED I

March 30, 1972 I



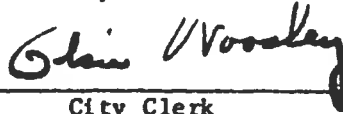
Mayor

APPROVED:



City Attorney

ATTEST:



City Clerk

28MAR72

58-1422

THE STATE OF TEXAS I  
COUNTY OF TRAVIS I

I, Elsie Woosley, City Clerk of the City of Austin, Texas,  
do hereby certify that the foregoing instrument is a true and correct  
copy of Ordinance No. 720330-D passed by the City Council  
of the City of Austin, Texas, at a regular meeting on the 30th day  
of March, 1972.

*Elsie Woosley*  
\_\_\_\_\_  
City Clerk, City of Austin, Texas

(CORPORATE SEAL)

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me, and was duly  
RECORDED in the Volume and Page of the named RECORDS  
of Travis County, Texas, as Stated hereon by me, on

APR 24 1972



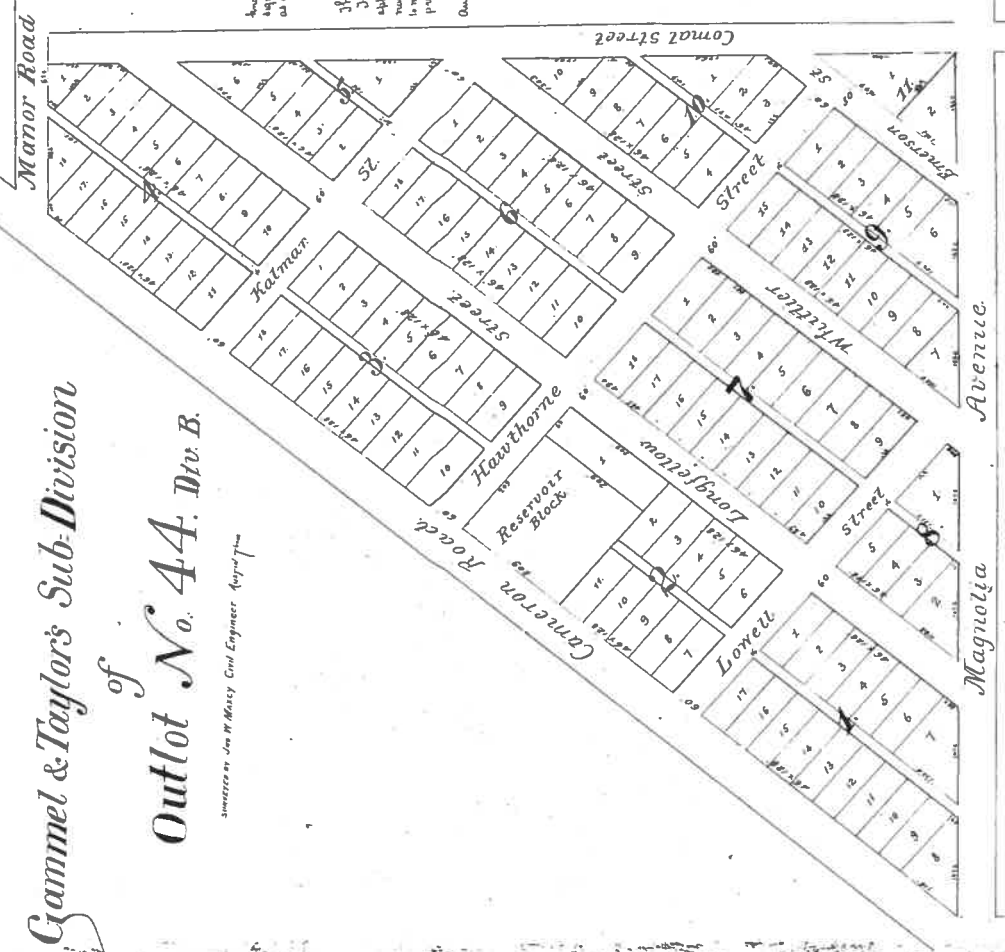
*Carole Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
APR 24 9 18 AM '72  
*Carole Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

1336 2371

# Gammel & Taylor's Sub-Division of Outlot No. 44. Div. B.

Surveyed by H. M. Macey Civil Engineer August 1904



This plat shows the subdivision of a certain tract of land known as Outlot No. 44, Division B, into lots and blocks, and is subject to the City of Boston. The plat is subject to the approval of the City of Boston and is subject to the approval of the City of Boston.

The plat shows the subdivision of a certain tract of land known as Outlot No. 44, Division B, into lots and blocks, and is subject to the City of Boston. The plat is subject to the approval of the City of Boston and is subject to the approval of the City of Boston.

Filed for Record Aug 31 1904 9:30 A.M.  
Recorded Aug 31 1904 12:30 P.M.  
Gammel & Taylor's Sub-Division  
of Outlot No. 44, Division B

## SUMMARY OF COMMENTS REPORT

F#9760-1610 ALLEY ROW VACATION [CR JOHNS SUBDIVISION]

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### CONDITIONAL APPROVAL COMMENTS

#### AUSTIN ENERGY

ASSESSMENT: Austin Energy Transmission requests that the east 25-ft of the alley be retained as an electric easement or public utility easement.

---

### APPROVED COMMENTS

• AUSTIN RESOURCE RECOVERY	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Engineering)
• TRANSPORTATION	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Transportation)
• CAPITAL METRO	• PLANNING & ZONING <u>Neighborhood Planning</u>
• CODE COMPLIANCE	• PLANNING & ZONING <u>Urban Design</u>
• CTM-GAATN	• PLANNING & ZONING <u>Zoning Review</u>
• EMS	• PUBLIC WORKS <u>Sidewalks &amp; Special Projects</u>
• FIRE	• TEXAS GAS
• GOOGLE	• TIME WARNER
• GRANDE COMMUNICATIONS	• WATERSHED PROTECTION <u>Engineering</u>
• AT&T	• AUSTIN WATER
• PARKS & RECREATION	• PUBLIC WORKS <u>Street &amp; Bridge Operations</u>



## MEMORANDUM

Case No.: 9760-1610

Date: October 12, 2016

SUBJECT:

### ALLEY VACATION

( ) Lucy Cabading	AT&T	( ) Jackie Chuter	PARD
( ) Melody Giambruno	Austin Energy	( ) David Marquez	DSD (LUR-Engineering)
( ) Katrina Fenrick	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Rob Spillar	Austin Transportation Director	( ) Mark Walters	P&Z (Comp. Planning)
( ) Angela Baez	Austin Water	( ) Humberto Rey	P&Z (Urban Design)
( ) Roberto Gonzalez	Capital Metro	( ) Wendy Rhoades	P&Z (Zoning Review)
( ) Bruna Quinonez	Code Compliance	( ) David Boswell	PWD – Office of City Eng'r
( ) Carlos Dematos	CTM – GAATN	( ) Nadia Barrera	PWD (connectivity)
( ) Milissa Warren	EMS	( ) Christian Barraza	Texas Gas
( ) Frank Alvarez	Fire	( ) Joseph Boyle	Time Warner
( ) Scott Cunningham	Google	( ) Katina Bohrer	WPD (Engineering)
( ) Luis Mata	Grande Communication		

A request has been received for a partial vacation of the E. 21 St. Alley, located between E. 21<sup>st</sup> St. and E. 22<sup>nd</sup> St., adjacent to 2006 Leona St., Austin, TX 78702.

Please review this request and return your comments to Kim Vasquez (512-974-9241), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350, Austin, Texas 78704.

**Due Date: October 26, 2016.**

APPROVAL: \_\_\_\_\_ YES \_\_\_\_\_ Yes, Subj. to Req'm't \_\_\_\_\_ No

Comments: \_\_\_\_\_

#### **Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



Surveying And Mapping, LLC  
4801 Southwest Parkway, Building Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TX Firm # 10064300

August 16, 2016

City of Austin  
Office of Real Estate Services  
505 Barton Springs Road, Suite 1350  
Austin, Texas 78704  
Attn: Land Management Division

**Re: Right-Of-Way Vacation for that portion of the Alley located within Block 7, Outlot 45, Division B, C. R. Johns & Co. Subdivision as depicted on the R/W Vacations Site Map (attached)**

In accordance with the "Policies & Procedures for the Requesting Street or Alley Vacations", we are transmitting a Vacation Application and supporting documents for the vacation of that portion of the Alley located within Block 7, Outlot 45, Division B, C. R. Johns & Co. Subdivision recorded in Volume 1, Page 3 of the Travis County Plat Records, (T.C.P.R.)

Pursuant to the City of Austin Quitclaim Deeds, recorded in Volume 12510, Page 239, Travis County Deed Records (T.C.D.R.), some alleys were vacated except for the alley area being requested to be vacated herein.

The purpose of the Alley Vacation is to allow the University to allow for a full block development as described in the "Policies and Procedures for Requesting Street and Alley Vacations". There are no improvements or utilities within the alley vacation area.

The following is in response to the itemized information request of the "Policies & Procedures for the Requesting Street or Alley Vacations":

1. It is a Residential (Graduate Student Housing) project.
2. The area to be vacated was originally platted (Volume 1, Page 3, T.C.P.R.).
3. We have no indication that the City purchased the alley area to be vacated but majority of the area was vacated by separate instruments (Quitclaim Deed, Volume 12510, Page 239, T.C.D.R.).
4. All of the area requested to be vacated and our property are within the same subdivision.
5. The alley area to be vacated is dedicated only on paper and is not functional.
6. There are no utilities in the alley area to be vacated.
7. These areas to be vacated are to be developed as the University of Texas, Austin Graduate Student Housing. This will be a multi-story building with off-site parking.
8. A Site Plan has not been submitted to the City of Austin because The University of Texas, Austin is working with utility providers on the utility realignment design.
9. The project is part of the University of Texas, Austin and is not considered a unified development.
10. The project is not a S.M.A.R.T. Housing Project.
11. Construction of the development is anticipated to start in the Fall of 2017.
12. The current zoning on the adjacent properties is SF-3 .
13. The adjacent properties are currently developed and owned by the University of Texas, Austin.
14. There are currently some surface parking available but the proposed parking garage located at Interstate 35 and Martin Luther King Jr. boulevard will serve this site.
15. The parking requirements will increase with the proposed development but see Item 14 above.
16. Please see Item 14 above.



17. All easements as retained by the City of Austin will remain in force per Ordinance No. 77 0330) and no structures will be placed over these areas.
18. The area to be vacated do not lie within the Austin Downtown Plan (DAP).
19. The area to be vacated do not lie within UT boundaries as described (East of Lamar Boulevard, West of IH-35, North of Martin Luther King Boulevard, and South of 45th Street) but are located on UT Austin property North of E 20th Street, West of Leona Street and East of Comal Street.
20. The proposed vacation supports the Compact and Connected Priority Program set forth in the Imagine Austin Comprehensive Plan because since the proposed Graduate Student Housing project is immediately adjacent to campus it lessens dependency on cars and creates more walking and bicycling and promotes the use of public transportation.

Please contact Ebenezer Laing, with Surveying And Mapping, LLC (SAM) (direct: 512-685-3571 or cell: 512-568-4154) if you have any questions or to schedule a pre-application meeting.

Respectfully,

A handwritten signature in blue ink, appearing to read "E. Laing", is positioned above the printed name.

Ebenezer Laing, RPLS, PSM  
Surveying And Mapping, LLC (SAM)

## APPLICATION FOR STREET OR ALLEY VACATION

File No. \_\_\_\_\_

Department Use Only

DATE: \_\_\_\_\_

Department Use Only

### TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_ ; Alley: X ; ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: MidBlock W Leona St between E 21<sup>st</sup> & E 20<sup>th</sup> Is it constructed: Yes No  
Property address: 2006 Leona Street, Austin, Texas 78702  
Purpose of vacation: Building Construction

### PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 376270  
Survey & Abstract No.: N/A  
Lot(s): 5 & 6 Block: 7 Outlot: 45  
Subdivision Name: C. R. Johns & Co. Subdivision, Outlot 45, Division B  
Plat Book: 1 Page Number: 3 Document Number: 2003213663

Neighborhood Association Name: N/A

Address including zip code: N/A

### RELATED CASES

#### FILE NUMBERS

Existing Site Plan (circle one): YES / NO

Subdivision: Case (circle one): YES / NO

Zoning Case (circle one): YES / NO

### PROJECT NAME, if applicable:

Name of Development Project: UT Austin Graduate Student Housing

Is this a S.M.A.R.T. Housing Project (circle one): YES / NO

Is this within the Downtown Austin Plan Boundaries (circle one): YES / NO

### OWNER INFORMATION

Name: Board of Regents of the University of Texas System (as shown on Deed)  
Address: 201 West 7th Street Phone: (512) 499-4517 Fax No.: (512) 499-4523  
City: Austin County: Travis State: Texas Zip Code: 78701  
Contact Person/Title: K. Tames/Director of Real Estate Cell Phone: ( ) \_\_\_\_\_  
Email Address: ktames@utsystem.edu  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

### APPLICANT INFORMATION

Name: Ebenezer Laing  
Firm Name: Surveying And Mapping, LLC  
Address: 4801 Southwest Parkway, Building 2, Suite 100  
City: Austin State: Texas Zip Code: 78735  
Office No.: (512) 447-0575 Cell No.: (512) 568-4154 Fax No.: (512) 326-3029  
EMAIL ADDRESS: elaing@sam.biz

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a certified check for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: \_\_\_\_\_

Landowner/Applicant



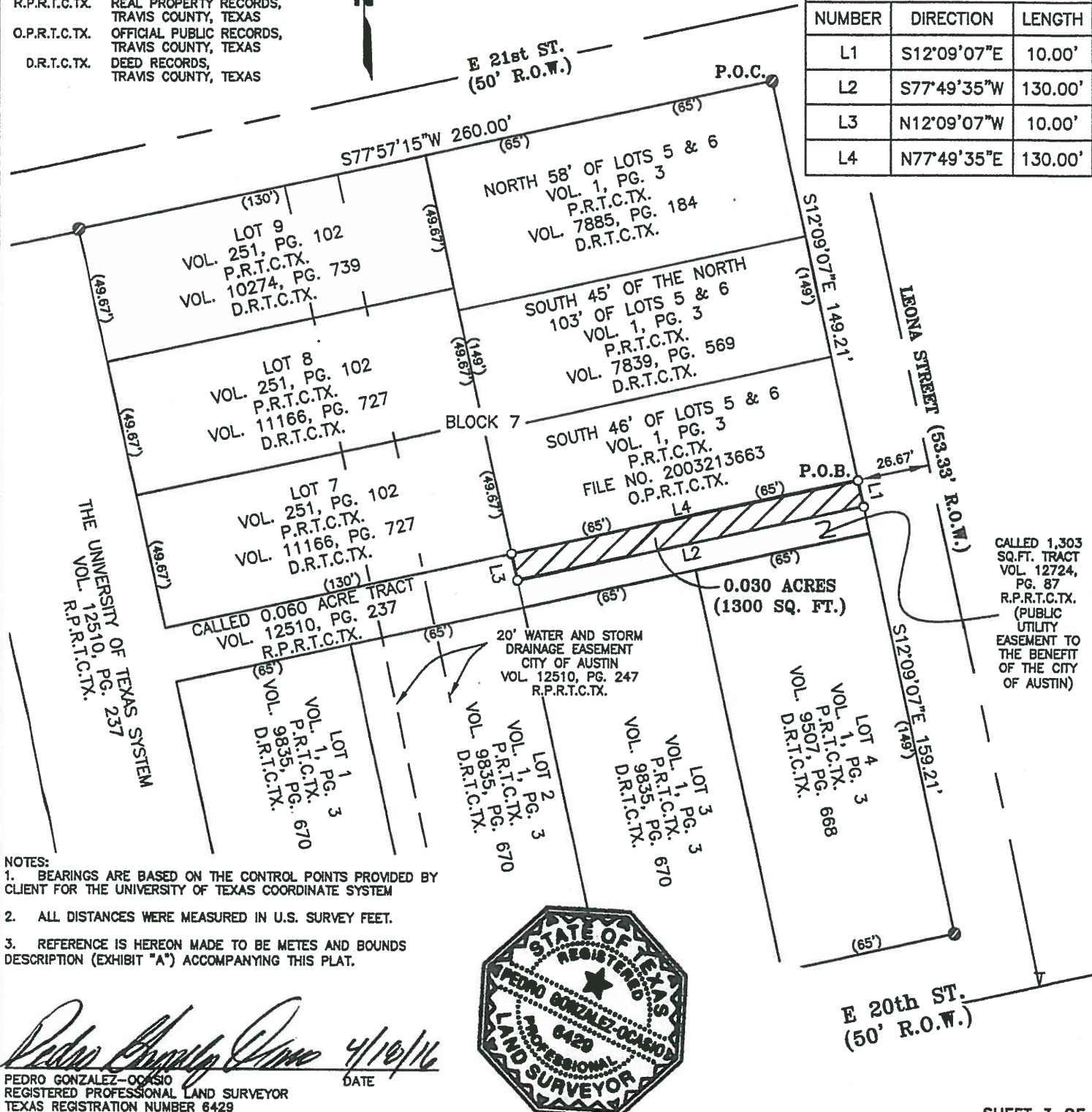
# LEGEND

- 5/8" IRON ROD WITH SAM CAP FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND (AS NOTED)
- △ CALCULATED POINT
- IRON ROD SET (5/8" W/SAM CAP)
- ▽ 60D NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

## EXHIBIT "B" CITY OF AUSTIN VACATION OF 0.030 ACRE STRIP OF LAND TRAVIS COUNTY, TEXAS



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S12°09'07"E	10.00'
L2	S77°49'35"W	130.00'
L3	N12°09'07"W	10.00'
L4	N77°49'35"E	130.00'



- NOTES:
1. BEARINGS ARE BASED ON THE CONTROL POINTS PROVIDED BY CLIENT FOR THE UNIVERSITY OF TEXAS COORDINATE SYSTEM
  2. ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.
  3. REFERENCE IS HEREON MADE TO BE METES AND BOUNDS DESCRIPTION (EXHIBIT "A") ACCOMPANYING THIS PLAT.

*Pedro Gonzalez-Ocasio* 4/10/16  
 PEDRO GONZALEZ-OCASIO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6429



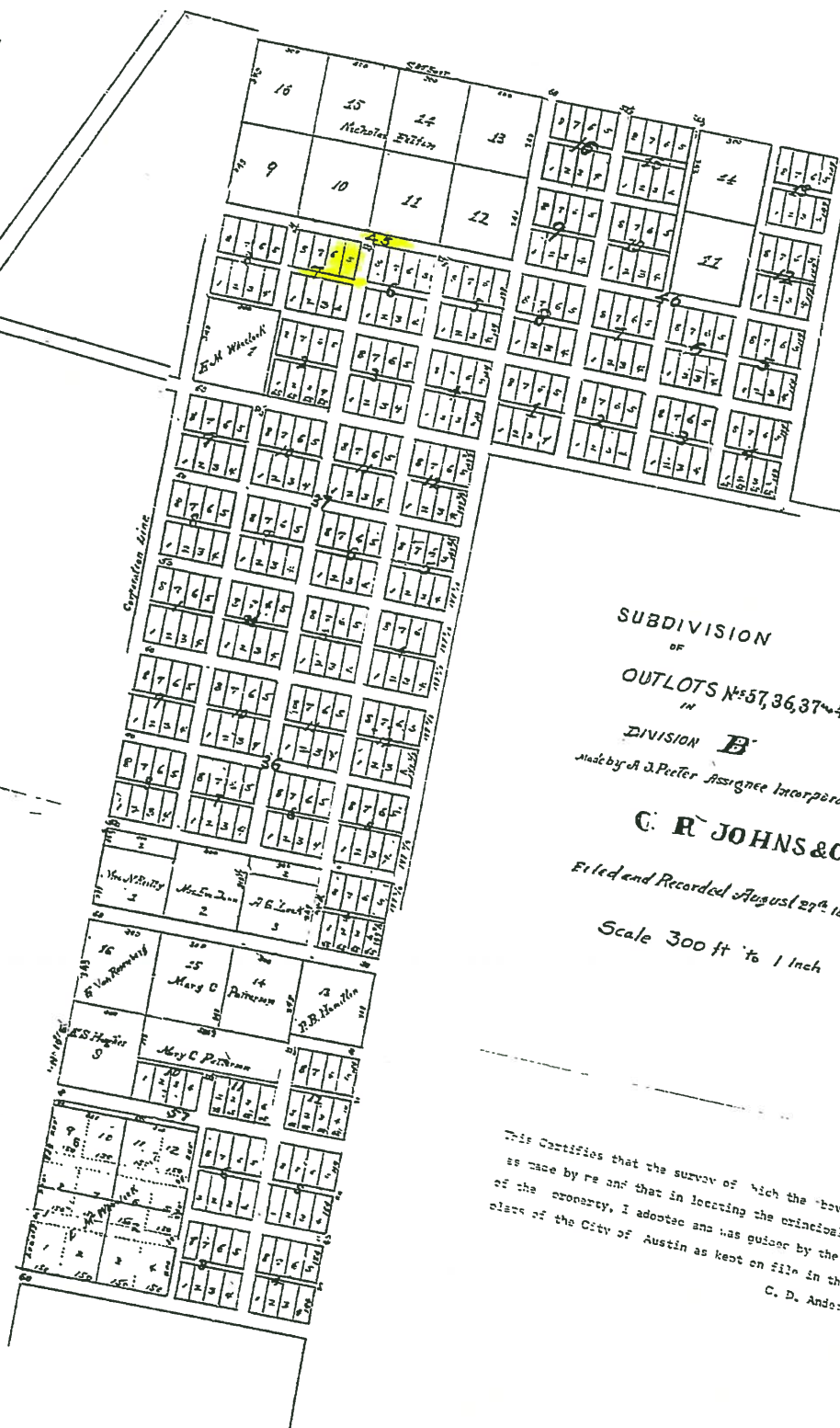
JOB NUMBER: 36845  
 DATE: 03-03-2016  
 SCALE: 1"=50'  
 SURVEYOR: PGO  
 TECHNICIAN: CDC  
 DRAWING:  
 TRACT ID:  
 PARTY CHIEF:  
 FIELD BOOKS:

UNIVERSITY OF TEXAS  
SYSTEM



10' WIDE STRIP IN ALLEY  
CITY OF AUSTIN VACATION

SHEET 3 OF 3



I bring the owner of Blocks E, , S, &  
in Outlet 46, Div. E, to your attention  
heretv cancel that portion of said  
Outlet assignment; certain terms and  
allows therein with the E. Bureau  
of said Outlet containing 10 acres of  
land. Oct. 17, 1960.

L. S. Sorenson

SUBDIVISION  
OF

OUTLOTS Nos 57, 36, 37 & 46  
IN

DIVISION **B**

Made by A. J. Pieter Assignee Incorporation

C. R. JOHNS & Co

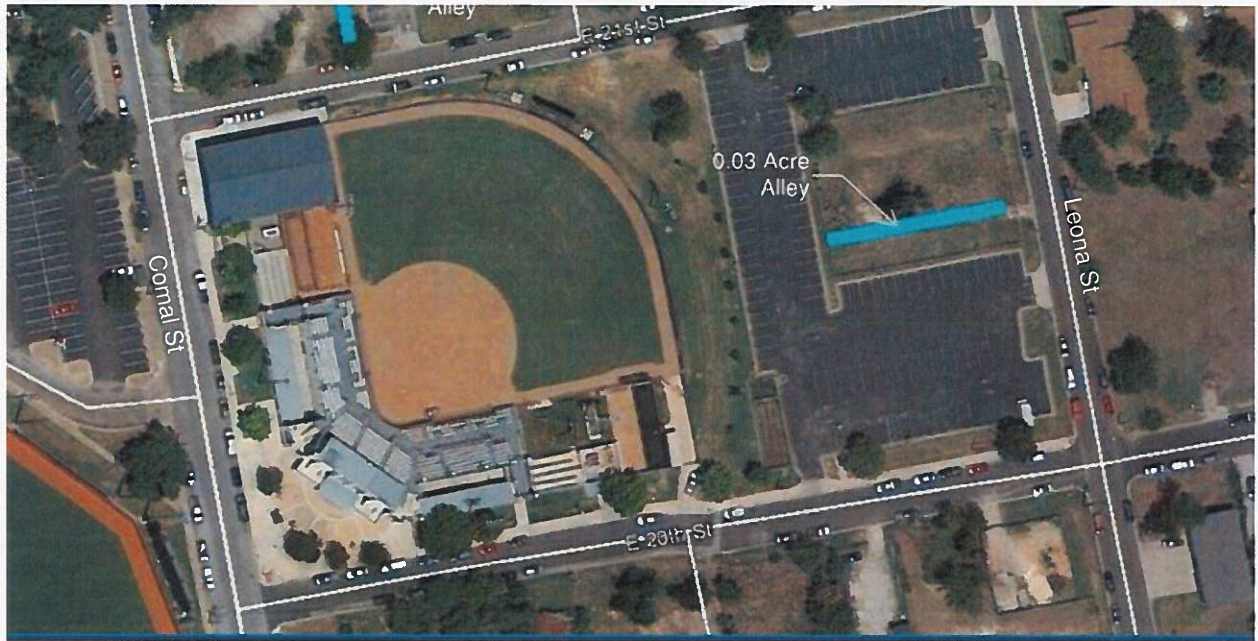
Filed and Recorded August 27<sup>th</sup> 1877

Scale 300 ft to 1 inch

This Certifies that the survey of which the above is a correct plot  
 as made by me and that in locating the principal lines and corners  
 of the property, I adopted and was guided by the plan of survey and  
 plans of the City of Austin as kept on file in the General Land Office

C. D. Anderson  
 City Engineer

**Proposed Alley Vacation  
UT Austin Graduate Student Housing**





## SUMMARY OF COMMENTS REPORT

### F#9761-1610 STREET & ALLEY ROW VACATION [AMELIA BRASS SUBDIVISION]

---

#### CONDITIONAL APPROVAL COMMENTS

##### AT&T

ASSESSMENT: Approved subject to retention of easement until relocated at applicant's expense.

##### AUSTIN ENERGY

ASSESSMENT: Approved subject to areas in which there are existing electric facilities are kept as a public utility easement.

##### AUSTIN WATER

ASSESSMENT: Case No.: 9761-1610 - Alley & Street Vacations adjacent to 2109 Concho Street more generally describe as portion of Concho Street (46 feet north of the north right-of-way line of East 21st Street) and the portion of the Alleys, located within Blocks 17 & 18 of Outlot 45, Division B, Amelia Brass Subdivision recorded in Volume 1, Page 25, TCPR, is **approved, after the following condition are met:**

1) Part 1: Concho Street Alley, located between East 21<sup>st</sup> Street and Manor Road (0.006 acre, 277 sq. ft.) There is an active 6-inch wastewater line within the area requested to be vacated.

- a. The Service Extension Request (SER 3873) has been approved and accepted by AW;
- b. A new easement is dedicated in the same area of the alley requested to be vacated;
- c. The dedicated easement is the size of area requested to be vacated;

2) Part 2: Comal Street Alley, located between East 21<sup>st</sup> Street and Manor Road (0.04 acre, 1,848 sq. ft.)

- a. There are no existing or proposed AW infrastructure in the Alley. AW has no objection to the vacation of this portion of the Alley.

3) Part 3: Concho Street, located between East 21<sup>st</sup> Street and Manor Road (0.41 acre, 17,838 sq. ft.). There is an active for 8-inch DI water and 8-inch PVC wastewater line within the area requested to be vacated. The Service Extension Request (SER 3872) has been approved and accepted by AW.

- a. A new easement is dedicated in the same area requested to be vacated.

##### DEVELOPMENT SERVICES Land Use Review (Engineering)

ASSESSMENT: Approved subject to acknowledgement that applicant is made aware that there appears to be private storm sewer and grate inlet on the eastern portion of Concho Street and in the parking area. This appears to be tied into the system that is on 21<sup>st</sup> Street.

\*\* Applicant is aware of the utility lines within Concho Street. It is the intent to allow for the retention of easements for existing utilities until they are relocated at applicant's expense.

##### PUBLIC WORKS (Street & Bridge Operations)

ASSESSMENT: Approved subject to providing ingress & egress to the alley area abutting tract Lot 4, Block 17.

\*\* Applicant provided the conveyance deed showing UT is now the owner; therefore request for ingress & egress is unnecessary.

---

## APPROVED COMMENTS

• AUSTIN RESOURCE RECOVERY	• PARKS & RECREATION
• TRANSPORTATION	• DEVELOPMENT SERVICES <u>Land Use Review</u> (Transportation)
• CAPITAL METRO	• PLANNING & ZONING <u>Neighborhood Planning</u>
• CODE COMPLIANCE	• PLANNING & ZONING <u>Urban Design</u>
• CTM-GAATN	• PLANNING & ZONING <u>Zoning Review</u>
• EMS	• PUBLIC WORKS <u>Sidewalks &amp; Special Projects</u>
• FIRE	• TEXAS GAS
• GOOGLE	• TIME WARNER
• GRANDE COMMUNICATIONS	• WATERSHED PROTECTION <u>Engineering</u>

# MEMORANDUM

Case No: 9761-1610  
Date: October 14, 2016

SUBJECT:

## ALLEY & STREET VACATIONS

( ) Lucy Cabading	AT&T	( ) Jackie Chuter	PARD
( ) Melody Giambruno	Austin Energy	( ) David Marquez	DSD (LUR-Engineering)
( ) Katrina Fenrick	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Lee Austin	Austin Transportation	( ) Mark Walters	P&Z (Comp. Planning)
( ) Angela Baez	Austin Water	( ) Humberto Rey	P&Z (Urban Design)
( ) Bruna Quinonez	Code Compliance	( ) Wendy Rhoades	P&Z (Zoning Review)
( ) Carlos Dematos	CTM – GAATN	( ) David Boswell	PWD – Office of City Eng'r
( ) Milissa Warren	EMS	( ) Chad Crager	PWD (connectivity)
( ) Frank Alvarez	Fire	( ) Christian Barraza	Texas Gas
( ) Scott Cunningham	Google	( ) Joseph Boyle	Time Warner
( ) Daniel Pina	Grande Communication	( ) Katina Bohrer	WPD (Engineering)
( ) Roberto Gonzalez	Capital Metro		

A request has been received for 3 partial vacations adjacent to 2109 Concho St.

Part 1: Concho St. Alley, located between E. 21<sup>st</sup> St. and Manor Rd. (0.006 acre)

Part 2: Comal St. Alley, located between E. 21<sup>st</sup> St. and Manor Rd. (0.04 acre)

Part 3: Comal St., located between E. 21<sup>st</sup> St. and Manor Rd. (0.41 acre)

Please review this request and return your comments to Laura Seer (974-7044), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350, Austin, Texas 78704. Due Date: **October 28, 2016**.

APPROVAL: \_\_\_\_\_ YES \_\_\_\_\_ Yes, Subj. to Req'm't \_\_\_\_\_ No

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### **Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_



Surveying And Mapping, LLC  
4801 Southwest Parkway, Building Two, Suite 100, Austin, TX 78735  
Ofc 512.447.0575 Fax 512.326.3029  
info@sam.biz www.sam.biz TX Firm # 10064300

September 15, 2016

City of Austin  
Office of Real Estate Services  
505 Barton Springs Road, Suite 1350  
Austin, Texas 78704  
Attn: Land Management Division

**Re: Right-Of-Way Vacation for that portion of Concho Street north of E 21st Street and the portion of the Alleys located within Blocks 17 & 18, Outlot 45, Division B, Amelia Brass Subdivision as depicted on the R/W Vacations Site Map (attached)**

In accordance with the "Policies & Procedures for the Requesting Street or Alley Vacations", we are transmitting a Vacation Application and supporting documents for the vacation of that portion of Concho Street (46 feet north of the north right of way line of E 21st Street) and the portion of the Alleys located within Block 17 & 18 of Outlot 45, Division B, Amelia Brass Subdivision recorded in Volume 1, Page 25 of the Travis County Plat Records (T.C.P.R.)

Pursuant to the City of Austin Quitclaim Deeds, recorded in Volume 12724, Page 87, Travis County Deed Records (T.C.D.R.), some streets and alleys were vacated except for the alley area being requested to be vacated herein. The alley areas to be vacated is clearly landlocked as shown on the RW Vacation Site Map (attached) and there may be no present or future public benefit for the remaining alleys.

The University of Texas, Austin, which owns all the property surrounding Lot 4, Block 17, owned by E-I35 PROPERTIES LLC, will provide two (2) alternative routes for ingress and egress to the alley area abutting Lot 4, Block 7.

The purpose of the Street and Alley Vacations are to allow the University of Texas, Austin, to allow for a full block development as described in the "Policies and Procedures for Requesting Street and Alley Vacations". There are existing improvements and utilities within the alley vacation areas and Concho Street.

The following is in response to the itemized information request of the "Policies & Procedures for the Requesting Street or Alley Vacations":

1. It is a Residential (Graduate Student Housing) project.
2. The area to be vacated was originally platted (Volume 1, Page 25, T.C.P.R.).
3. We have no indication that the City purchased the alley area to be vacated but majority of the area was vacated by separate instruments (Quitclaim Deeds, Volume 12724, Page 87, T.C.D.R.).
4. All of the areas requested to be vacated and our property are within the same subdivision.
5. The portion of Concho Street to be vacated exist as paved whereas the alley areas is dedicated only on paper and is not functional.
6. There are utilities within Concho Street and the alley area to be vacated and it is the intent to allow for the retention of easements for existing utilities until they are relocated at the applicant's expense.
7. These areas to be vacated are to be developed as the University of Texas, Austin Graduate Student Housing. This will be a multi-story building with off-site parking.



8. A Site Plan has not been submitted to the City of Austin because The University of Texas, Austin is working with utility providers on the utility realignment design.
9. The project is part of the University of Texas, Austin and is not considered a unified development.
10. The project is not a S.M.A.R.T. Housing Project.
11. Construction of the development is anticipated to start in the Fall of 2017.
12. The current zoning on the adjacent properties is SF-3 .
13. There is 1 (one) adjacent property privately owned by E-I35 PROPERTIES LLC, but the rest are owned by the University of Texas, Austin.
14. There are currently some surface parking available but the proposed parking garage located at Interstate 35 and Martin Luther King Jr. boulevard will serve this site.
15. The parking requirements will increase with the proposed development but see Item 14 above.
16. Please see Item 14 above.
17. All easements as retained by the City of Austin will remain in force per Ordinance No. 77 0330 and no structures will be placed over these areas.
18. The areas to be vacated do not lie within the Austin Downtown Plan (DAP).
19. The areas to be vacated do not lie within UT boundaries as described (East of Lamar Boulevard, West of IH-35, North of Martin Luther King Boulevard, and South of 45th Street) but are located on UT Austin property North of E 20th Street, West of Leona Street and East of Comal Street.
20. The proposed vacation supports the Compact and Connected Priority Program set forth in the Imagine Austin Comprehensive Plan because since the proposed Graduate Student Housing project is immediately adjacent to campus it lessens dependency on cars and creates more walking and bicycling and promotes the use of public transportation.

Please contact Ebenezer Laing, with Surveying And Mapping, LLC (SAM) (direct: 512-685-3571 or cell: 512-568-4154) if you have any questions or to schedule a pre-application meeting.

Respectfully,

A handwritten signature in blue ink, appearing to read "E. Laing", is written over a horizontal line.

Ebenezer Laing, RPLS, PSM  
Surveying And Mapping, LLC (SAM)



# APPLICATION FOR STREET OR ALLEY VACATION

File No. 9761-1610  
Department Use Only

DATE: 10/14/16  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: X ; Alley: X ; ROW \_\_\_\_\_ Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: Concho St. & Alleys West & East Is it constructed: Yes No  
Property address: 2109 Concho Street, Austin, Texas 78702  
Purpose of vacation: Building Construction

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 202119-202121, 202111-202118, 202137-202141, 202127  
Survey & Abstract No.: \_\_\_\_\_  
Lot(s): 5-8, 9-16, 17-23, 27 Block: 17&18 Outlot: 45  
Subdivision Name: Amelia Bras Subdivision, Outlot 45, Division B  
Plat Book: 1 Page Number: 25 Document Number: N/A

Neighborhood Association Name: N/A  
Address including zip code: N/A

## RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <u>NO</u>	_____
Subdivision: Case (circle one): YES / <u>NO</u>	_____
Zoning Case (circle one): YES / <u>NO</u>	_____

## PROJECT NAME, if applicable:

Name of Development Project: UT Austin Graduate Student Housing  
Is this a S.M.A.R.T. Housing Project (circle one): YES / NO  
Is this within the Downtown Austin Plan Boundaries (circle one): YES / NO

## OWNER INFORMATION

Name: Board of Regents of the University of Texas System (as shown on Deed)  
Address: 201 West 7th Street Phone: (512) 499-4517 Fax No.: (512) 499-4523  
City: Austin County: Travis State: Texas Zip Code: 78701  
Contact Person/Title: K. Tames/Director of Real Estate Cell Phone: ( ) \_\_\_\_\_  
Email Address: ktames@utsystem.edu  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

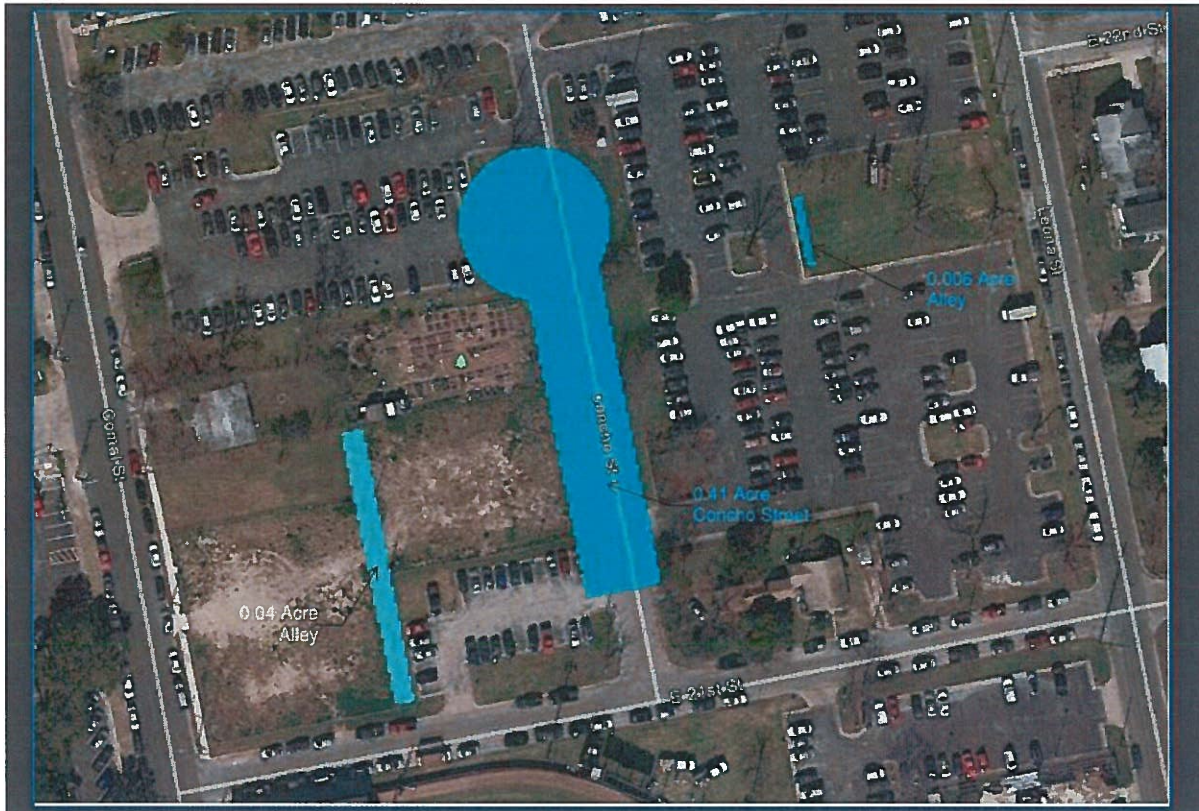
## APPLICANT INFORMATION

Name: Ebenezer Laing  
Firm Name: Surveying And Mapping, LLC  
Address: 4801 Southwest Parkway, Building 2, Suite 100  
City: Austin State: Texas Zip Code: 78735  
Office No.: (512) 447-0575 Cell No.: (512) 568-4154 Fax No.: (512) 326-3029  
EMAIL ADDRESS: elaing@sam.biz

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) **All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By:   
Landowner/Applicant

**Proposed Concho Street & Alley Vacations  
UT – Graduate Students Housing**

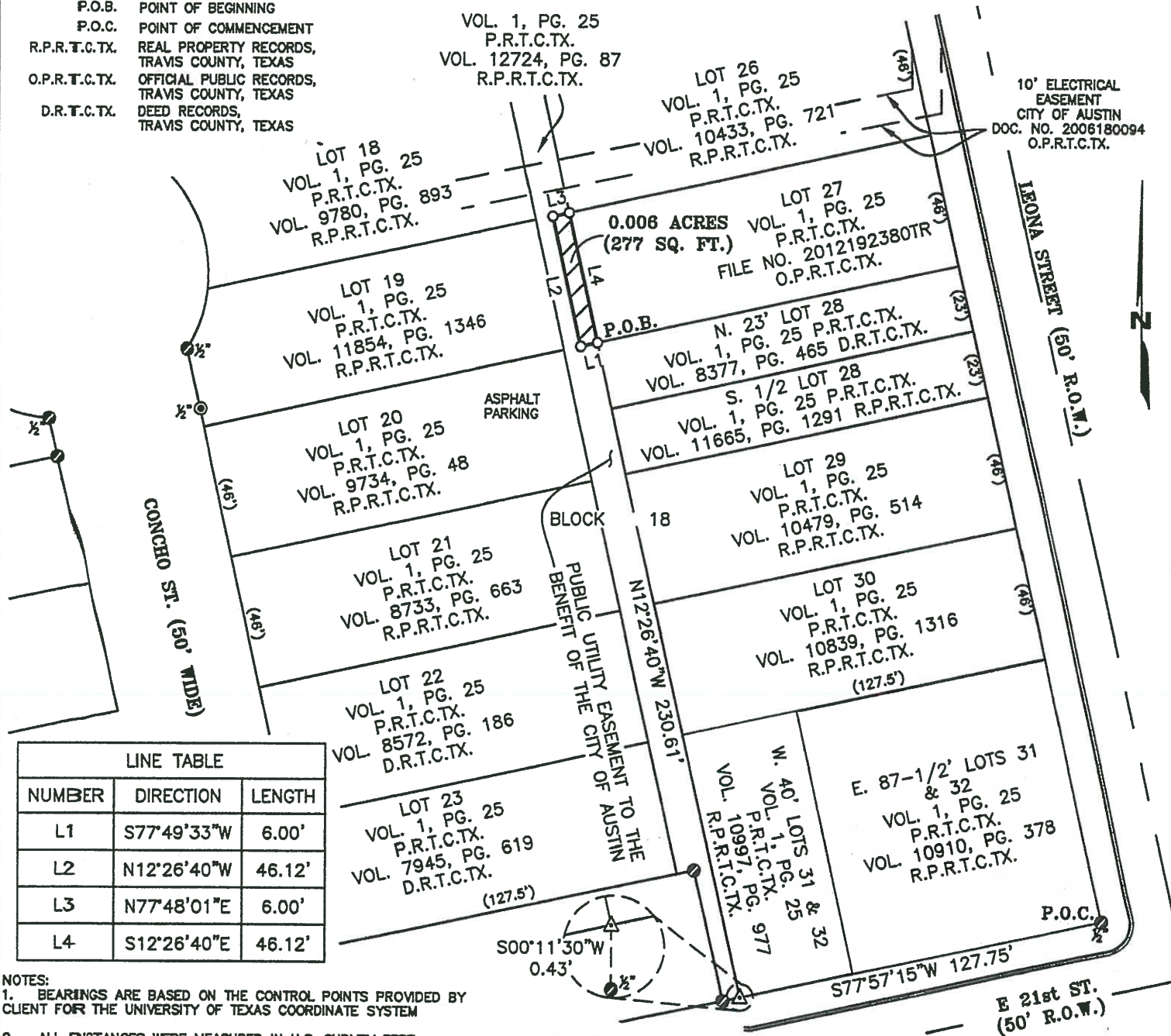




# LEGEND

- 5/8" IRON ROD WITH SAM CAP FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND (AS NOTED)
- △ CALCULATED POINT
- IRON ROD SET (5/8" W/SAM CAP)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

## EXHIBIT "B" CITY OF AUSTIN VACATION OF 0.006 ACRE STRIP OF LAND TRAVIS COUNTY, TEXAS



### LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S77°49'33"W	6.00'
L2	N12°26'40"W	46.12'
L3	N77°48'01"E	6.00'
L4	S12°26'40"E	46.12'

### NOTES:

- BEARINGS ARE BASED ON THE CONTROL POINTS PROVIDED BY CLIENT FOR THE UNIVERSITY OF TEXAS COORDINATE SYSTEM
- ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.
- REFERENCE IS HEREON MADE TO BE METES AND BOUNDS DESCRIPTION (EXHIBIT "A") ACCOMPANYING THIS PLAT.

*Pedro Gonzalez-Ocasio* 4/18/16  
 PEDRO GONZALEZ-OCASIO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6429



JOB NUMBER: 36645  
 DATE: 03-24-2016  
 SCALE: 1" = 50'  
 SURVEYOR: PGO  
 TECHNICIAN: CDC  
 DRAWING:  
 TRACY ID:  
 PARTY CHIEF:  
 FIELDBOOKS:

UNIVERSITY OF TEXAS  
SYSTEM



6' WIDE STRIP IN ALLEY  
CITY OF AUSTIN VACATION

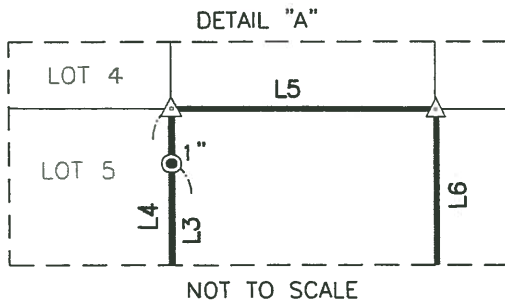
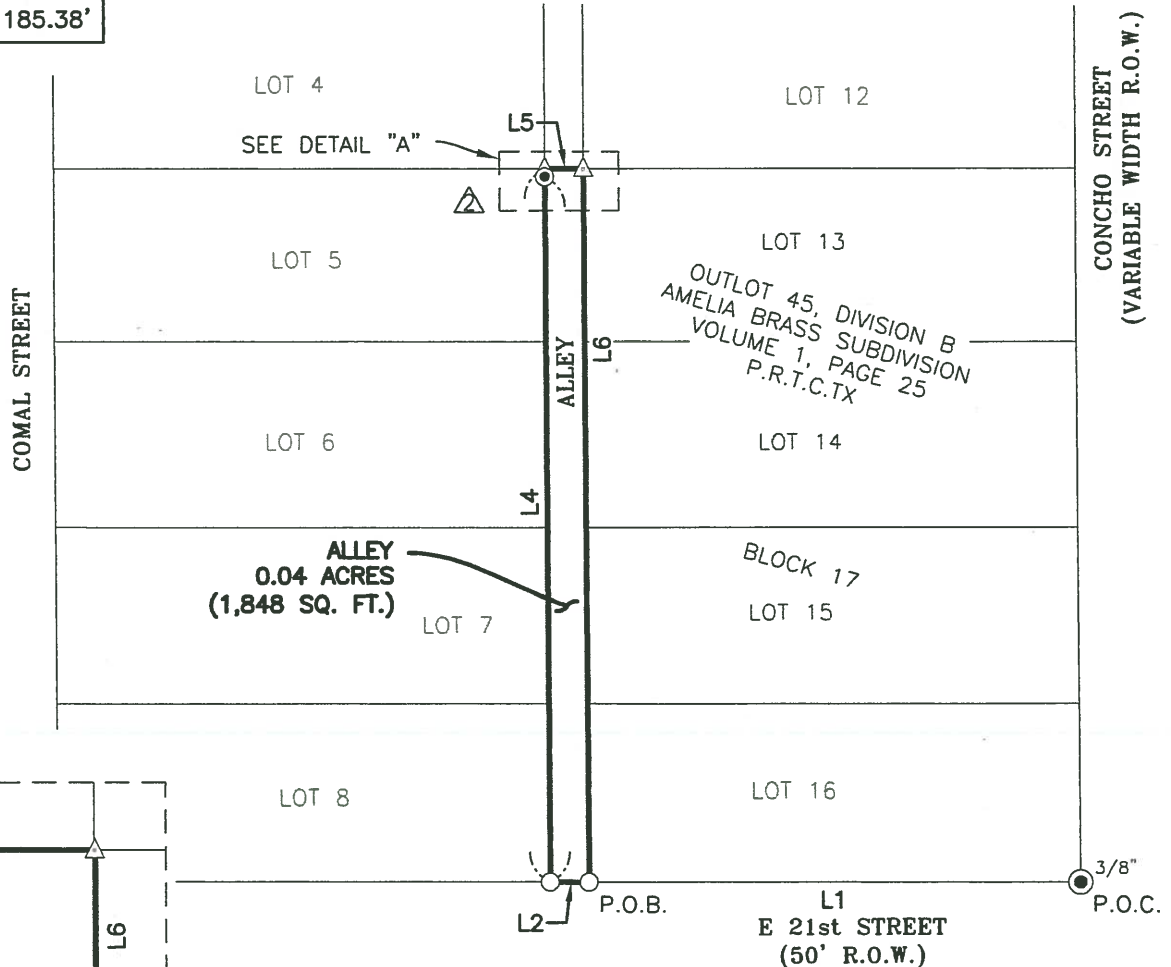
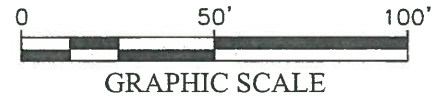
SHEET 3 OF 3

PART 2

EXHIBIT "B"  
UT VACATION OF ALLEY  
TRAVIS COUNTY, TEXAS

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S77°49'16"W	127.50'
L2	S77°49'16"W	9.98'
L3	N12°21'35"W	183.33'
L4	N12°21'35"W	185.38'
L5	N77°49'13"E	9.96'
L6	S12°21'54"E	185.38'

REVISIONS			
NO.	REVISION	DATE	TECH
1	CHANGED VACATION BOUNDARY	08/01/16	TEH
2	CHANGED VACATION BOUNDARY	09/06/16	TEH



- NOTES:
1. BEARINGS ARE BASED ON THE CONTROL POINTS PROVIDED BY CLIENT FOR THE UNIVERSITY OF TEXAS COORDINATE SYSTEM
  2. ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.
  3. REFERENCE IS HEREON MADE TO BE METES AND BOUNDS DESCRIPTION (EXHIBIT "A") ACCOMPANYING THIS PLAT.



LEGEND

- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS  
R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- IRON PIPE FOUND (AS NOTED)  
▲ CALCULATED POINT  
○ IRON ROD FOUND (5/8" W/SAM CAP)
- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R.O.W. RIGHT-OF-WAY

*E. Laing*  
EBENEZER F. LAING, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6538

09/09/2016  
DATE

PROJECT: PROJECT
JOB NUMBER: 37139
SURVEY DATE: 01-13-2016
SCALE: 1"=50'
SURVEYOR: E. LAING
TECHNICIAN: T. HAYNIE
DRAWING: UT_ALLEY_VACATION
TRACT ID:

UNIVERSITY OF TEXAS  
SYSTEM

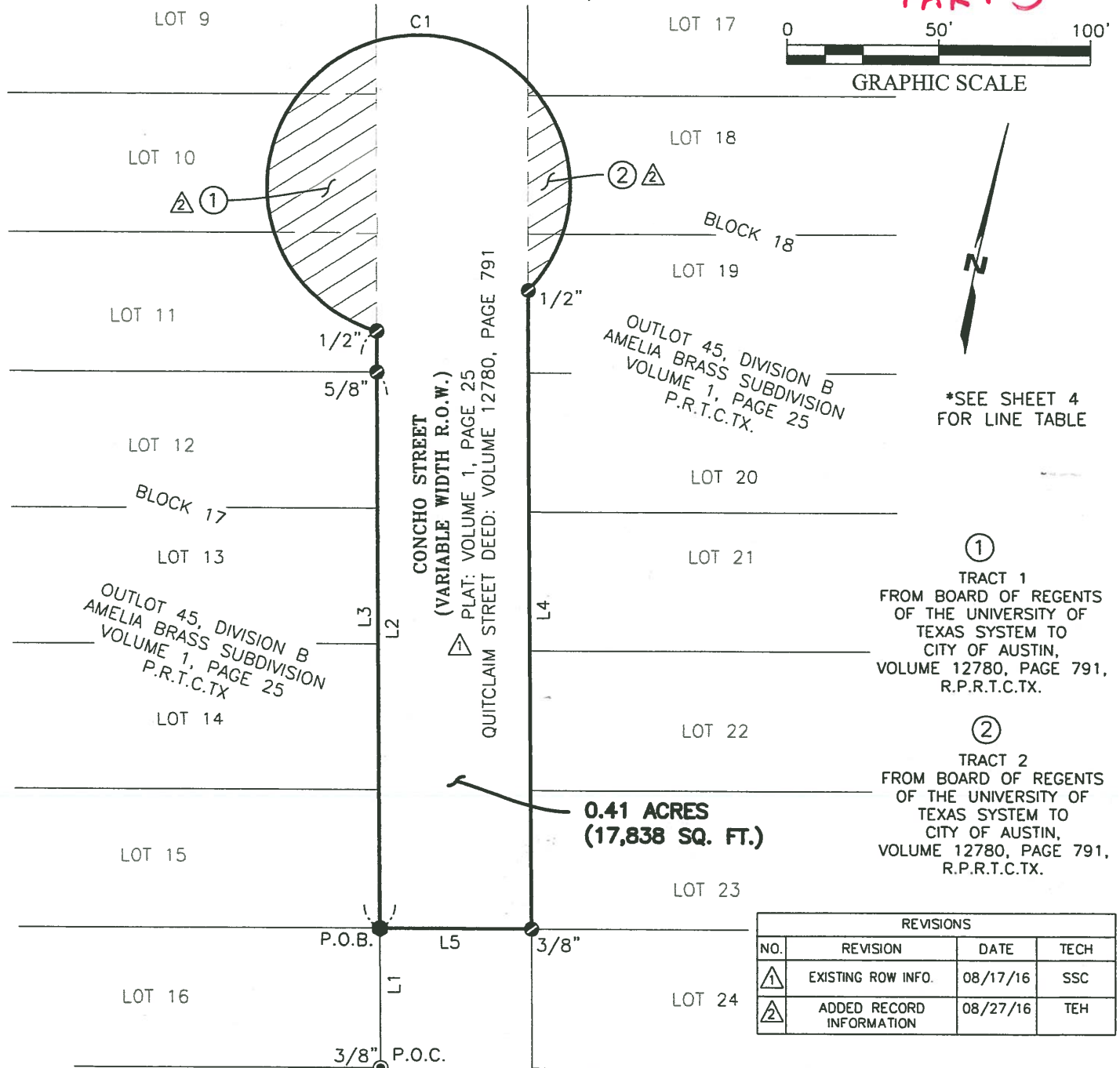


4801 SOUTHWEST PARKWAY  
BUILDING TWO, SUITE 100  
AUSTIN, TEXAS 78735  
OFC: 512.447.0575  
FAX: 512.326.3029  
EMAIL: INFO@SAM.BIZ

10' WIDE ALLEY VACATION  
TRAVIS COUNTY, TEXAS

# UT VACATION OF CONCHO STREET TRAVIS COUNTY, TEXAS

EXHIBIT "B"  
PART 3



- NOTES:
1. BEARINGS ARE BASED ON THE CONTROL POINTS PROVIDED BY CLIENT FOR THE UNIVERSITY OF TEXAS COORDINATE SYSTEM
  2. ALL DISTANCES WERE MEASURED IN U.S. SURVEY FEET.
  3. REFERENCE IS HEREON MADE TO BE METES AND BOUNDS DESCRIPTION (EXHIBIT "A") ACCOMPANYING THIS PLAT.

*E. Laing* 09/09/2016  
EBENEZER F. LAING, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6538



REVISIONS			
NO.	REVISION	DATE	TECH
①	EXISTING ROW INFO.	08/17/16	SSC
②	ADDED RECORD INFORMATION	08/27/16	TEH

## LEGEND

- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS  
R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- IRON ROD FOUND (AS NOTED)  
● IRON PIPE FOUND (AS NOTED)  
● COTTON SPINDLE SET (W/SAM WASHER)
- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R.O.W. RIGHT-OF-WAY

PROJECT: PROJECT
JOB NUMBER: 37139
SURVEY DATE: 01-13-2016
SCALE: 1"=50'
SURVEYOR: E. LAING
TECHNICIAN: T. HAYNIE
DRAWING: CONCHO ST. VACATION
REVISION: 8/17/2016

UNIVERSITY OF TEXAS  
SYSTEM



4801 SOUTHWEST PARKWAY  
BUILDING TWO, SUITE 100  
AUSTIN, TEXAS 78735  
OFF: 512.447.0575  
FAX: 512.326.3029  
EMAIL: INFO@SAM.BIZ

CONCHO STREET VACATION  
TRAVIS COUNTY, TEXAS

# UT VACATION OF CONCHO STREET EXHIBIT "B"

## TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	297°38'39"	50.00'	259.76'	N62°33'06"E	51.77'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N12°24'44"W	46.10'
L2	N12°24'44"W	184.38'
L3	S12°24'44"E	197.86'
L4	S12°24'44"E	211.58'
L5	S77°55'15"W	50.00'

PROJECT: PROJECT
JOB NUMBER: 37139
SURVEY DATE: 01-13-2016
SCALE: 1"=50'
SURVEYOR: E.LAING
TECHNICIAN: T.HAYNIE
DRAWING: CONCHO.ST.VACATION
REVISION: 8/17/2016

UNIVERSITY OF TEXAS  
SYSTEM



4801 SOUTHWEST PARKWAY  
BUILDING TWO, SUITE 100  
AUSTIN, TEXAS 78735  
OFF: 512.447.0575  
FAX: 512.326.3029  
EMAIL: INFO@SAM.BIZ

CONCHO STREET VACATION  
TRAVIS COUNTY, TEXAS



2748

**QUITCLAIM DEED**

FILM CODE

00005326733

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS   §

That the City of Austin, a municipal corporation, situated in Travis and Williamson Counties, Texas, acting by and through its City Manager or his duly authorized designee ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto The Board of Regents of The University of Texas System ("Grantee"), all of its right, title and interest in and to the following described real property situated in Travis County, Texas, to wit:

All those certain tracts, pieces or parcels of land lying and being situated in the County of Travis, State of Texas, as more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof for all purposes.

**TO HAVE AND TO HOLD** all of its right, title and interest in and to the above-described property unto the said Grantee, its successors and assigns, forever, so that neither the City of Austin, nor its successors, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property.

**EXECUTED** this the 28th day of August, 1995.

**CITY OF AUSTIN**

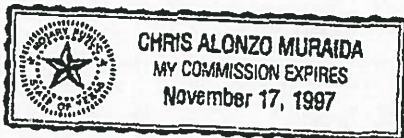
By: Lilas Kinch  
Lilas J. Kinch, Assistant Director,  
Department of Public Works and  
Transportation

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12510 0237

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 28th day of August, 1995, by Lilas J. Kinch, Assistant Director, of the Department of Public Works and Transportation of the City of Austin, Texas, a municipal corporation, on behalf of the corporation.



Chris Alonzo Muraida  
Notary Public, State of Texas

h:\resd\utsystem.qc  
File #4558-9412

Grantees Address:  
Board of Regents of  
The University of Texas System  
P.O. Box 8179  
Austin, Tx. 78713-8179

4558-9412

Area to be Released

Alley

0.060 Acres

Exhibit "A"

pg. 183

### DESCRIPTION

DESCRIPTION OF 0.060 OF ONE ACRE OR 2,609 SQUARE FEET OF LAND, SAME BEING A PORTION OF THAT CERTAIN 20 FOOT WIDE ALLEY NORTH OF EAST 20TH STREET AND SOUTH OF EAST 21ST STREET, EAST OF CONCHO STREET AND WEST OF LEONA STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING SHOWN CROSSING BLOCK 7 ON THE C.R. JOHNS & CO. SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 1, PAGE 3, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION BEING OUT OF OUTLOT 45, DIVISION B, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.060 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of this tract and of said alley, same being the point of intersection of the east line of Concho Street and the south line of said alley, same being the northwest corner of Lot 1, Block 7, of said C.R. Johns & Co. Subdivision, said Lot 1 being described in a deed to The Board of Regents of the University of Texas System, of record in Volume 9835, Page 670, Real Property Records of Travis County, Texas, from which point a 1/2 inch iron pipe found at the southwest corner of said Lot 1 and of said University of Texas tract bears S09°54'35"E 149.00 feet;

THENCE, with the west line of this tract and of said alley, same being the east line of Concho Street, N09°35'19"W 20.00 feet to a 1/2 inch iron rod set at the northwest corner of this tract and of said alley, same being the point of intersection of the east line of Concho Street and the north line of said alley, same also being the southwest corner of Lot 7 of The E.J. Hofheinz Resubdivision of Lots 7 & 8, Block 7, C.R. Johns Subdivision, a subdivision in the City of Austin of record in Volume 251, Page 102, Deed Records of Travis County, Texas, said Lot 7 being described in a deed to The Board of Regents of the University of Texas System, of record in Volume 11166, Page 727, Real Property Records of Travis County, Texas;

THENCE, with the north line of this tract and of said alley, same being the south line of said Lot 7 and of said University of Texas tract in Volume 11166, Page 727, N80°27'02"E 130.43 feet to a 1/2 inch iron rod set at the northeast corner of this tract, same being the southeast corner of said Lot 7 and said University of Texas tract in Volume 11166, Page 727, same being the southwest corner of Lot 6, of said Block 7, C.R. Johns & Co. Subdivision and of that certain tract of land described as the south 46 feet of Lots 5 and 6 in a deed to Charleston



Area to be Released  
Alley  
0.060 Ac.  
Page 2

Harden, of record in Volume 327, Page 106, to Charleston Harding in Volume 695, Page 71, and in a Deed of Trust by Charleston P. Harden and wife, Minnie Bremond Harden, in Volume 864, Page 282, Deed Records of Travis County, Texas, from which point a 1/2 inch iron rod set at the northeast corner of said alley, same being the southeast corner of said Lot 5 and of said Harden tract, same being the point of intersection of the west line of Leona Street and the north line of said alley, bears N80°27'02"E 130.44 feet, and from which northeast corner of this tract a 1/2 inch iron rod found leaning in the east line of Leona Street bears N80°27'02"E 130.44 feet and N80°27'02"E 53.33 feet;

THENCE, with the east line of this tract, crossing said alley, S09°38'45"E 20.00 feet to 1/2 inch iron rod set at the southeast corner of this tract, same being in the south line of said alley, same also being the northeast corner of Lot 2, of said Block 7, C.R. Johns & Co. Subdivision, same being the northwest corner of Lot 3, of said Block 7, said Lots 2 and 3 being described in said deed to The Board of Regents of the University of Texas System of record in Volume 9835, Page 670;

THENCE, with the south line of this tract and of said alley, same being the north line of said Lots 2 and 1, Block 7, C.R. Johns & Co. Subdivision, same being with the north line of said University of Texas tract in Volume 9835, Page 670, S80°27'02"W 130.45 feet to the POINT OF BEGINNING, containing 0.060 of one acre or 2,609 square feet of land within these metes and bounds.

SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 Hancock Drive, Suite 6  
Austin, Texas 78731 (512)451-8591

*Judith J. McGray*

9-12-94 & 10-25-94

Judith J. McGray, Reg. Professional Land Surveyor No. 2093 Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

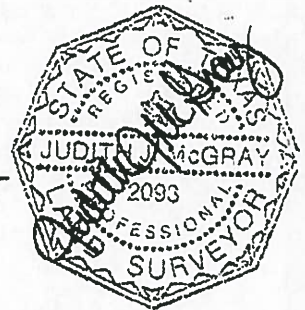


Exhibit "A"

Pa 2 83

4558-9412

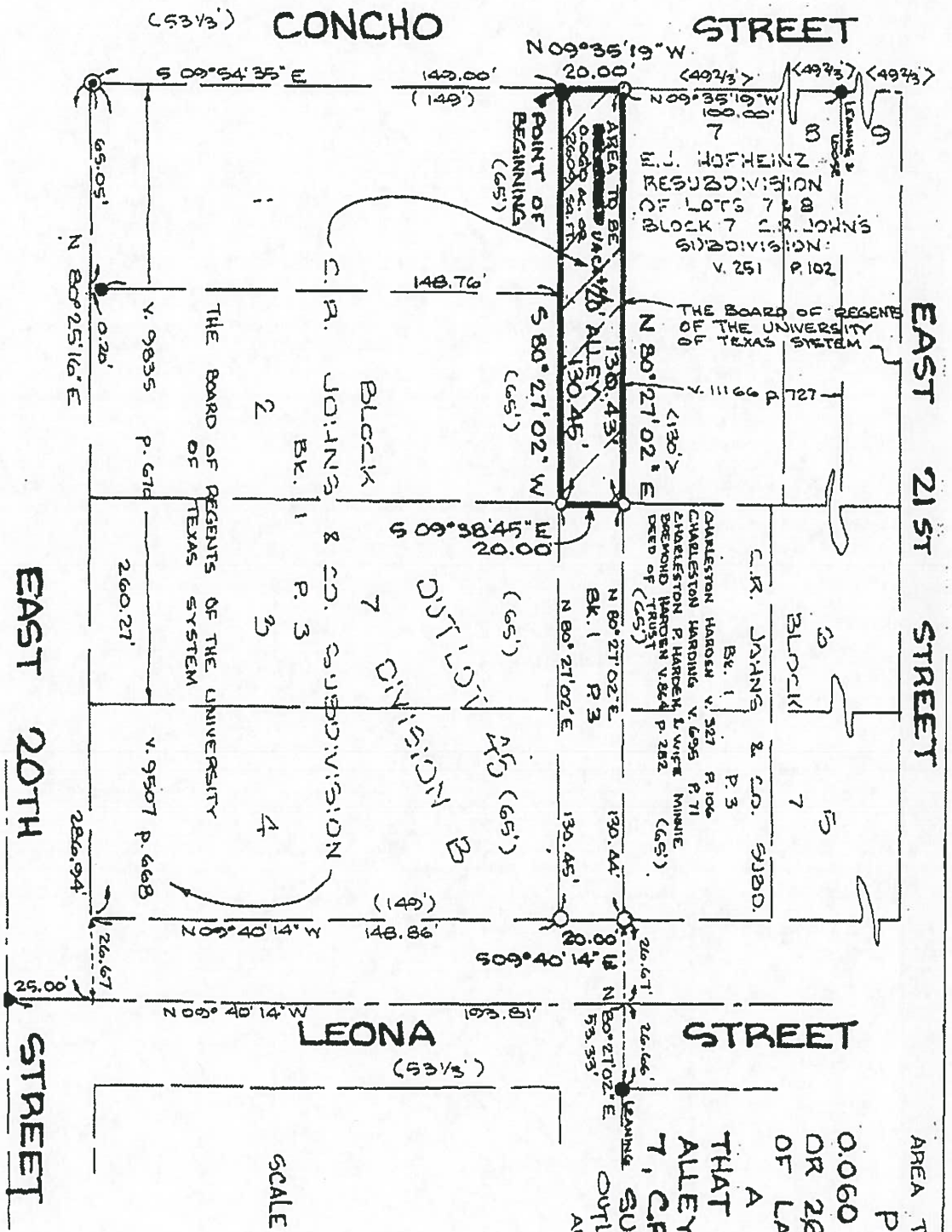
Exhibit "A"  
P383

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- ▲ 60 D NAIL FOUND IN ASPHALT
- 1/2" IRON ROD SET
- ( ) RECORD INFORMATION Bk. 1 P. 3
- < > RECORD INFORMATION V. 251 P. 102

CONCHO L. 3D  
WM 603 P. 9  
94175

REVISE 10-11-94 94227



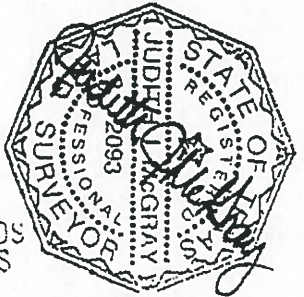
SCALE: 1" = 50'

4558-9412

SURVEYED BY:

MCGRAY & MCGRAY LAND SURVEYORS, INC.  
3301 Hancock Drive, Suite 6  
Austin, Texas 78731 (512) 451-8591

Judith J. McGraw, Reg. Professional Land Surveyor No. 2093  
9-12-94 & 10-25-94



Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12510 0241



4558-9412  
Area to be Released  
Concho Street  
0.406 Ac.

-Exhibit "B"

Ps. 184

### DESCRIPTION

DESCRIPTION OF 0.406 OF ONE ACRE OR 17,687 SQUARE FEET OF LAND, SAME BEING ALL OF THAT PORTION OF CONCHO STREET NORTH OF EAST 20TH STREET AND SOUTH OF EAST 21ST STREET, EAST OF COMAL STREET AND WEST OF LEONA STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING SHOWN AS A 53 1/3 FOOT WIDE STREET ON THE C.R. JOHNS & CO. SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, OF RECORD IN BOOK 1, PAGE 3, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.406 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe found at the southeast corner of this tract, same being the point of intersection of the east line of Concho Street and the north line of East 20th Street, as shown on said C.R. Johns & Co. Subdivision, same being the southwest corner of Lot 1, Block 7, of said C.R. Johns & Co. Subdivision, said Lot 1 described in a deed to the Board of Regents of the University of Texas System, of record in Volume 9835, Page 670, Real Property Records of Travis County, Texas, from which point a 1/2 inch iron rod found at or near the southeast corner of said Lot 1, same being in the north line of East 20th Street, bears N80°14'37"E 65.05 feet, and from which POINT OF BEGINNING a 60d nail found in asphalt in a baseline set by the City of Austin Survey Department bears S80°35'11"W 25.10 feet and S09°45'12"E 17.82 feet;

THENCE, with the south line of this tract, crossing Concho Street, same being with the north line of East 20th Street, S80°35'11"W 55.69 feet to a 1/2 inch iron rod set at the southwest corner of this tract, same being the point of intersection of the west line of Concho Street with the north line of East 20th Street, same also being the southeast corner of Lot 8, of the Brass Resubdivision of Block 8, Outlot 45, Division B, a subdivision in the City of Austin, of record in Book 2, Page 167, Plat Records of Travis County, Texas, said Lot 8 being described in a deed to The Board of Regents of the University of Texas System, of record in Volume 10480, Page 580, Real Property Records of Travis County, Texas, from which point a 1/2 inch iron rod found at the southwest corner of said Block 8, same being the point of intersection of the north line of East 20th Street and the east line of Comal Street bears S80°35'11"W 260.47 feet;

THENCE, with the west line of this tract and of Concho Street, same being the monumented east line of Lots 8, 9, 10, 11, 12, 13, and 14, of said Brass Resubdivision, the following four (4) courses:

- 1.) with the east line of said Lot 8 and of said University of Texas tract in Volume 10480, Page 580, and continuing with the east line of said Lot 9 and of that certain tract of land described as being the south 8.5 feet of Lot 9, G.M. Brass Resubdivision of Block

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

Exhibit "B"  
Pg. 2 of 4

Area to be Released  
Concho Street  
0.406 Ac.  
Page 2

- 8, Outlot 45, Division B, in a Judgement to The Board of Regents of the University of Texas System, of record in Volume 328, Page 1239, Condemnation Proceeding No. 2163 in the Probate Records of Travis County, Texas, N09°44'05"W at 3.83 feet passing on line a 1/2 inch iron pipe found, in all a total distance of 45.99 feet to a 1/2 inch iron pipe found in the east line of said Lot 9;
- 2.) with the east line of said Lot 9 and of said University of Texas tract in Volume 328, Page 1240, and continuing with the east line of that certain tract of land described as being a part of said Lots 9 and 10 in a deed to The Board of Regents of the University of Texas System, of record in Volume 10839, Page 1313, Real Property Records of Travis County, Texas, N11°00'04"W 8.65 feet to a 1/2 inch iron pipe found;
  - 3.) with the east line of said Lot 9 and continuing with the east line of said Lot 10, same being the east line of said University of Texas tract in Volume 10839, Page 1313, and continuing with the east line of that certain tract of land described as being a part of said Lot 10 in a deed to The Board of Regents of the University of Texas System, of record in Volume 7839, Page 155, Deed Records of Travis County, Texas, N10°04'49"W 40.01 feet to a 1/2 inch iron pipe found; and
  - 4.) with the east line of said Lots 10, 11, 12, 13, and 14, same being the east line of said University of Texas tract in Volume 7839, Page 155, and continuing with the east lines of those certain tracts of land described in deeds to The Board of Regents of the University of Texas System, of record in Volume 11166, Page 727, Volume 10710, Page 262, Volume 10188, Page 239, and Volume 12090, Page 831, Real Property Records of Travis County, Texas, N09°31'50"W at 126.29 feet passing 3.84 feet west of a 1 inch iron pipe found, in all a total distance of 223.86 feet to a 1/2 inch iron rod set at the northwest corner of this tract, same being the northeast corner of said Lot 14 of said Brass Resubdivision and of said University of Texas tract in Volume 12090, Page 831, same also being the point of intersection of the west line of Concho Street and the south line of East 21st Street, from which point a 1/2 inch iron rod found at the northwest corner of said Block 8, same being the point of intersection of the south line of East 21st Street and the east line of Comal Street, bears S80°26'21"W 180.29 feet to a 1/2 inch iron rod found and S80°32'36"W 79.71 feet, and from which northwest corner of this tract a 60d nail found in asphalt in said baseline set by the City of Austin bears N80°26'21"E 30.18 feet and N09°45'12"W 25.00 feet;

THENCE, with the north line of this tract, crossing Concho Street, same being with the south line of East 21st Street, N80°26'21"E 55.30 feet to a 1/2 inch iron rod set at the northeast corner of this tract, same being the point of intersection of the east line of Concho Street with the south line of East 21st Street, same also being the northwest corner of Lot 9, of the E.J. Hofheinz Resubdivision of Lots 7 & 8, Block 7, C.R. Johns Subdivision, a subdivision in the City of Austin, of record in Volume 251, Page 102, Deed Records of Travis County, Texas, said Lot 9 being described in a deed to The Board of Regents of the University of Texas System, of record in Volume 10274, Page 739, Real Property Records of Travis County, Texas, from which point a 5/8 inch iron rod found, leaning and loose, bears N51°15'49"W 2.22 feet;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS



Area to be Released  
Concho Street  
0.406 Ac.  
Page 3

Exhibit "B"  
PS-374

THENCE, with the east line of this tract and of Concho Street, same being the monumented west line of Lots 9, 8, and 7, of said E.J. Hofheinz Resubdivision, and continuing, of a 20 foot wide alley as shown on said C. R. Johns & Co. Subdivision, and continuing, of said Lot 1, Block 7, of said C.R. Johns & Co. Subdivision, the following four (4) courses:

- 1.) with the west line of said Lot 9 and of said University of Texas tract in Volume 10274, Page 739, S09°35'19"E 49.65 feet to a 5/8 inch iron rod found, leaning and loose, at the southwest corner of said Lot 9 and of said University of Texas tract in Volume 10274, Page 739, same being the northwest corner of said Lot 8 and of that certain tract of land described in a deed to The Board of Regents of the University of Texas System, of record in Volume 11166, Page 727, Real Property Records of Travis County, Texas;
- 2.) with the west line of said Lot 8 and continuing with the west line of said Lot 7, same being the west line of said University of Texas tract in Volume 11166, Page 727, S09°35'19"E 100.00 feet to a 1/2 inch iron rod set at the southwest corner of said Lot 7 and of said University of Texas tract in Volume 11166, Page 727, same being the northwest corner of said alley;
- 3.) with the west line of said alley, S09°35'19"E 20.00 feet to a 1/2 inch iron rod found at the southwest corner of said alley, same being the northwest corner of said Lot 1 of said C.R. Johns & Co. Subdivision and of said University of Texas tract in Volume 9835, Page 670; and
- 4.) with the west line of said Lot 1 and of said University of Texas tract in Volume 9835, Page 670, S09°54'35"E 149.00 feet to the POINT OF BEGINNING, containing 0.406 of one acre or 17,687 square feet of land within these metes and bounds.

SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 Hancock Drive, Suite 6  
Austin, Texas 78731 (512)451-8591

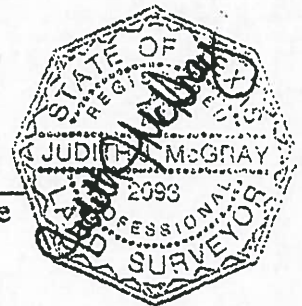
*Judith J. McGray*

Judith J. McGray, Reg. Professional Land Surveyor No. 2093

9-12-94

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.



de94175r.doc rev 12-6-94

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12510 0244



AREA TO BE RELEASED

4558-9412

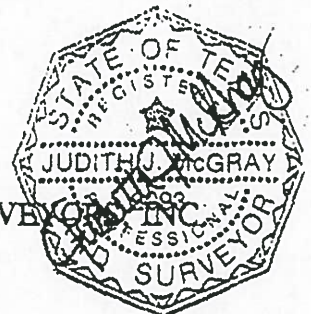
Exhibit "B"  
Pg. 4 of 4

PLAT OF  
0.406 OF ONE ACRE  
OR 17,687 SQUARE  
FEET OF LAND  
OUT OF  
CONCHO STREET  
C.R. JOHNS & CO. SUBDIVISION  
BK. 1 P. 3  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE: 1"=50'

### LEGEND

- IRON ROD FOUND - 1/2" UNLESS NOTED
- ⊙ IRON PIPE FOUND - 1/2" UNLESS NOTED
- ▲ 60 D NAIL FOUND IN ASPHALT
- 1/2" IRON ROD SET
- RECORD INFORMATION
- ( ) BK. 1 P. 3
- ( ) BK. 2 P. 167
- < > V. 251 P. 102

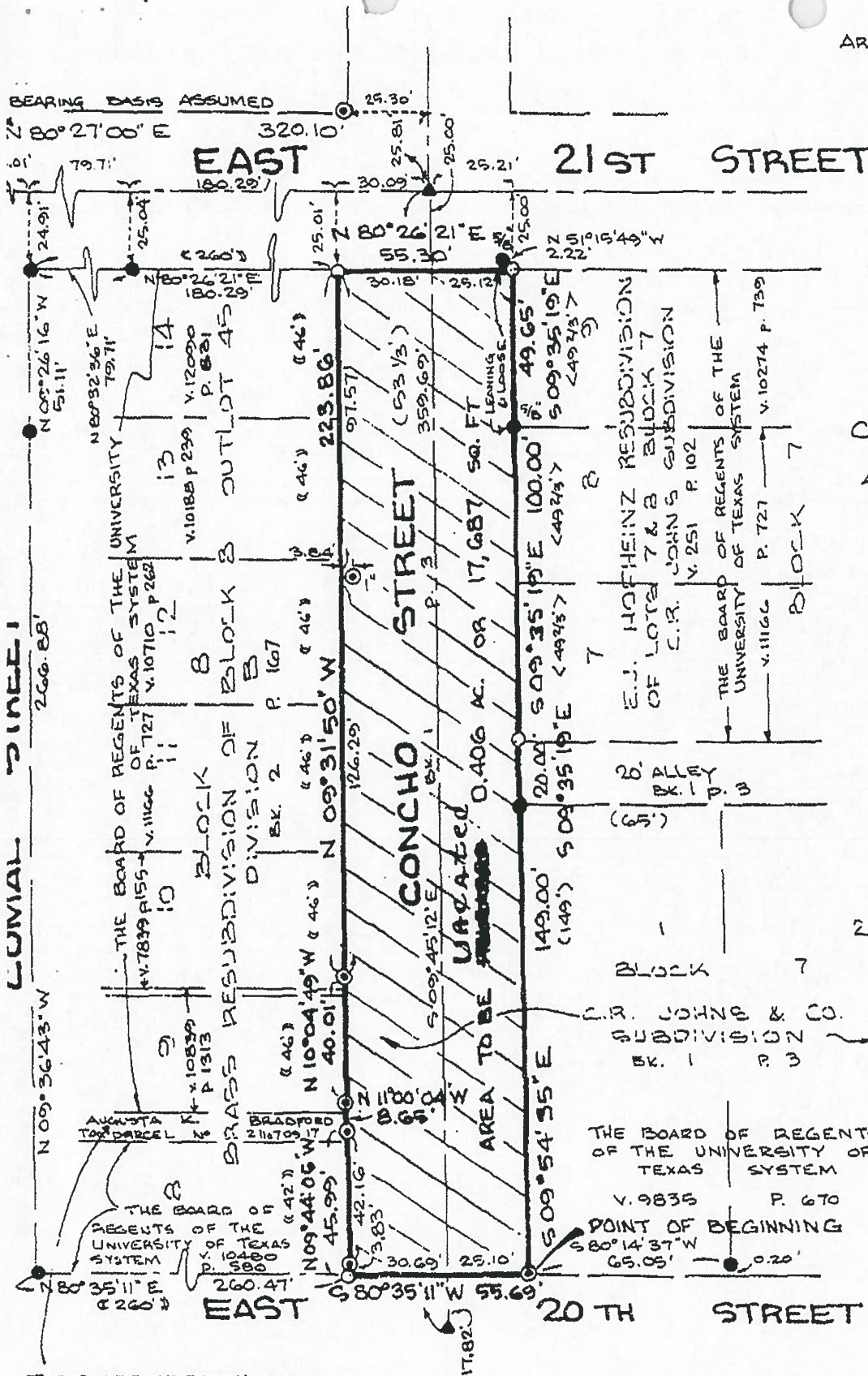


SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.  
3301 Hancock Drive, Suite 6  
Austin, Texas 78731 (512) 451-8591

*Judith J. McGray* 9-12-94

Judith J. McGray, Reg. Professional Land Surveyor No. 2093 Date

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a reproduction of the original signature and seal on this copy.



THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM per judgement in V. 328 P. 1240, Condemnation Proceeding in Probate Records  
REAL PROPERTY RECORDS  
Travis County, Texas

ev. 12-6-94  
CONCHO, L30  
MM 6093 P. 9  
24-175

12010 0240

DO NOT REMOVE THIS PAGE

AFTER RECORDING RETURN TO:

City of Austin  
Department of Public Works and Transportation  
Real Estate Services Division  
P. O. Box 1088  
Austin, Texas 78767-8839

ATTENTION: MARY R. REZA

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me, and  
was duly RECORDED. In the Volume and Page of the  
named RECORDS of Travis County, Texas, on

AUG 28 1995



*Clara Robinson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

95 AUG 28 PM 1:56

DANA L. BRYAN  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM:  
ORIGINAL IS OF POOR QUALITY!!

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12510 0246

27  
Ru

**QUITCLAIM**

FILM CODE

00005456301

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

That the City of Austin, a municipal corporation, situated in Travis and Williamson Counties, Texas, acting by and through its City Manager or his duly authorized designee ("Grantor"), for and in consideration of the sum of the Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, subject to the reservation(s) herein made, has QUITCLAIMED, and by these presents does QUITCLAIM unto THE UNIVERSITY OF TEXAS AT AUSTIN ("Grantee"), all of its right, title and interest in and to the following described real property situated in Travis County, Texas, to wit:

All those certain tract pieces or parcels of land lying and being situated in the County of Travis, State of Texas, as more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof for all purposes.

**TO HAVE AND TO HOLD** all of its right, title and interest in and to the above-described property unto the said Grantee, its successors and assigns, forever, so that neither the City of Austin, nor its successors, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property, except as reserved herein.

This conveyance is made and accepted subject to the reservation by the Grantor of a public utility easement and the right of ingress and egress, over, across, and through the herein described property.

EXECUTED this the 5th day of July, 1996.

**CITY OF AUSTIN**

By: Joseph Morahan

Joseph Morahan, Manager  
Real Estate Services Division  
Department of Public Works  
and Transportation

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12724 0087



1,303 SQ. FT.  
OUTLOT 45, DIVISION B  
BLACKLAND OFF-CAMPUS PARKING

4858-9605  
FN. NO. 96-139 (PTR)  
JUNE 17, 1996  
BPI JOB NO. 288-09.97

#### DESCRIPTION

OF 1,303 SQ. FT. TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF OUTLOT 45, DIVISION "B" OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THE C.R. JOHNS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,303 SQ. FT. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the southerly line of East 21st Street (50' R.O.W.) being the northwesterly corner of Lot 9 E.J. Hofheinz Resubdivision, a subdivision of record in Volume 251, Page 102 of the Real Property Records of Travis County, Texas, same being the northeasterly corner of that certain R.O.W. tract released by Quitclaim Deed to the University of Texas of record in Volume 12510, Page 237 (Exhibit "B") of said Real Property Records;

THENCE, S09°55'09"E, leaving the southerly line of East 21st Street, along the common line of Lots 7 thru 9 of said E.J. Hofheinz Resubdivision and said Exhibit "B", a distance of 169.28 feet to a point for the southwesterly corner of a 20' alley released by Quitclaim Deed to the University of Texas of record in Volume 12510, Page 237 (Exhibit "A") of said Real Property Records, same being the northwesterly corner of Lot 1 Block 7 of said C.R. Johns Subdivision;

THENCE, N80°22'50"E, along the common line of Lots 1 and 2 of said C.R. Johns Subdivision and said Exhibit "A", a distance of 130.05 feet to the POINT OF BEGINNING and southwesterly corner hereof;

THENCE, N09°49'48"W, along the easterly line of said Exhibit "A", same being the westerly line of the remainder of that certain 20' alley being part of Block 7 of said C.R. Johns Subdivision, a distance of 9.97 feet to a point for the northwesterly corner hereof, and from which a 1/2 inch iron rod found for the southwesterly corner of Lot 7 of said E.J. Hofheinz Resubdivision, same being the southwesterly corner of Lot 6 of said C.R. Johns Subdivision bears N09°49'48"W, a distance of 9.97 feet;

THENCE, N80°15'57"E, along the center of said 20' alley, a distance of 130.45 feet to a point in the westerly line of Leona Street (R.O.W. varies) for the northwesterly corner hereof, and from which a 1/2 inch iron rod found for the northeasterly corner of said 20' alley, same being the southeasterly corner of Lot 5 of said C.R. Johns Subdivision bears N09°55'49"W, a distance of 10.01 feet;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12724 0089

Exhibit "A"  
pg 1 of 3

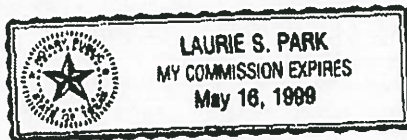


THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

July This instrument was acknowledged before me on this the 5th day of July, 1996, by Joseph Morahan, Manager, Real Estate Services Division, Department of Public Works and Transportation, City of Austin, Texas, a municipal corporation, on behalf of the corporation.



[Signature]  
Notary Public, State of Texas

**GRANTEES ADDRESS:**

The University of Texas at Austin  
1800 manor Road  
Austin, Texas 78722

pgr:ea  
a:\quit.cim\but.cim  
4858-9805

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12724 0088

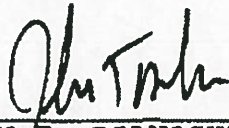
FN96-139.PTR  
JUNE 17, 1996  
PAGE 2 OF 2

THENCE, S09°55'49"E, along the westerly line of Leona Street, same being the easterly line of said 20' alley, a distance of 10.01 feet to a point for the southwesterly corner hereof;

THENCE, S80°16'51"W, leaving the westerly line of Leona Street, along the common line of said 20' alley and Lots 3 and 4 Block 7 of said C.R. Johns Subdivision, a distance of 130.47 feet to the POINT OF BEGINNING, containing an area of 1,303 sq. ft. of land, more or less, within these metes and bounds.

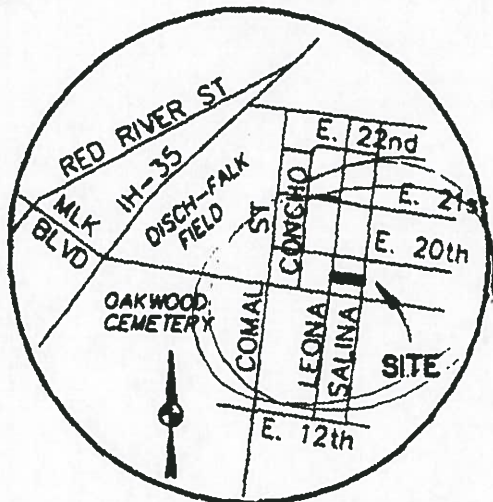
THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS

7/1/96  
DATE

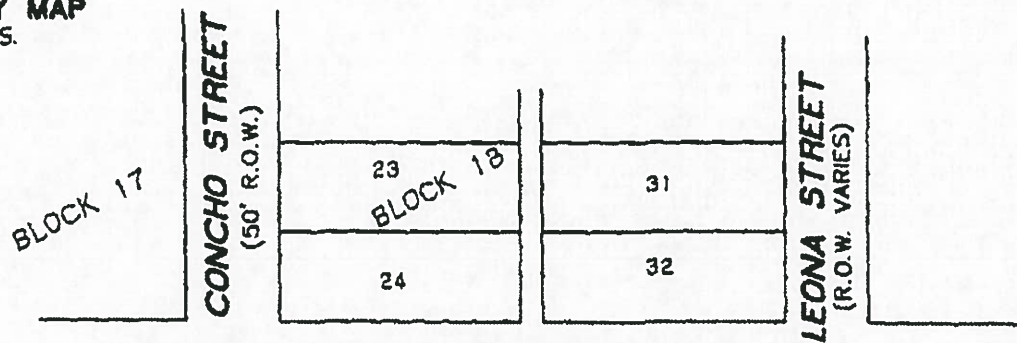
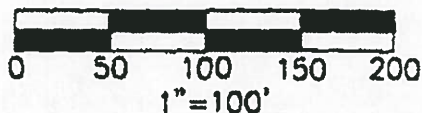




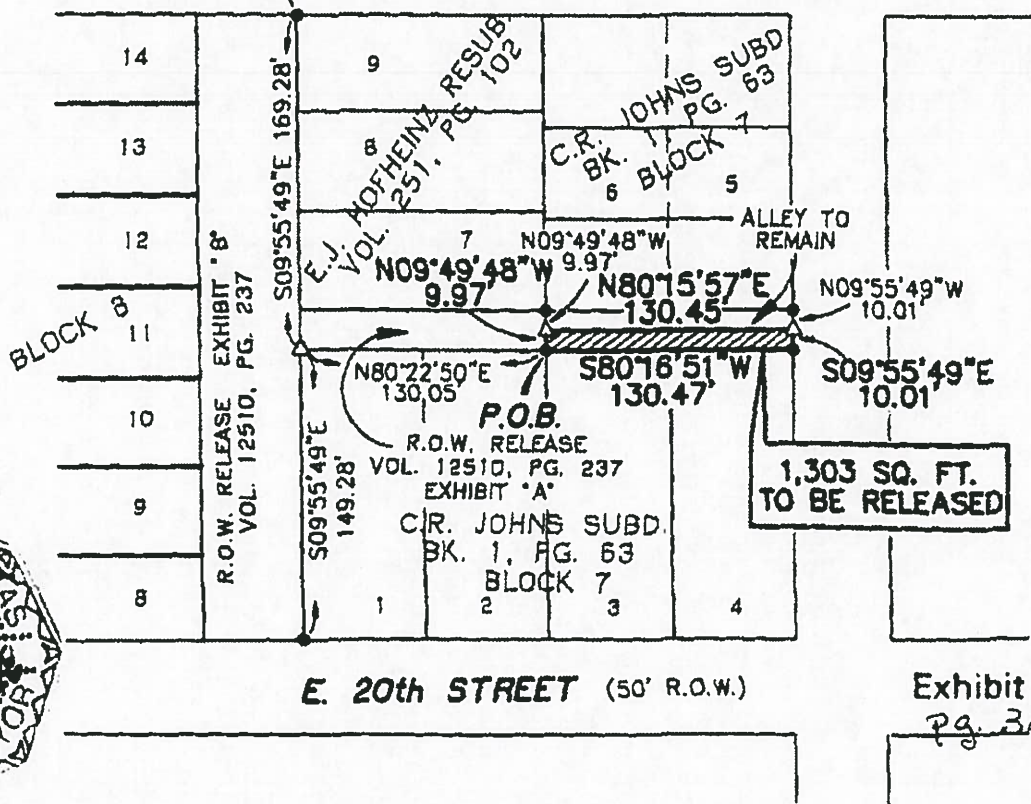
VICINITY MAP  
N.T.S.

# LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- Δ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



P.O.C. E. 21st STREET (50' R.O.W.)



**Bury+Pittman, Inc.**  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/355-0011 Fax 512/355-0011  
©Copyright 1998 Bury+Pittman, Inc.

SKETCH TO ACCOMPANY DESCRIPTION  
OF 1,303 SQ. FT. TRACT OF  
LAND OUT OF OUTLOT 45, DIVISION B  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

UNIVERSITY  
OF  
TEXAS

1600 0001  
76661  
42121  
17774



0.589 ACRES  
OUTLOT 45, DIVISION B  
BLACKLAND OFF-CAMPUS PARKING

4858-9605  
FN. NO. 96-138 (PTR)  
JUNE 17, 1996  
BPI JOB NO. 288-09.97

DESCRIPTION

OF 0.589 ACRES (25,646 SQ. FT.) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF OUTLOT 45, DIVISION "B" OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PART OF THE AMELIA BRASS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.589 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly line of Comal Street (60' R.O.W.) being the southwesterly corner of that certain tract conveyed to the University of Texas by deed of record in Volume 9648, Page 630 of the Real Property Records of Travis County, Texas, same being the intersection of the northerly line of East 22nd Street (25' R.O.W. at this point) and the easterly line of Comal Street, for the northwesterly corner hereof, and from which a 1/2 inch iron pipe found in the easterly line of Comal Street being the northwesterly corner of said University of Texas tract, bears N09°48'28"W, a distance of 143.89 feet;

THENCE, leaving the easterly line of Comal Street, along the northerly line of East 22nd Street, same being the southerly line of those tracts conveyed to The University of Texas by deeds of record in Volume 9648, Page 630, Volume 9381, Page 329, Volume 7981, Page 747, and Volume 10480, Page 589 of said Real Property Records, the following three (3) courses and distances:

- 1) N79°48'16"E, a distance of 280.25 feet to a point for the beginning of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right having a radius of 47.00 feet, a central angle of 29°14'17", an arc distance of 23.98 feet, and a chord which bears N55°03'41"E, a distance of 23.72 feet to a point for the end of said non-tangent curve, and from which a 1/2 inch iron rod found for the northeasterly corner of said University of Texas tract of record in Volume 9648, Page 630 bears N10°38'43"W, a distance of 131.34 feet;
- 3) N80°18'27"E, a distance of 278.11 feet to a point in the westerly line of Leona Street (R.O.W. varies), for the northeasterly corner hereof, and from which a 2 inch iron rod found at the intersection of the westerly line of Leona Street and the southerly line of Manor Road (R.O.W. varies) bears N09°51'03"W, a distance of 281.84 feet;

THENCE, S12°06'41"E, a distance of 40.04 feet to a point for the northeasterly corner of Lot 25 Block 18 of said Outlot 45;

THENCE, S80°18'27"W, along the southerly line of East 22nd Street (40' R.O.W. at this point), same being the northerly line of said Lot 25 Block 18, a distance of 127.50 feet to a point in the easterly line of a 12' wide alley, for the northwesterly corner of said Lot 25;

THENCE, S09°57'04"E, along the westerly line of said Lot 25 and Lot 26 Block 18, same being the easterly line of said 12' alley, a distance of 90.94 feet to a point for the northwesterly corner of Lot 27 Block 18;

THENCE, leaving the easterly line of said 12' alley, over and across said alley, the following three (3) courses and distances:

- 1) S80°02'56"W, a distance of 6.00 feet to an angle point;
- 2) S09°57'04"E, a distance of 45.97 feet to an angle point;
- 3) N80°02'56"E, a distance of 6.00 feet to a point for the northwesterly corner of Lot 28 Block 18;



THENCE, S09°57'04"E, along the westerly line of Lots 28 thru 32 Block 18, same being the easterly line of said 12' alley; a distance of 229.83 feet to a point in the northerly line of East 21st Street (50' R.O.W.) for the southeasterly corner hereof;

THENCE, S80°18'27"W, along the northerly line of East 21st Street, a distance of 6.00 feet to a point in the center of said 12' alley;

THENCE, N09°54'17"W, along the center of said 12' alley, a distance of 45.95 feet to an angle point;

THENCE, S80°18'27"W, over and across said 12' alley, a distance of 6.00 feet to a point in the westerly line of said 12' alley, for the northeasterly corner of Lot 24 Block 18;

THENCE, along the westerly line of said 12' alley, along the easterly line of Lots 17 thru 23 Block 18, the following three (3) courses and distances:

- 1) N09°54'17"W, a distance of 137.84 feet to a 1/2 inch iron rod found for an angle point;
- 2) N10°34'35"W, a distance of 46.77 feet to a 1/2 inch iron rod found for an angle point;
- 3) N09°47'56"W, a distance of 136.18 feet to a point in the southerly line of East 22nd Street (40' R.O.W. at this point) for the northeasterly corner of said Lot 17;

THENCE, S80°18'27"W, along the northerly line of said Lot 17 Block 18, same being the southerly line of East 22nd Street, a distance of 127.50 feet to a point at the intersection of the easterly line of Concho Street (50' R.O.W.);

THENCE, S09°57'04"E, along the easterly line of Concho Street, same being the westerly line of said Lot 17 Block 18, a distance of 39.22 feet to a point for the beginning of a non-tangent curve to the left, and from which a 1/2 inch iron rod found for the common westerly corner of said Lot 19 and Lot 20 bears S09°57'04"E, a distance of 97.78 feet;

THENCE, along said non-tangent curve to the left having a radius of 50.00 feet, a central angle of 62°31'44", an arc distance of 54.57 feet, and a chord which bears N85°01'56"W, a distance of 51.90 feet to a point in the westerly line of Concho Street, same being the easterly line of Lot 9 Block 17 for the end of said non-tangent curve;

THENCE, N09°57'04"W, along the westerly line of Concho Street, same being the easterly line of said Lot 9 Block 17, a distance of 30.82 feet to a point at the intersection of the southerly line of East 22nd Street (25' R.O.W. at this point);

THENCE, S79°48'16"W, along the southerly line of East 22nd Street, same being the northerly line of said Lot 9 Block 17, a distance of 127.15 feet to a point in the easterly line of a 10' alley, for the northwesterly corner of said Lot 9 Block 17;

THENCE, S09°53'01"E, along the westerly line of Lots 9 thru 11 Block 17, same being the easterly line of said 10' alley, a distance of 138.46 feet to a point for the common westerly corner of said Lots 11 and 12 Block 17;

THENCE, S79°48'16"W, over and across said 10' alley, a distance of 10.00 feet to a point in the westerly line of said 10' alley, for the common easterly corner of Lot 3 and Lot 4 Block 17, and from which a 1/2 inch iron pipe found in the northerly line of East 21st Street, being the southeasterly corner of Lot 8 Block 17 bears S09°47'19"E, a distance of 139.51 feet;

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JUNE 17, 1996  
PAGE 3 QF 3


THENCE, N09°53'01"W, along the westerly line of said 10' alley, same being the easterly line of Lots 1 thru 3 Block 17, a distance of 138.46 feet to a point in the southerly line of East 22nd Street (25' R.O.W. at this point), for the northeasterly corner of said Lot 1 Block 17;

THENCE, S79°48'16"W, along the southerly line of East 22nd Street, same being the northerly line of said Lot 1 Block 17, a distance of 127.15 feet to a point in the easterly line of Comal Street for the northwesterly corner of said Lot 1 Block 17, and from which a 1/2 inch iron pipe found being the common westerly corner of Lots 3 and 4 Block 17 bears S09°47'19"E, a distance of 139.51 feet;

THENCE, N09°47'19"W, along the easterly line of Comal Street, a distance of 25.00 feet to the POINT OF BEGINNING, containing an area of 0.589 acres (25,646 sq. ft.) of land, more or less, within these metes and bounds.

THAT I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
\_\_\_\_\_  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS

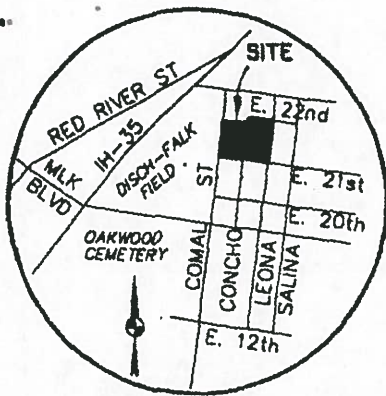
7/1/96  
DATE



Exhibit "B"  
Pg. 3 of 4

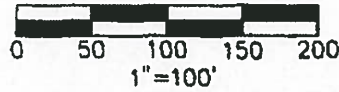
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12724 0094



# LEGEND

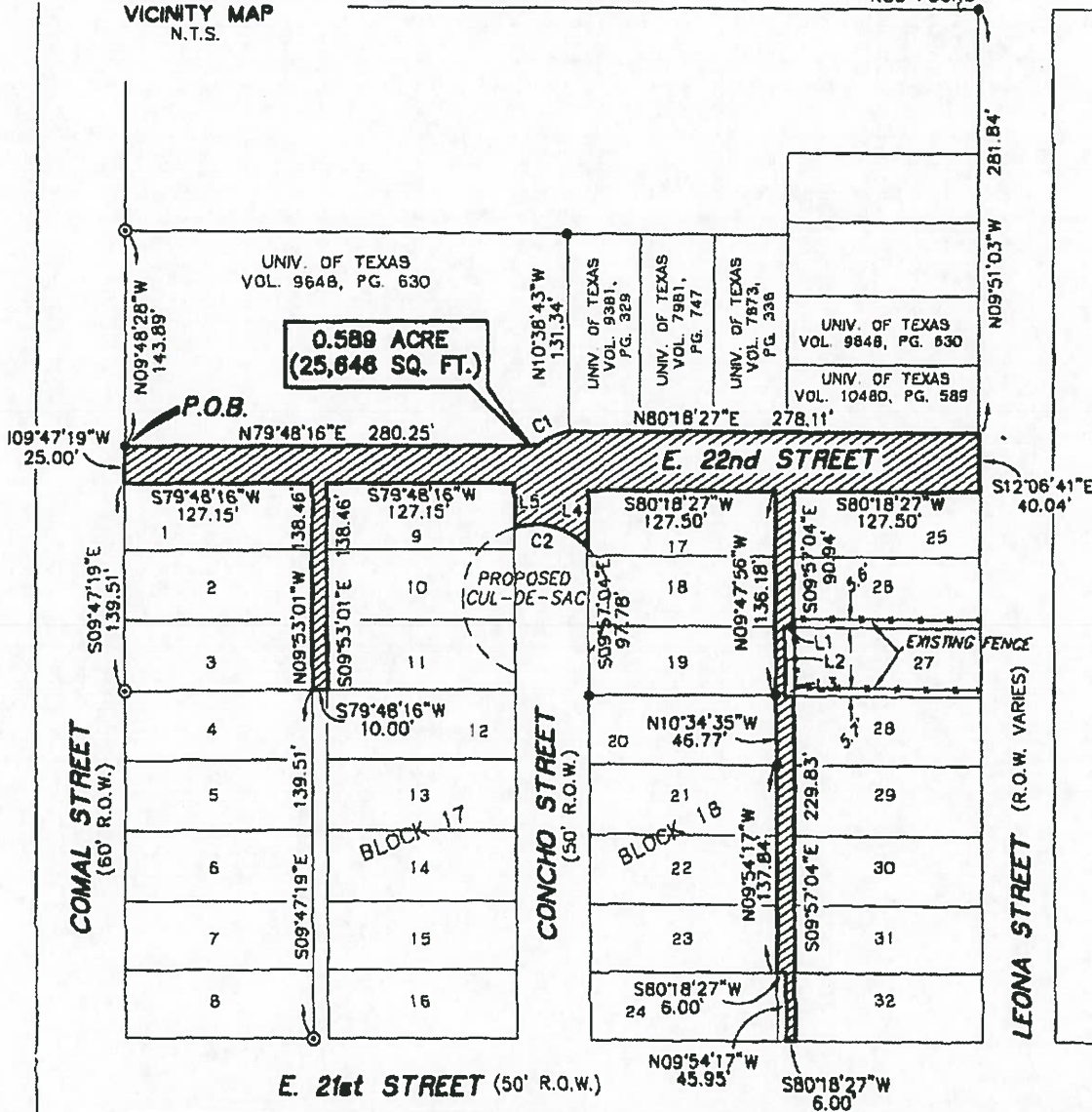
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING



VICINITY MAP  
N.T.S.

MANOR ROAD

2" IRON  
ROD FOUND



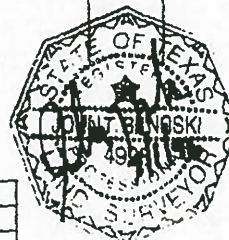
## LINE TABLE

No.	Bearing	Distance
L1	S80°02'56"W	6.00'
L2	S09°57'04"E	45.97'
L3	N80°02'56"E	6.00'
L4	S09°57'04"E	39.22'
L5	N09°57'04"W	30.82'

## CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Bearing
C1	29°14'17"	47.00	23.98	23.72	N55°03'41"E
C2	62°31'44"	50.00	54.57	51.90	N85°01'56"W

Exhibit "B"  
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Bury+Pittman, Inc.  
Consulting Engineers and Surveyors  
Austin, Texas Tel 512/288-0811 Fax 512/288-0808  
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SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.589 ACRE (25,546 SQ. FT.) TRACT  
OF LAND OUT OF OUTLOT 45, DIVISION B  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

UNIVERSITY  
OF  
TEXAS



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96 JUL -9 AM 10:03

DANA C. BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

AFTER RECORDING RETURN TO:

City of Austin  
Department of Public Works and Transportation  
Real Estate Services Division  
P. O. Box 1088  
Austin, Texas 78767-8839

ATTENTION: MARY R. REZA

*File # 4858-9605*

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped herein by me, and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas, on

JUL 9 1996



*Dana C. Beauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12724 0096

RECEIVED: 10/02/96 TRAVIS: 10/02/96 DEPT: REGULAR RECORD SET: 100  
ORIGINAL: 10/02/96 FILE DATE: 10/02/96 TRANS DATE: 10/02/96  
PAGE: 100/100