

## SUMMARY OF REVIEW COMMENTS REPORT

F#10049-1810 ALLEY VACATION (4,857 SF PORTION)

[BETWEEN W 17<sup>TH</sup> ST AND W 18<sup>TH</sup> ST, AND GUADALUPE ST AND SAN ANTONIO ST]

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### CONDITIONAL APPROVAL COMMENTS

#### AUSTIN WATER

ASSESSMENT: Case No.: 10049-1810 Alley Vacation (4,857 sq. ft.) West 17<sup>th</sup> Street.

See response given below:

Austin Water (AW) has no objection to the vacation of **4,857 sq. ft.** portion out of a 20-ft wide tract of land, known as the alley dedicated in the Plat of Outlot 33, Division "E", right of way between West 17<sup>th</sup> Street and West 18<sup>th</sup> Street, and extending from Guadalupe Street to San Antonio Street in the City of Austin Travis County, Texas.

However, there is an active 6-inch concrete wastewater line within the requested area for vacation, which requires protection and considerations. This line provides service to multiple properties including the West Campus Apartments locate at 1715 Guadalupe Street, built in 2014.

In exchange for AW approval on the vacation request, a new wastewater easement must be dedicated to the city covering the active wastewater line. Once the new wastewater line diverting proposed and existing wastewater flows is completed, tested, and approved by City of Austin and as-built plans for the new wastewater line has been received and approved by AW infrastructure Records the new easement can be request for released." – **Angela Baez, Austin Water**

#### AT&T

ASSESSMENT: "Records show an aerial fiber and copper cable in this tract. Facilities along this tract can't be vacated until an agreement is reached for relocation" – **David Williams, AT&T**

#### CHARTER/SPECTRUM COMMUNICATIONS

ASSESSMENT: "Spectrum approves under the condition of the relocation of existing equipment is provided by the Customer/Owner/Developer." – **Timothy White, Charter Communications**

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### APPROVED COMMENTS

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

MEMORANDUM

Case No: 10049-1810
Date: Oct 9, 2018

SUBJECT: ALLEY VACATION

- List of names and departments: Lucy Cabading (AT&T), Eben Kellogg (Austin Energy), Mike Turner (Austin Resource Recovery), Michael Zavala (Austin Transportation Director), Rob Spillar (cc: Eric Bollich), Lee Austin, Dhamrat Ravi, Leslie Altamirano, Mike Schofield, Nathan Wilkes, Angela Baez (Austin Water), Jenna Neal (Austin Water), Bruna Quinonez (Code Compliance), Carlos DeMatos (CTM - GAATN), Anthony Platt (Google), Andy Creel (Google), Frederic Ritter (Google), Robynne Heymans (PARD), Mehrnaz Mehraein (DSD (LUR-Drainage)), Sangeeta Jain (DSD (LUR-Transportation)), Rolando Rodriguez (FIRE), Joe White (Charter/Spectrum), Timothy White (Texas Gas Services), Aaron Diaz (P&Z (Urban Design)), Humberto Rey (P&Z (Zoning Review)), Wendy Rhoades (PWD (Urban Trails Connectivity)), Janae Spence (WPD (Engineering)), Annabel Ulary (P&Z (Comp. Planning)), Mark Walters (PWD (Sidewalk & Special Projects)), Eric Dusza (PWD (Office of Engineering)), David Boswell (Street & Bridge), Daniel Pina (Grande Communication), Milissa Warren (EMS)

An application request has been received for the vacation of 4,857 SF portion out of a 20-ft wide tract of land, known as the alley right of way between W. 17th St. and W. 18th St., and extending from Guadalupe St. to San Antonio St.

Please review this request and return your comments to Kim Vasquez (512) 974-9241.

Email landmanagement@austintexas.gov
Mail City of Austin
Office of Real Estate Services, 13th Floor
P.O. Box 1088
Austin, TX 78767

\*\*\*Due Date: October 29, 2018

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).

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

October 2, 2018

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

Re: Alley Vacation Applications (2) – Alley running between West 18th  
and West 17<sup>th</sup> Streets immediately west of Guadalupe Street

Greetings:

Attached are two applications for the vacation of the alley running between West 18<sup>th</sup> and West 17<sup>th</sup> Streets west of Guadalupe Street. The property currently owned by Stephen McNally is expected to be conveyed to the owner of the remaining property, Travis Hotel Group LLC or its successor in interest, during the processing of this alley vacation.

The purpose of this request is to allow for future development of the block as one project. Below are answers to the application questions.

1. Is this a residential or commercial project?

Applicant anticipates a commercial development consisting of an office and Travis County courts facility.

2. How was the area to be vacated dedicated? By plat or by separate instrument?

The alley was dedicated by the Plat of the City of Austin dated July 1876 and available at the Austin History Center as L-0033.

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

We found no deed or easement.

4. Are both the area to be vacated and your property in the same “subdivision”?

The alley to be vacated is located within one of the Outlots of the City of Austin and all properties adjacent to the alley are in the same Outlot.

5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper?

Currently, the alley is paved and used for surface parking access.

6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities? Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.

Yes, there is an operational wastewater line in the alley. The plan would be to dedicate easements as necessary and relocate the wastewater line as part of the project to maintain service to the buildings across Guadalupe. Service to the only remaining building on the block will not be required because it will be demolished.

7. How do you plan to develop the area to be vacated?

The development plans are for a Travis County courts facility and a future office building.

8. Has a site plan been submitted on your project?

No.

9. Is your project a Unified Development?

It is anticipated the owner's contiguous properties will be replatted to a single lot or part of a Unified Development Agreement.

10. Is your project a S.M.A.R.T. Housing Project?

No.

11. When do you anticipate starting construction of the development?

Construction is anticipated to begin in 2019.

12. What is the current zoning on the adjacent properties?

DMU

13. What is the current status of the adjacent properties?

Adjacent properties are surface parking and a commercial/residential building that will be

demolished as part of the development.

14. What type of parking facilities currently exist?

Surface parking is available adjacent to the alley.

15. Will your parking requirements increase with the expansion?

Any redevelopment would meet or exceed code requirements for parking.

16. How will the increase be handled?

Parking will be handled on site below grade.

17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.

No.

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?

The property lies in the Uptown/Capitol District and meets AU-5 as it will provide opportunities for Downtown office and employment uses. Keeping Travis County courts in downtown allows easier access for City of Austin and Travis County residents from all parts of the City and County by utilizing the existing and future planned transit systems.

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH- 35, north of Martin Luther King Boulevard, and south of 45th Street?

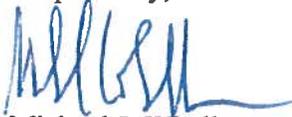
No, the area to be vacated lies south of Martin Luther King Boulevard.

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

This proposed alley vacation supports the Priority Programs in the areas of Compact and Connected and Workforce. The redevelopment will increase employment opportunities close to downtown with urban transit options, such as train, bus and bike way.

Thank you in advance for your time and consideration of this application. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2394.

Respectfully,



Michael J. Whellan

APPLICATION FOR STREET OR ALLEY VACATION

File No. 10049-1810
Department Use Only

DATE: 10/9/18
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: ; Alley: X ; ROW Hundred Block: 1700
Name of Street/Alley/ROW: 17th & 18th St between San Antonio & Guadalupe Is it constructed: Yes No
Property address: 1700 Guadalupe St.
Purpose of vacation: Redevelopment of block

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0210021711, 0210021714, 0210021713, 0210021712, & 0210021705
Survey & Abstract No.:
Lot(s): All Block: Outlot: 33, Division E
Subdivision Name: Mitzi Davis Subdivision (portion of Outlot 33)
Plat Book 46 Page Number 56 Document Number

Neighborhood Association Name:
Address including zip code:

RELATED CASES

Existing Site Plan (circle one): YES / NO
Subdivision: Case (circle one): YES / NO
Zoning Case (circle one): YES / NO
FILE NUMBERS
C8S-69-55

PROJECT NAME, if applicable:

Name of Development Project: 1700 Guadalupe
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: Travis Hotel Group LLC (as shown on Deed)
Address: 1108 Lavaca St., Suite 110-348 Phone: ( ) Fax No.: ( )
City: Austin County: Travis State: Texas Zip Code: 78701
Contact Person/Title: Nick Seaman Cell Phone: ( )
Email Address: 214-696-7726
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Judy Santerre
Firm Name: Armbrust & Brown, PLLC
Address: 100 Congress Avenue, Suite 1300
City: Austin State: Texas Zip Code: 78701
Office No.: (512) 435-2394 Cell No.: (512) 461-4501 Fax No.: ( )
EMAIL ADDRESS: jsanterre@abaustin.com

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

F#:  
EXHIBIT " "

ALLEY VACATION

1708 GUADALUPE STREET

**BEING 4857 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE EXISTING 20 FOOT WIDE ALLEY AS DEDICATED IN THE PLAT OF OUTLOT 33, DIVISION "E", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at an iron pipe found at the point of intersection of the northerly right-of-way line of West 17<sup>th</sup> Street (60' ROW) with the westerly right-of-way line of Guadalupe Street (80' ROW) for the southeast corner of that certain called 0.409 of an acre tract of land, being Lot A, of the Mitzi Davis Subdivision as recorded in Volume 46, Page 56, of the Plat Records of Travis County, Texas, said lot A being conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000329 of the Official Public Records of Travis County, Texas;

**THENCE** N 18° 46' 57" E, along the westerly right-of-way line of Guadalupe Street, a distance of 182.48 feet to a set spindle for the northeast corner of said Lot A, same being the southeast corner of and **THE TRUE POINT OF BEGINNING** for this alley vacation description;

**THENCE** N 71° 01' 10" W, along the common dividing line between said alley and said Lot A, a distance of 139.36 feet to a ½" iron rod found for the northwest corner of said Lot A same being the northeast corner of that certain called E. 25' of W 138' of S 128' of Outlot 3, Division E as conveyed by deed to Stephen McNally as recorded in Volume 10331, Page 486 of the Real Property Records of Travis County, Texas;

**THENCE** N 18° 11' 51" E, through said alley, along a prolongation of the common dividing line between said tracts of land, a distance of 10.00 feet to a calculated point in the centerline of said alley;

**THENCE** N 71° 01' 10" W, along the centerline of said alley, a distance of 68.86 feet to a calculated point for a re-entrant corner of this partial alley vacation said point being on the prolongation of the common dividing line between the west line of that certain called the center 44' of the W 138' of the south 128' of Outlot 33, Division E, as conveyed to Stephen McNally as recorded in Volume 10031, Page 486, of the Official Public Records of Travis County, Texas, with the east line of that certain called the W 69' of the S 128' of Outlot 33, Division E as conveyed to the Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas;

**THENCE** S 18° 44' 47" W, through said alley, along the prolongation of said common dividing line a distance of 10.00 feet to a ½" iron rod found for the northwest corner of said McNally tract of land, same being same being the northeast corner of said Travis Hotel Group LLC tract of land;

**THENCE** N 71° 01' 10" W, along the common dividing line between said alley and said Travis Hotel Group LLC tract of land, a distance of 69.00 feet to a ½" iron rod found at the point of intersection with the easterly right-of-way line of San Antonio Street for the southwest corner of this partial alley vacation, same being the northwest corner of said Travis Hotel Group LLC tract of land;

**THENCE** N 18° 44' 47" E, through said alley, along said right-of-way line, a distance of 20.00 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the northwest corner of this alley vacation, same being the southwest corner of that certain called W 138' of N 128' of Outlot 3, Division E as conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas,

**THENCE** S 71° 01' 10" E, along the common dividing line between said tract of land and said alley, passing a ½" iron rod set for the southeast corner of said tract of land, same being the southwest corner of that certain called the S 42' of E 138' of N 128' of Outlot 3, Division E tract of land at a distance of 138.00 feet, continuing along the common dividing line of said tract and said alley, for a **TOTAL** distance of 277.33 feet to a ½" iron rod set with a plastic cap stamped "ALL POINTS" for the southeast corner of said tract of land, being on the west right-of-way line of said Guadalupe Street for the northeast corner of this alley vacation;

THENCE S 18° 46' 57" W, along said right-of-way line a distance of 20.00 feet to THE POINT OF BEGINNING, and containing 4857 square feet of land, more or less.

This description is based upon an on the ground title survey of the above said tracts of land by All Points Surveying dated September 03<sup>rd</sup>, 2015.

This metes and bounds description is to accompany an illustration map of same date.

  
\_\_\_\_\_  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 01B39016



Date 9/20/18

TCAD PARCEL ID:  
AUSTIN GRID:

ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

# SKETCH TO ACCOMPANY PROPOSED ALLEY VACATION

SCALE: 1"=50'



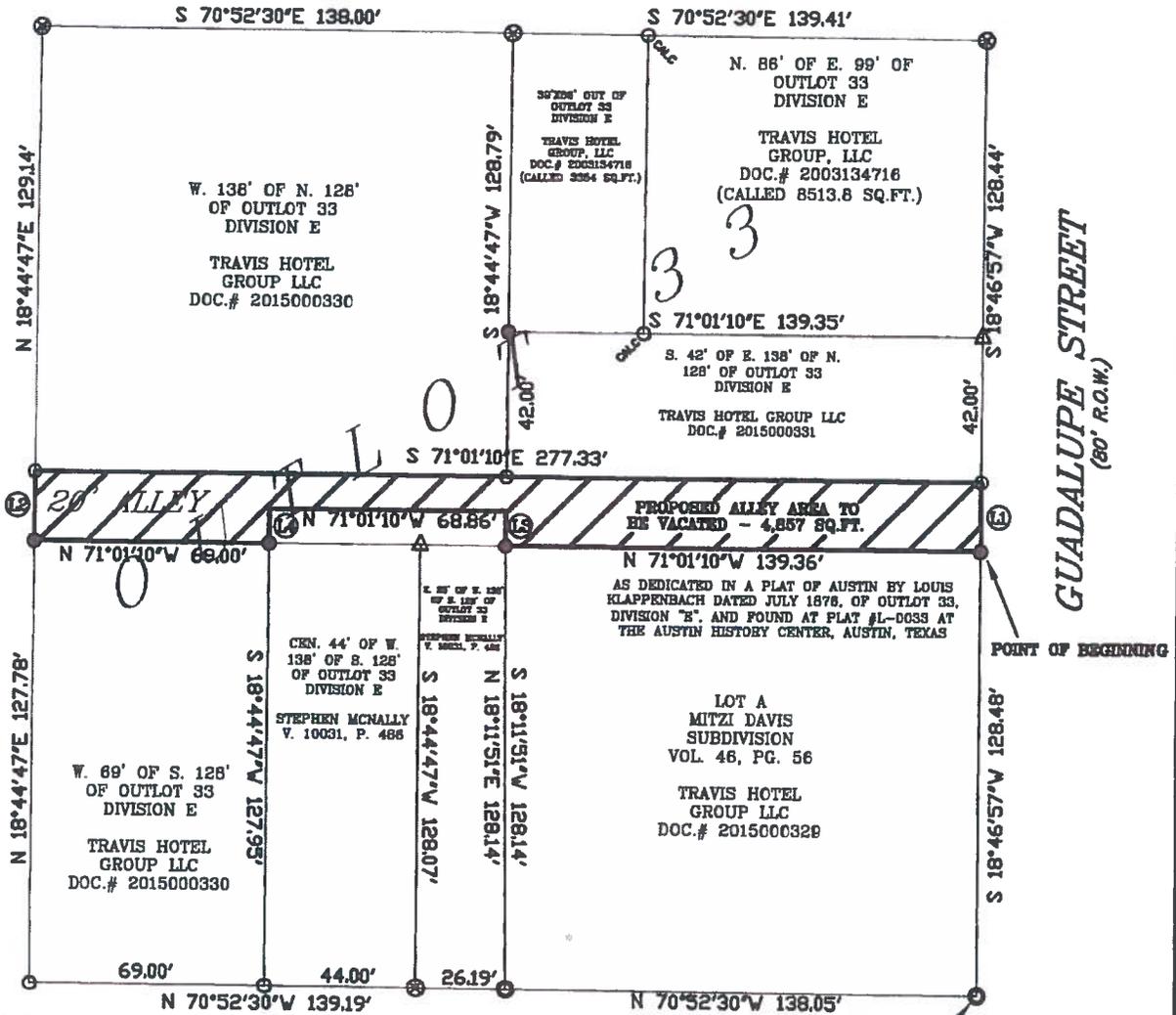
### LEGEND

- IRON ROD SET
- IRON ROD FND.
- PIPE FND.
- SPINDLE SET
- SPINDLE FND.
- △ NAIL SET
- ⊗ X SET

**WEST 18th STREET**  
(60' R.O.W.)

**SAN ANTONIO STREET**  
(80' R.O.W.)

**GUADALUPE STREET**  
(80' R.O.W.)

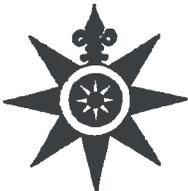


### LINE TABLE

- ① L-S 18°44'47" W 80.00'
- ② L-S 18°44'47" E 80.00'
- ③ L-N 18°11'51" E 10.00'
- ④ L-S 18°44'47" W 10.00'

**WEST 17th STREET**  
(60' R.O.W.)

POINT OF COMMENCEMENT



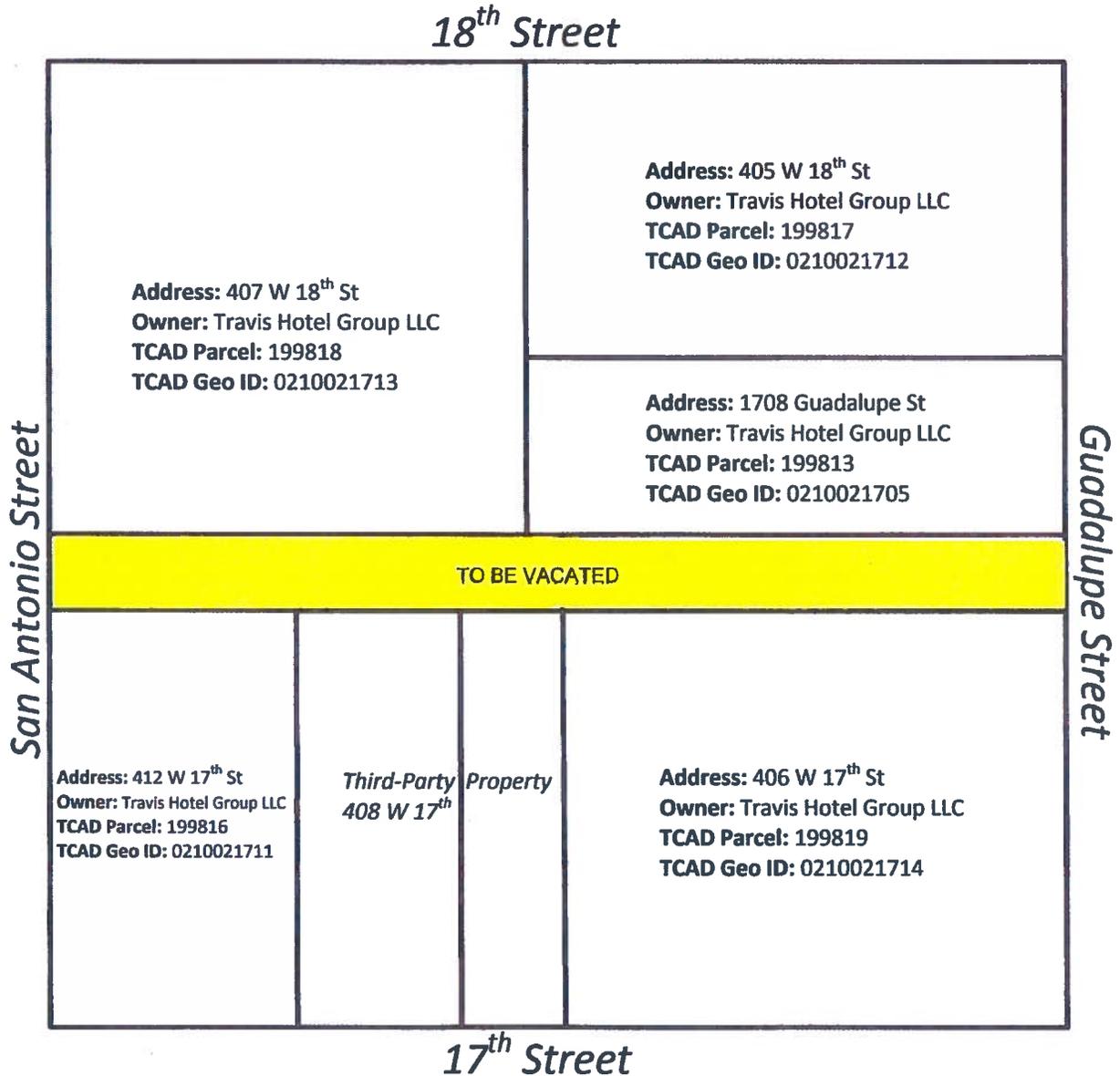
**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704  
TELE.: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 10118900



Date: 09-20-18  
Job No. 09B23618

## Alley Vacation

Located between the north and south halves of Outlot 33, Division E, City of Austin, also described as between 17th Street and 18th Street at San Antonio Street and Guadalupe Street.



# Location Map





**1700 Guadalupe Street**

## Travis CAD

Property Search Results > 199819 TRAVIS HOTEL GROUP LLC Tax Year: 2018  
for Year 2018

### Property

#### Account

Property ID:	199819	Legal Description:	LOT A OLT 33 DIV E DAVIS MITZI SUBD
Geographic ID:	0210021714	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	406 W 17 ST TX 78701	Mapsc0:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

#### Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	183539
Mailing Address:	% MICHAEL B TREGONING 2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,225,875	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,225,875	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,225,875	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,225,875	

### Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
% Ownership: 100.0000000000%  
Total Value: \$2,225,875

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$2,225,875	\$2,225,875	\$26,532.43
02	CITY OF AUSTIN	0.444800	\$2,225,875	\$2,225,875	\$9,900.69
03	TRAVIS COUNTY	0.369000	\$2,225,875	\$2,225,875	\$8,213.48
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,225,875	\$2,225,875	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$2,225,875	\$2,225,875	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$2,225,875	\$2,225,875	\$2,390.25
68	AUSTIN COMM COLL DIST	0.100800	\$2,225,875	\$2,225,875	\$2,243.68
<b>Total Tax Rate:</b>		<b>2.213985</b>			
<b>Taxes w/Current Exemptions:</b>					<b>\$49,280.53</b>
<b>Taxes w/o Exemptions:</b>					<b>\$49,280.54</b>

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	0.4088	17807.00	0.00	0.00	\$2,225,875	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$2,225,875	0	2,225,875	\$0	\$2,225,875
2017	\$0	\$1,773,577	0	1,773,577	\$0	\$1,773,577
2016	\$0	\$1,602,630	0	1,602,630	\$0	\$1,602,630
2015	\$0	\$1,602,630	0	1,602,630	\$0	\$1,602,630
2014	\$67,797	\$1,246,490	0	1,314,287	\$0	\$1,314,287

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000329TR
2	4/27/2006	SW	SPECIAL WARRANTY DEED	HARDIN RICHARD G &	HEADINGTON ARMORY PARTNERS LP			2006079313TR
3	12/23/2004	WD	WARRANTY DEED	STARLIGHT L P &	HARDIN RICHARD G &			2004236979TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

## Travis CAD

### Property Search Results > 199818 TRAVIS HOTEL GROUP LLC Tax Year: 2018 for Year 2018

#### Property

##### Account

Property ID:	199818	Legal Description:	W 138' OF N128' OLT 33 DIVISION E
Geographic ID:	0210021713	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

##### Protest

Protest Status:  
Informal Date:  
Formal Date:

##### Location

Address:	407 W 18 ST TX 78701	Mapsc0:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

##### Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	1641984
Mailing Address:	2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.0000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$59,331	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,232,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,291,706	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,291,706	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,291,706	

#### Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
% Ownership: 100.0000000000%  
Total Value: \$2,291,706

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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01	AUSTIN ISD	1.192000	\$2,291,706	\$2,291,706	\$27,317.14
02	CITY OF AUSTIN	0.444800	\$2,291,706	\$2,291,706	\$10,193.51
03	TRAVIS COUNTY	0.369000	\$2,291,706	\$2,291,706	\$8,456.39
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,291,706	\$2,291,706	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$2,291,706	\$2,291,706	\$2,460.95
68	AUSTIN COMM COLL DIST	0.100800	\$2,291,706	\$2,291,706	\$2,310.04
<b>Total Tax Rate:</b>		<b>2.213985</b>			
				<b>Taxes w/Current Exemptions:</b>	<b>\$50,738.03</b>
				<b>Taxes w/o Exemptions:</b>	<b>\$50,738.03</b>

**Improvement / Building**

**Improvement #1: Detail Only State Code: F3 Living Area: 1.0 sqft Value: \$59,331**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D55 - 1		2015	1.0
551	PAVED AREA	AA - *		2015	17859.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4100	17859.00	0.00	0.00	\$2,232,375	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$59,331	\$2,232,375	0	2,291,706	\$0	\$2,291,706
2017	\$59,331	\$2,143,080	0	2,202,411	\$0	\$2,202,411
2016	\$0	\$1,607,310	0	1,607,310	\$0	\$1,607,310
2015	\$0	\$1,607,310	0	1,607,310	\$0	\$1,607,310
2014	\$499,870	\$1,250,130	0	1,750,000	\$0	\$1,750,000

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000330TR
2	2/20/2007	SW	SPECIAL WARRANTY DEED	LJ AMBASSADOR LTD	HEADINGTON ARMORY PARTNERS LP			2007031972TR
3	12/27/2006	SW	SPECIAL WARRANTY DEED	KIRKPATRICK JOHN OTIS & LOIS K	LJ AMBASSADOR LTD			2006247319TR

**Questions Please Call (512) 834-9317**

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## Travis CAD

**Property Search Results > 199817 TRAVIS HOTEL GROUP LLC** Tax Year: 2018  
**for Year 2018**

### Property

#### Account

Property ID:	199817	Legal Description:	N 86' OF E 138' OF OLT 33 DIVISION E
Geographic ID:	0210021712	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	405 W 18 ST TX 78701	Mapsc0:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

#### Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	183539
Mailing Address:	% MICHAEL B TREGONING 2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.0000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,483,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,483,375	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,483,375	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,483,375	

### Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$1,483,375

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$1,483,375	\$1,483,375	\$17,681.83
02	CITY OF AUSTIN	0.444800	\$1,483,375	\$1,483,375	\$6,598.05
03	TRAVIS COUNTY	0.369000	\$1,483,375	\$1,483,375	\$5,473.66
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,483,375	\$1,483,375	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$1,483,375	\$1,483,375	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$1,483,375	\$1,483,375	\$1,592.93
68	AUSTIN COMM COLL DIST	0.100800	\$1,483,375	\$1,483,375	\$1,495.24
Total Tax Rate:		2.213985			
Taxes w/Current Exemptions:					\$32,841.71
Taxes w/o Exemptions:					\$32,841.70

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	0.2724	11867.00	0.00	0.00	\$1,483,375	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,483,375	0	1,483,375	\$0	\$1,483,375
2017	\$0	\$1,424,040	0	1,424,040	\$0	\$1,424,040
2016	\$0	\$1,068,030	0	1,068,030	\$0	\$1,068,030
2015	\$0	\$1,068,030	0	1,068,030	\$0	\$1,068,030
2014	\$0	\$830,690	0	830,690	\$0	\$830,690

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/3/2003	SW	SPECIAL WARRANTY DEED	ALLSTATE INSURANCE COMPANY	TRAVIS HOTEL GROUP LLC	00000	00000	2003134716TR
2	8/7/2001	ST	SUBSTITUTE TRUSTEE DEED	TEXSON MANAGEMENT GROUP INC	ALLSTATE INSURANCE COMPANY	00000	00000	2001132349TR
3	7/1/1997	WD	WARRANTY DEED	UPTOWN INVESTMENTS #1 LLC	TEXSON MANAGEMENT GROUP INC	12987	00611	

Questions Please Call (512) 834-9317

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# Travis CAD

**Property Search Results > 199813 TRAVIS HOTEL GROUP LLC** Tax Year: 2018  
**for Year 2018**

## Property

### Account

Property ID:	199813	Legal Description:	S 42' OF W 138' OF N128' OF OLT 33 DIVISION E
Geographic ID:	0210021705	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

### Location

Address:	1708 GUADALUPE ST TX 78701	Mapsc0:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

### Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	1641984
Mailing Address:	2711 N HASKELL AVE STE 2800 DALLAS, TX 75204-2940	% Ownership:	100.000000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$733,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$733,375	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$733,375	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$733,375	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$733,375

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

01	AUSTIN ISD	1.192000	\$733,375	\$733,375	\$8,741.83
02	CITY OF AUSTIN	0.444800	\$733,375	\$733,375	\$3,262.05
03	TRAVIS COUNTY	0.369000	\$733,375	\$733,375	\$2,706.16
0A	TRAVIS CENTRAL APP DIST	0.000000	\$733,375	\$733,375	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$733,375	\$733,375	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$733,375	\$733,375	\$787.53
68	AUSTIN COMM COLL DIST	0.100800	\$733,375	\$733,375	\$739.24
<b>Total Tax Rate:</b>		<b>2.213985</b>			
				<b>Taxes w/Current Exemptions:</b>	<b>\$16,236.81</b>
				<b>Taxes w/o Exemptions:</b>	<b>\$16,236.81</b>

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1347	5867.00	0.00	0.00	\$733,375	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$733,375	0	733,375	\$0	\$733,375
2017	\$0	\$704,040	0	704,040	\$0	\$704,040
2016	\$0	\$528,030	0	528,030	\$0	\$528,030
2015	\$0	\$528,030	0	528,030	\$0	\$528,030
2014	\$815,443	\$410,690	0	1,226,133	\$0	\$1,226,133

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000331TR
2	7/28/2005	SW	SPECIAL WARRANTY DEED	HARREN STEVE G CHILDRENS TRUST	HEADINGTON ARMORY PARTNERS LP			2005143972TR
3	12/12/2003	WD	WARRANTY DEED	HARREN STEVE G	HARREN STEVE G CHILDRENS TRUST	00000	00000	2003290610TR

**Questions Please Call (512) 834-9317**

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## Travis CAD

Property Search Results > 199816 TRAVIS HOTEL GROUP LLC Tax Year: 2018  
for Year 2018

### Property

#### Account

Property ID:	199816	Legal Description:	W 69' OF S 128' OF OLT 33 DIVISION E
Geographic ID:	0210021711	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	412 W 17 ST TX 78701	Mapsc0:	
Neighborhood:	06CBD	Map ID:	021001
Neighborhood CD:	06CBD		

#### Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	1641984
Mailing Address:	2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$5,988	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,105,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,111,363	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,111,363	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,111,363	

### Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
% Ownership: 100.0000000000%  
Total Value: \$1,111,363

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

01	AUSTIN ISD	1.192000	\$1,111,363	\$1,111,363	\$13,247.45
02	CITY OF AUSTIN	0.444800	\$1,111,363	\$1,111,363	\$4,943.34
03	TRAVIS COUNTY	0.369000	\$1,111,363	\$1,111,363	\$4,100.93
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,111,363	\$1,111,363	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$1,111,363	\$1,111,363	\$1,193.43
68	AUSTIN COMM COLL DIST	0.100800	\$1,111,363	\$1,111,363	\$1,120.26
<b>Total Tax Rate:</b>		<b>2.213985</b>			
				<b>Taxes w/Current Exemptions:</b>	<b>\$24,605.41</b>
				<b>Taxes w/o Exemptions:</b>	<b>\$24,605.41</b>

**Improvement / Building**

**Improvement #1:** Detail Only State Code: F1 Living Area: sqft Value: \$5,988

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
551	PAVED AREA	AA - *		1905	8832.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2030	8843.00	0.00	0.00	\$1,105,375	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$5,988	\$1,105,375	0	1,111,363	\$0	\$1,111,363
2017	\$5,988	\$795,870	0	801,858	\$0	\$801,858
2016	\$5,988	\$795,870	0	801,858	\$0	\$801,858
2015	\$5,652	\$795,870	0	801,522	\$0	\$801,522
2014	\$6,200	\$619,010	0	625,210	\$0	\$625,210

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000330TR
2	2/20/2007	SW	SPECIAL WARRANTY DEED	LJ AMBASSADOR LTD	HEADINGTON ARMORY PARTNERS LP			2007031972TR
3	12/27/2006	SW	SPECIAL WARRANTY DEED	KIRKPATRICK JOHN OTIS & LOIS K	LJ AMBASSADOR LTD			2006247319TR

Questions Please Call (512) 834-9317

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MITZI DAVIS SUBDIVISION

APPROVED FOR ACCEPTANCE  
Date: April 13, 1969.

*Edith T. Linn*  
MAYOR  
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY  
THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS  
Date: April 13, 1969.

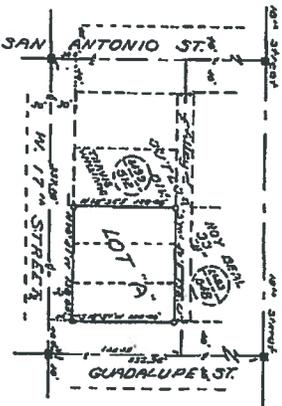
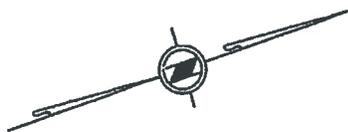
*Frank Burt*  
VICE-CHAIRMAN  
SECRETARY

FILED FOR RECORD P M. THIS 17 DAY OF April, D. 1969.  
AT 1:30 O'CLOCK  
MISS EMILIE LIMBERG  
CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: *Edith T. Linn*  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emilie Limberg, Clerk of County Court,  
do hereby certify that the within and foregoing instru-  
ment is a true and correct copy of the original instru-  
ment filed for record in my office on the 17 day of April  
A.D. 1969 at 1:30 o'clock P and duly recorded of  
in the Plat Records of said County in Book 46, Page 56.  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY  
COURT OF SAID COUNTY, this date last above written.  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas.

BY: *Edith T. Linn*  
Deputy



THE STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS  
That I, Mitzi E. Davis, joined by my husband, John T. Davis, being the owner of Lot A as shown on plat #33 that portion of the southeast one quarter of Section 213, Division "E" in the City of Austin, Travis County, Texas, as conveyed to me by deed of record in Volume 976, Page 213, Travis County deed records,  
Do hereby adopt this map of plat as my subdivision of said tract, to be known and designated as  
"MITZI DAVIS SUBDIVISION"

and we do hereby dedicate to the public all of the streets and easements shown hereon.  
WITNESS OUR HANDS this 17 day of April A. D. 1969.  
*Mitzi E. Davis*  
MITZI E. DAVIS  
*John T. Davis*  
JOHN T. DAVIS

THE STATE OF TEXAS  
BEFORE ME, the undersigned authority,  
COUNTY OF TRAVIS  
on this day personally appeared Mitzi E. Davis and John T. Davis, known to me to be the persons whose names and sign-  
scribed to the foregoing instrument and acknowledged to me  
that each had executed the same for the purposes and consid-  
eration therein expressed,  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of April  
A. D. 1969.  
*Edith T. Linn*  
Deputy  
Clerk of County Court, Travis County, Texas

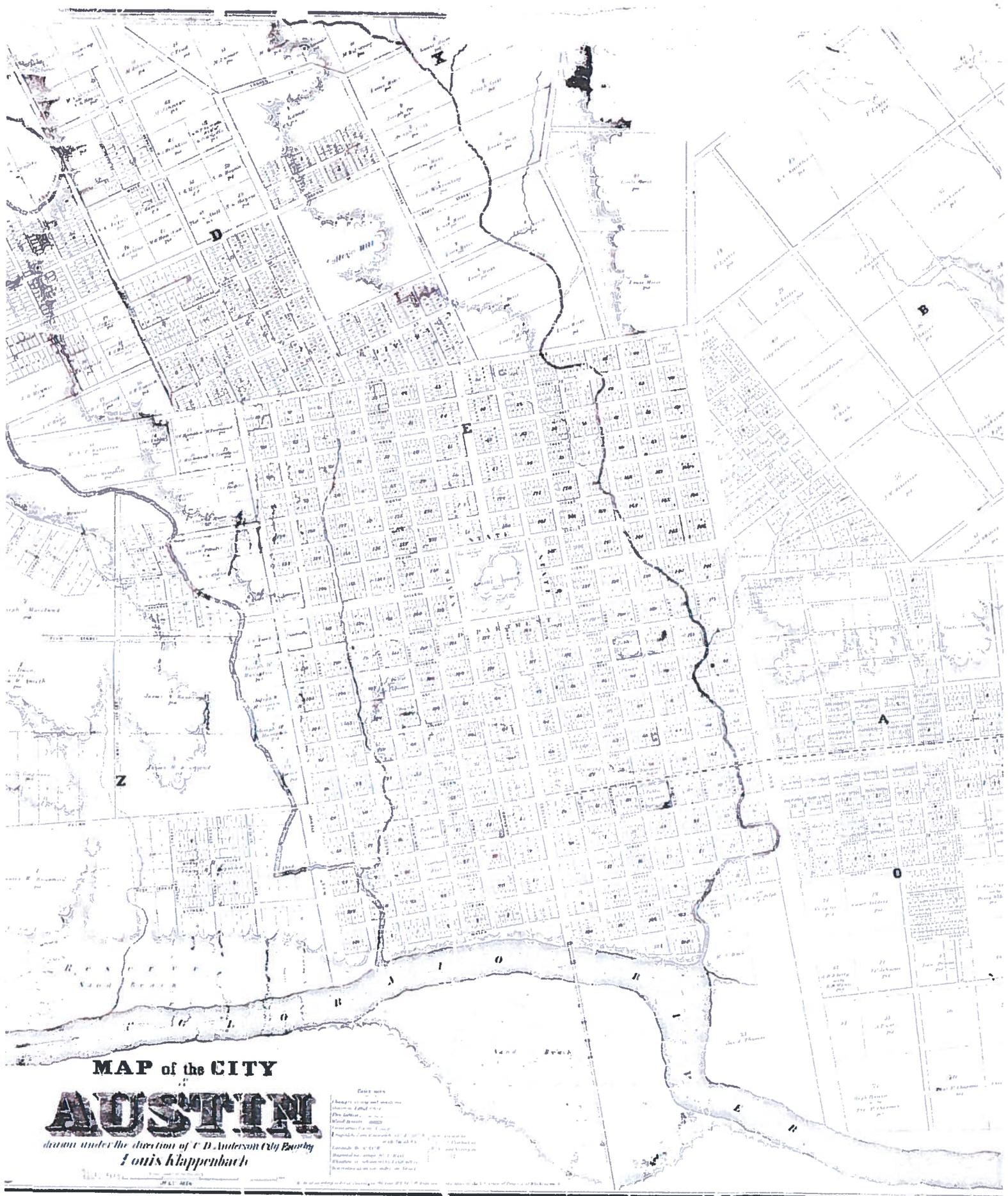


5646 2 14113  
PLAT 8319

LEGEND  
■ Concrete Monument Found  
● Corner Found  
○ Travis County Deed Records  
Scale 1" = 100 Feet



Surveyed March 27, 1969  
Metzke Engineering Company  
By: *Charles B. Metzke*  
Charles B. Metzke  
Registered Public Surveyor #3355  
Austin, Texas



MAP of the CITY

**AUSTIN**

drawn under the direction of C. D. Anderson City Engineer  
*Louis Klappenbach*

Scale 1/4" = 100'  
 Contour lines at 10' intervals  
 Streets shown as they are  
 Railroads shown as they are  
 Water bodies shown as they are  
 Elevation of city center 512 feet  
 Elevation of highest point 550 feet  
 Elevation of lowest point 450 feet