



## MEMORANDUM

**TO:** Andrew Rivera, Planning Commission

**FROM:** Jacquelyn Armstrong, Property Agent Senior  
Land Management, Development Services Department

**DATE:** September 6, 2022

**SUBJECT:** F#2022-033600 LM Alley Right-of-Way Vacation 0.0198 of an acre

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Attached is the Application Packet and Master Comment Report pertaining to the alley right-of-way vacation application for an approximately 0.0198-acre (865 square feet) portion of land, being the remaining portion of a 16-foot-wide alley in Block 10 of DR. W.A. Harper's Re-subdivision of Blocks 3 and 10, Glen Ridge Add'n, a subdivision of record in Volume 2, Page 245 of the Plat Records of Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Ascension Seton. Per the transmittal letter dated April 4, 2022, received by the City of Austin, the applicant states, "The property is currently developed as a hospital with two surface parking lots. The site plan submitted for this project, SP-2022-0059C, proposes the construction of a new above grade garage in the south parking lot and a below grade garage in the north parking lot."

All affected departments and private utility franchise stakeholders have reviewed the application and recommend approval, subject to the reviewers' conditions shown on the attached Master Comment Report. Grande Communications better known as Astound has "Approved with Conditions".

Per City Code §14-11-71 – Notice to Interested Property Owners Public notice will be sent to owners within 300' of the area to be vacated. The director of the Public Works Department may approve the application after the 10<sup>th</sup> day that the notice is issued; and an affected property owner may submit comments regarding the proposed vacation.

Public Notice was sent to appropriate parties on August 31, 2022. No objections were received by staff.

The applicant has requested that this item be submitted for placement on the **September 13, 2022, Planning Commission Agenda.**

Staff contact: Jacquelyn Armstrong, Land Management, Property Agent Senior  
Development Services Department, 512-974-7149, [Jacquelyn.armstrong@austintexas.gov](mailto:Jacquelyn.armstrong@austintexas.gov)

Applicant: Kat Lauer, Garza EMC  
512-298-3284, [klauer@garzaemc.com](mailto:klauer@garzaemc.com)

Abutting Landowners: Ascension Seton

The applicant and/or property owner's representative will be present at the meeting to answer any questions regarding future development and the vacation request.

Attachments:  
Application Packet  
Master Comment Report

File No. 2022-033600 LM  
Department Use Only

DATE: April 4, 2022  
Department Use Only

**TYPE OF VACATION**

Type of Vacation: Street: \_\_\_\_\_; Alley: X; ROW \_\_\_\_\_ Hundred Block: 1300  
Name of Street/Alley/ROW: 16' Alley North of W 34th Street Is it constructed: Yes No  
Property address: 1301 W 38th Street  
Purpose of vacation: Construction of new parking garage

**PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED**

Parcel #: 214614 & 214576  
Survey & Abstract No.: BLK 8-9 & 1-7,10-23 BLK 10 .41 AC BLK 11, PLUS VAC STS GLENRIDGE, LOT 8-9 \* & W .82FT OF LOT 7 BLK 10 GLENRIDGE  
Lot(s): 8,9,10 Block: 10 Outlot:  
Subdivision Name: DR. W. A. HARPER'S RE-SUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADD'N  
Plat Book 2 Page Number 245 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
Address including zip code: 1301 W 38th Street Austin, TX 78705

**RELATED CASES**

FILE NUMBERS	
Existing Site Plan (circle one): <u>YES</u> / <u>NO</u>	<u>SP-2020-0237</u> <u>SP-2022-0059C</u>
Subdivision Case (circle one): <u>YES</u> / <u>NO</u>	_____
Zoning Case (circle one): <u>YES</u> / <u>NO</u>	_____

**PROJECT NAME, if applicable:**

Name of Development Project: Ascension Seton Medical Center Austin - 34th Street and 38th Street Garages  
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** Ascension Seton

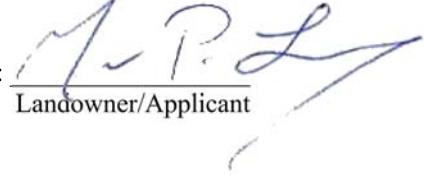
Name: SETON HEALTHCARE (ALTUS GROUP U.S INC) & SETON MEDICAL CENTER (as shown on Deed)  
Address: 1345 Philomena Street Phone: (512) 324-3039 Fax No.: ( )  
City: Austin County: Travis State: TX Zip Code: 78723  
Contact Person>Title: Tad Hatton Cell Phone: ( )  
Email Address: THatton@ascension.org  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

**APPLICANT INFORMATION**

Name: Matt Langley  
Firm Name: Garza EMC  
Address: 9442 N. Capital of Texas Hwy, Suite 340  
City: Austin State: TX Zip Code: 78759  
Office No.: (512) 298-3284 Cell No.: ( ) Fax No.: ( )  
EMAIL ADDRESS: mlangley@garzaemc.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



~~February 15, 2022~~ April 4, 2022 - recv'd payment on 3/29/22 recv'd correct site plan number 4/4/22

City of Austin – Land Management Division  
~~Office of Real Estate Services~~ Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Engineer's Summary Letter  
Right of Way Vacation – 16' Alley  
1301 W 38<sup>th</sup> Street  
Austin, TX 78705

Dear Land Management Staff,

The accompanying documents are being submitted to your office to request the full release of right-of way for a tract including 0.02 acres of a 16-foot alley right-of-way which is owned by the City of Austin and was initially dedicated in Volume 2, Page 245 of the plat records of Travis County, Texas. Both the area to be vacated and the project property are within the George W. Spear League, Survey No. 7 and the Dr. W.A. Harper's Re-Subdivision of Blocks 3 and 10, Glen Ridge Addition, situated in the City of Austin, Travis County, Texas. The tract historically functions as a driveway entrance to the project site rather than public right-of-way.

This commercial project is located between W. 38th Street and W. 34th Street to the east of Mills Avenue in the Full Purpose Limits of the City of Austin, Travis County, Texas. The project site is currently zoned GO-V-NP, GR-NP, P-NP, and SF-3-NP.

The property is currently developed as a hospital with two surface parking lots. The site plan submitted for this project proposes the construction of a new above grade garage in the south parking lot and a below grade garage in the north parking lot. The garages will consist of approximately 482,500 square feet. There are no existing utilities within the 0.02 acre 16-foot alley right-of-way.



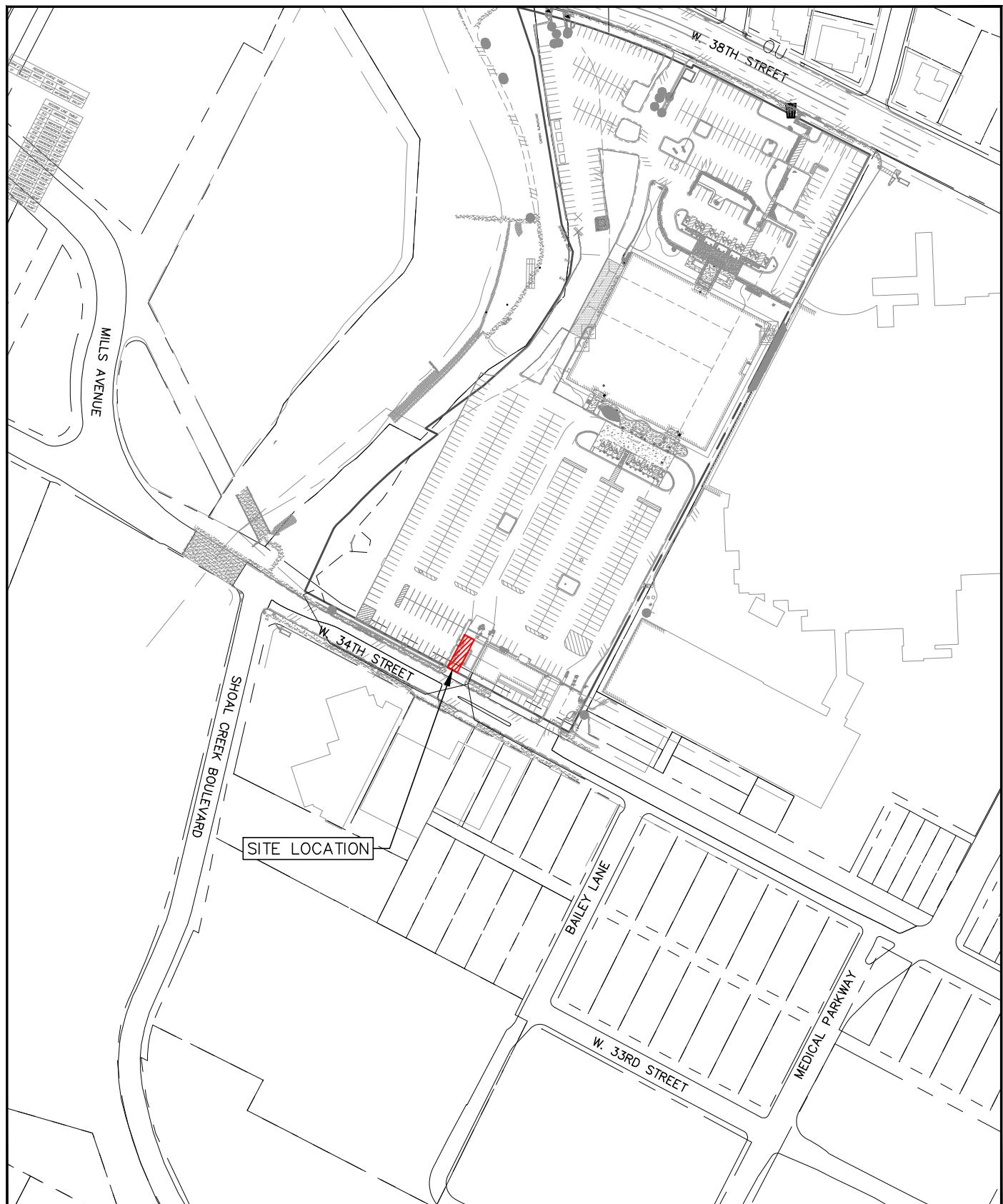
This project is not a S.M.A.R.T. Housing Project and does not lie within the Austin Downtown Plan or UT Boundaries. This project will require a Unified Development Agreement. Construction for this project is anticipated to begin in October 2022.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

A handwritten signature in black ink that reads "Katherine Lauer".

Kat Lauer, P.E.  
Project Engineer  
GarzaEMC, LLC



7708 Rialto Blvd., Suite 125  
Austin, Texas 78735  
Tel. (512) 298-3284 Fax (512) 298-2592  
TBPE # F-14629  
GarzaEMC, LLC © Copyright 2022

1301 38TH STREET  
AUSTIN, TX 78705

SETON MEDICAL CENTER

SITE LOCATION MAP

DATE: FEBRUARY 2022

SCALE: 1:200

DRAWN BY: AEL

FILE: 103257-00005-16 ft ROW LOCATION MAP

PROJECT No. 103257-00005

Exhibit “\_\_\_”

(Right-of-way Vacation)  
Portion of Block 10 Alley, Dr. W.A. Harper's  
Re-Subdivision of Blocks 3 and 10, Glen Ridge Add'n

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0198 ACRE (865 SQUARE FEET) OF LAND MORE OR LESS, OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, BEING THE REMAINING PORTION OF A 16' ALLEY IN BLOCK 10 OF DR. W.A. HARPER'S RE-SUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADD'N, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 245 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0198 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a mag nail with “4Ward-Boundary” washer set at the intersection of the northeast right-of-way line of West 34<sup>th</sup> Street (60' Right-of-way) with the northwest right-of-way line of said remaining Alley, and being an ell-corner in the southwest line of a called 8.315 acre tract conveyed to The Daughters of Charity Health Services of Austin in Volume 12263, Page 2714 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found for an angle point in the northeast right-of-way line of said West 34<sup>th</sup> Street, being the southeast corner of Seiders Springs Park – Alamo Boulevard (Right-of-way varies), and being the southwest corner of said Daughters of Charity tract bears, S61°57'22"E, a distance of 236.00 feet;

**THENCE**, with the common line of said Daughters of Charity tract and said remaining Alley, the following two (2) courses and distances:

- 1) **N27°25'20"E**, a distance of **53.91** feet to a 1/2-inch iron pipe found for the northwest corner hereof, being the northwest corner of said remaining Alley, and
- 2) **S62°46'32"E**, a distance of **16.01** feet to a chiseled “X” in concrete found for the northeast corner hereof, said point being the northeast corner of said remaining Alley, being an angle point in the southwest line of said Daughters of Charity tract, being the southwest corner of a Boundary Line Determination Agreement per Cause No. 172,503 District Court 126<sup>th</sup> Judicial District recorded in Volume 4680, Page 1474 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the northwest corner of Lot 8, Block 10 of said Dr. W. A. Harper's Re-Subdivision conveyed to Seton Medical Center in Volume 7749, Page 311 (D.R.T.C.T.), from which a chiseled “X” in concrete found for the northwest corner of said Boundary Line Determination Agreement, and being an angle point in the southwest line of said Daughters of Charity tract bears, N27°21'40"E, a distance of 3.41 feet;

**THENCE**, with the southeast right-of-way line of said remaining Alley, and with the northwest lines of Lots 8 & 9, Block 10 of said Dr. W. A. Harper's Re-Subdivision, **S27°26'04"W**, a distance of **54.14** feet to a calculated point for the southeast corner hereof, said point being at the intersection of the northeast right-of-way line of said West 34<sup>th</sup> Street with the southeast right-of-way line of said remaining Alley, and being the southwest corner of said Lot 9, Block 10 of said Dr. A. W. Harper's Re-Subdivision;

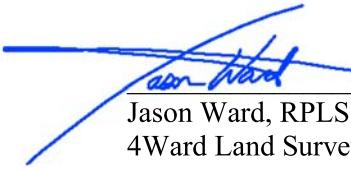
**THENCE**, with the northeast right-of-way line of said West 34<sup>th</sup> Street and the southwest terminus line of said remaining Alley, **N61°57'22"W**, a distance of **16.00** feet to the **POINT OF BEGINNING** and containing 0.0198 Acre (865 Square Feet) of land, more or less.



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
[jward@4wardls.com](mailto:jward@4wardls.com)  
[www.4wardls.com](http://www.4wardls.com)

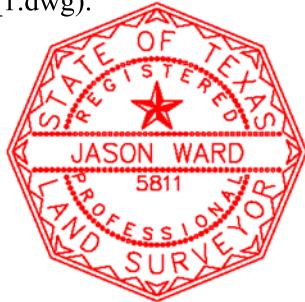
**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000072218315. See attached sketch (reference drawing: 00895\_VACATE\_1.dwg).



2/2/2022

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



VACATED ALLEY  
TRACT 4 IN ORD. 670817-B,  
VOL 3346, PG 1479  
D.R.T.C.T.

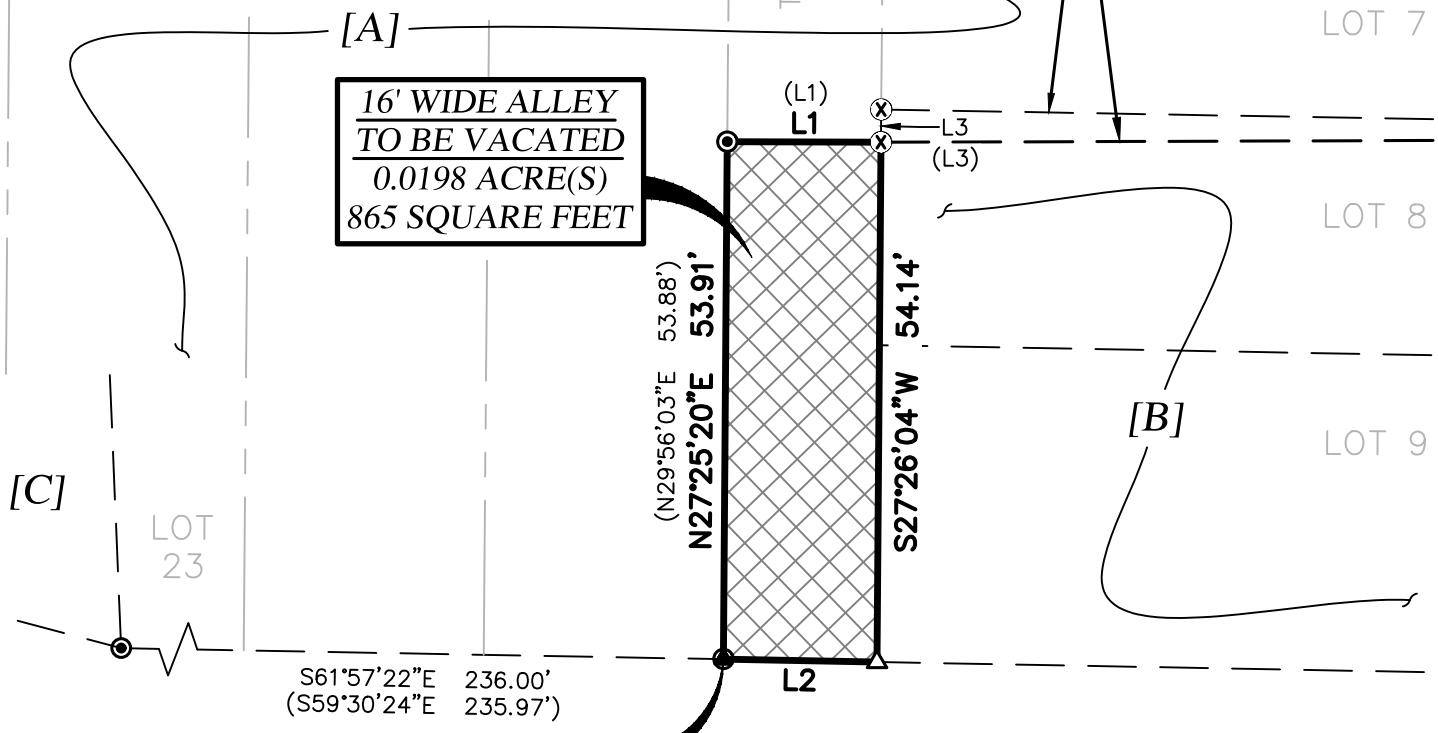
**GEORGE  
W. SPEAR  
LEAGUE  
SURVEY  
NO. 7**



GRAPHIC SCALE: 1" = 20'

BOUNDARY LINE DETERMINATION  
JUDGEMENT PER  
CAUSE NO. 172,503  
DISTRICT COURT  
126TH JUDICIAL DISTRICT  
VOL. 4680, PG. 1054 D.R.T.C.T.

LOT 12      LOT 11      LOT 10



**W 34TH STREET  
(60' R.O.W.)**

**0.0198 ACRE  
16' WIDE ALLEY  
TO BE VACATED  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	2/2/2022
Project:	00895
Scale:	1" = 20'
Reviewer:	FM
Tech:	EBD
Field Crew:	JCR/KDL
Survey Date:	AUG. 2019
Sheet:	1 OF 2

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S62°46'32"E	16.01'
L2	N61°57'22"W	16.00'
L3	N27°21'40"E	3.41'

**RECORD LINE TABLE**

LINE #	DIRECTION	LENGTH
(L1)	S60°37'28"E	16.00'
(L3)	N29°56'03"E	3.40'

**[A]**

CALLED 8.315 ACRES  
 DAUGHTERS OF CHARITY  
 HEALTH SERVICES OF AUSTIN  
 VOL. 12263, PG. 2714  
 R.P.R.T.C.T.

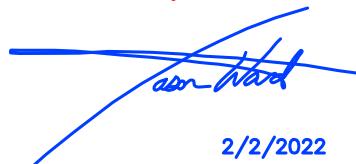
**[C]**

SEIDERS  
 SPRINGS PARK  
 (ALAMO BLVD)  
 (WIDTH VARIES)

**[B]**

LOTS 8 & 9, BLOCK 10  
 DR. W. A. HARPER'S  
 RE-SUBDIVISION OF  
 BLOCKS 3 AND 10,  
 GLEN RIDGE ADDN  
 VOL. 2, PG. 245  
 P.R.T.C.T.  
 TOGETHER WITH  
 BOUNDARY LINE  
 JUDGEMENT  
 VOL. 675, PG. 339  
 VOL. 4680, PG. 1054  
 D.R.T.C.T.  
OWNER:  
 SETON MEDICAL CENTER  
 VOL. 7749, PG. 311  
 D.R.T.C.T.

COA GRID #J25

2/2/2022

**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000072218315.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0198 ACRE  
 16' WIDE ALLEY  
 TO BE VACATED  
 City of Austin,  
 Travis County, Texas**



PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	2/2/2022
Project:	00895
Scale:	N/A
Reviewer:	FM
Tech:	EBD
Field Crew:	JCR/KDL
Survey Date:	AUG. 2019
Sheet:	2 OF 2

00005192488

AFTER RECORDING, PLEASE RETURN TO:

Robert L. Davis  
Brown McCarroll & Oaks Hartline  
1400 Franklin Plaza  
Austin, Texas 78701

15.00 INDEX  
5-28-94

8:00 AM 4/20/94

5-28-94

SPECIAL WARRANTY DEED

8:00 AM 4/20/94

5.00 RECM  
5-28-94

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

8:00 AM 4/20/94

1.00 SEC  
5-28-94  
5334.96-CHE

HARTFORD FIRE INSURANCE COMPANY, a Connecticut corporation (Grantor), for a full valuable cash consideration to Grantor in hand paid by DAUGHTERS OF CHARITY HEALTH SERVICES OF AUSTIN, a Texas non-profit corporation (Grantee), the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELLS AND CONVEYS, unto Grantee the following described real property, together with all improvements thereon, to wit:

The real property in Travis County, Texas, more fully described by metes and bounds in Exhibit "A" which is attached hereto and made a part hereof for all purposes (the Land), together with all right, title and interest of Grantor in and to any streets and roads, open or proposed, abutting the Land to the center lines thereof; in and to any strips or gores of land therein or adjacent to the Land; in and to the air space and right to use the air space about the Land; and in and to all royalties and rights and privileges appertaining to the use and enjoyment of the Land, including all air, lateral support, alley, drainage, water, oil, gas and mineral rights (Property).

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, except as hereinafter set forth.

However, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the year 1994 and subsequent years, as well as to the Permitted Exceptions set forth on Exhibit "B" which is attached hereto and made a part hereof, to the extent that they are in effect and apply to the Property.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2714

-2-

7  
 Grantee's address: Daughters of Charity Health Services  
 of Austin  
 Seton Medical Center  
 1201 West 38th Street  
 Austin, Texas 78705-1056

Executed this 31st day of August, 1994.

HARTFORD FIRE INSURANCE COMPANY

By Kevin A. North  
 Kevin A. North  
 Its Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss: Hartford

This instrument was acknowledged before me on this 31st day of August, 1994, by Kevin A. North, Vice President of Hartford Fire Insurance Company, a Connecticut corporation, on behalf of said corporation.

Wendy A. Treat  
 Notary Public, State of Connecticut

Name Wendy A. Treat Typed or Printed

Date Commission Expires

WENDY A. TREAT  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES FEB. 28, 1997

TXMED/DEED.XX1

REAL PROPERTY RECORDS  
 TRAVIS COUNTY, TEXAS

12263 2715

EXHIBIT A  
DESCRIPTION

DESCRIPTION OF 8.315 ACRES OF LAND COMPRISED OF VARIOUS LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN THE GEORGE W. SPEAR LEAGUE SURVEY NO. 7 IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING DESCRIBED TO HARTFORD FIRE INSURANCE COMPANY AS 8.149 ACRES AND AS A PORTION OF VACATED BAILEY LANE BY SPECIAL WARRANTY DEEDS OF RECORD IN VOLUME 11793, PAGE 1465 AND VOLUME 11854, PAGE 1103, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, RESPECTIVELY, SAID VARIOUS LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS BEING AS FOLLOWS:

LOTS:

1. PART OF LOTS 1 & 26, BLOCK 8, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
2. ALL OF LOTS 2-25, BLOCK 8, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
3. ALL OF LOTS 1-20, BLOCK 9, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
4. ALL OF LOTS 1-6, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245
5. PART OF LOT 7, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245
6. ALL OF LOTS 10-23, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245

BLOCKS:

1. PART OF BLOCK 11, GLEN RIDGE ADDITION, BOOK 1, PAGE 65

VACATED STREETS:

1. PART OF BAILEY LANE, TRACT 6, ORDINANCE 650722-B, 2992/2149, 3051/536
2. ALL OF BAILEY LANE, TRACT 2, ORDINANCE 670817-B, 3346/1479
3. PART OF W. 35TH STREET, TRACT 1, ORDINANCE 670817-B, 3346/1479
4. PART OF W. 37TH STREET, TRACT 1, ORDINANCE 650722-B, 2992/2149, 3051/536
5. PART OF ALAMO BLVD., TRACT 7, ORDINANCE 650722-B, 2992/2149, 3051/536

VACATED ALLEYS:

1. PART OF BLOCK 8, GLEN RIDGE ADDITION ALLEY, 778/518
2. ALL OF BLOCK 9, GLEN RIDGE ADDITION ALLEY, TRACT 11, ORDINANCE 650722-B, 2992/2149 AND 3051/536
3. ALL OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, TRACT 3, ORDINANCE 670817-B, 3346/1479
4. ALL OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, TRACT 4, ORDINANCE 670817-B, 3346/1479
5. PART OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, ORDINANCE BOOK P, PAGE 231;

SAID 8.315 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the northeast corner of this tract and of said 8.149 acre Hartford tract, same being the southeast corner of that tract described as 94 square feet in a deed to the City of Austin for W. 38th Street, of record in Volume 5051, Page 1420.

- 2 -

Deed Records of Travis County, Texas, same also being in the irregular south line of W. 38th Street and the west line of Lot 26, Block 7, Glen Ridge Addition, a subdivision of record in Book 1, Page 65, Plat Records of Travis County, Texas, same being in the east line of that vacated portion of Bailey Lane described as Tract 6 in Ordinance 650722-B of record in Volume 2992, Page 2149 and Volume 3051, Page 536, Deed Records of Travis County, Texas, same also being the northwest corner of Lot 1, Seton Medical Center Addition No. Two, a subdivision in Book 80, Page 73, Plat Records of Travis County, Texas, said Lot 1 being comprised of those tracts or portions of tracts described in deeds to Seton Hospital in Volume 3051, Page 527 and Volume 3140, Page 876, Deed Records of Travis County, Texas, and to Seton Medical Center in Volume 6705, Page 1675 and Volume 6951, Page 288, Deed Records of Travis County, Texas;

THENCE, with the east line of this tract, of said 8.149 acre Hartford tract, of said vacated Bailey Lane Tract 6, same being the west line of said Lot 1, Seton Medical Center Addition No. Two, S 29 degrees 57 minutes 00 seconds W at 649.39 feet passing a 5/8" iron rod found at the most easterly southeast corner of said 8.149 acre Hartford tract, same being the southeast corner of said vacated Bailey Lane Tract 6, same also being the northeast corner of said vacated Bailey Lane Hartford tract and of that vacated portion of Bailey Lane described as Tract 2 in Ordinance 670817-B, of record in Volume 3346, Page 1479, Deed Records of Travis County, Texas, from which point a 3/4 inch iron pipe found in the centerline of Bailey Lane, same being an interior ell corner of said 8.149 acre Hartford tract, same also being with the south line of said vacated Bailey Lane Tract 6 and in the north line of said vacated Bailey Lane Hartford tract, bears N 60 degrees 25 minutes 29 seconds W 30.00 feet, and continuing with the east line of said vacated Bailey Lane Hartford tract and of said vacated Bailey Lane Tract 2, at 890.99 feet passing a cross found in concrete at the southwest corner of said Lot 1, Seton Medical Center Addition No. Two, and the northwest corner of Lot 17, Block 5, of said Glen Ridge Addition, said Lot 17 being described in a deed to the Daughters of Charity Health Services Austin, of record in Volume 11448, Page 1902, Real Property Records of Travis County, Texas, and continuing with the west line of said Lot 17, Block 5, in all a total distance of 892.39 feet to a cross set in concrete at the southeast corner of this tract, of said vacated Bailey Lane Hartford tract, and of said vacated Bailey Lane Tract 2, same being the northeast corner of the remaining, not vacated, portion of Bailey Lane, from which point a 1 1/2 inch iron rod found at the southwest corner of Lot 18, of said Block 5, Glen Ridge Addition, bears S 29 degrees 57 minutes 00 seconds W 57.92 feet;

THENCE, with the south line of this tract, a course 1 being the south line of said vacated Bailey Lane Hartford tract and courses 2. through 8. being with the south line of said 8.149 acre Hartford tract, the following eight (8) courses:

1. with the south line of said vacated Bailey Lane Tract 2, same being the north line of said remaining Bailey Lane, N 60 degrees 16 minutes 33 seconds W 30.03 feet to a 1" iron pipe found at the southwest corner of said vacated Bailey Lane Hartford tract and

- the most southerly southeast corner of said 8.149 acre Hartford tract, same being in the centerline of vacated Bailey Lane Tract 2, same being 0.19 feet south of a 3/4 inch iron pipe found and 0.42 feet south of a 60d nail found;
2. with the south line of said vacated Bailey Lane Tract 2, same being the north line of said remaining Bailey Lane, N 60 degrees 16 minutes 33 seconds W 30.02 feet to a 3/4" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract, same being the southwest corner of said vacated Bailey Lane Tract 2, same also being the southeast corner of Lot 7 and the northeast corner of Lot 8, Block 10, of said Dr. W. A. Harper's Resubdivision of Blocks 3 and 10, Glen Ridge Addition, a subdivision of record in Book 2, Page 245, Plat Records of Travis County, Texas, same being in the east line of that certain 7199 square foot tract described in a deed to Seton Medical Center, of record in Volume 7749, Page 311, Deed Records of Travis County, Texas and of that certain 7186 square foot tract described in a Judgment rendered in Cause No. 172,503, District Court, 126th Judicial District, Volume 675, Page 339, Travis County, Texas, of record in Volume 4680, Page 1054, Deed Records of Travis County, Texas, from which point a 3/4 inch iron pipe found at the southeast corner of said Lot 9 bears S 29 degrees 54 minutes 19 seconds W 56.98 feet;
  3. with the west line of said vacated Bailey Lane Tract 2, and the east line of said Lot 7, of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, N 29 degrees 57 minutes 24 seconds E 0.66 of one foot to a 1/2 inch iron rod set at an interior ell corner of said 8.149 acre Hartford tract, same being the northeast corner of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the east end of the decreed line between said Lots 7 and 8 in said Judgment;
  4. with the north line of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the decreed line between said Lots 7 and 8 in said Judgment, crossing said Lot 7, in said Book 2, Page 245, N 59 degrees 26 minutes 52 seconds W at 9.82 feet passing the northeast corner of a concrete block building, and continuing with the north face of said building, at 105.12 feet passing the northwest corner of said building, in all a total distance of 124.95 feet to a cross set in concrete at an interior ell corner of said 8.149 acre Hartford tract, same being the northwest corner of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the west end of the decreed line between said Lots 7 and 8 in said Judgment, same also being in the east line of said vacated Alley Tract 3, Ordinance No. 670817-B;
  5. with the east line of said vacated Alley Tract 3, and the west line of said Lot 7 in said Book 2, Page 245, of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, S 29 degrees 56 minutes 03 seconds W 3.40 feet to

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2718

- a cross set in concrete at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said vacated Alley Tract 3, same also being the southwest corner of said Lot 7 in said Book 2, Page 245 and the northwest corner of said Lot 8, in said Book 2, Page 245;
6. with the south line of said vacated Alley Tract 3, same being the north line of the remaining, not vacated, portion of said Alley, N 60 degrees 37 minutes 28 seconds W 16.00 feet to a 3/4" iron pipe found in a concrete curb at an interior ell corner of said 8.149 acre Hartford tract, same being the southwest corner of said vacated Alley Tract 3, same being in the east line of said Lot 10, Block 10, of said Dr. W. A. Harper's Resubdivision;
  7. with the east line of said Lot 10 and the west line of said remaining Alley, S 29 degrees 56 minutes 03 seconds W 53.88 feet to a cross found on a concrete curb at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said Lot 10 and the southwest corner of said Alley, same being in the north line of W. 34th Street; and
  8. with the south line of said Lots 10, 11, and 12, of a portion of said vacated Alley in Ordinance Book P, Page 231, and of Lots 13, 14, 15, 22, and 23, all of said Block 10 of said Dr. W. A. Harper's Resubdivision, same being the north line of W. 34th Street, N 59 degrees 30 minutes 24 seconds W 235.97 feet to a 3/4" iron pipe found at the southwest corner of this tract, of said 8.149 acre Hartford tract, and of said Lot 23, same being in the east line of Alamo Boulevard;

THENCE, with the west line of this tract and of said 8.149 acre Hartford tract, same being east of Shoal Creek, courses 1. through 8. being with the east line of Alamo Boulevard, courses 10. through 17. being with the west line of a portion of that vacated portion of Alamo Boulevard described as Tract 7 in Ordinance 650722-B, of record in Volume 2992, Page 2149 and Volume 3051, Page 536, Deed Records of Travis County, Texas, same being the east line of that certain 4.22 acre tract described in a deed to the City of Austin, of record in Volume 3250, Page 1976, Deed Records of Travis County, Texas, courses 2. through 7. being with the west line of said Lots 16, 17, 18, 19, 20, and 21, of said Dr. W. A. Harper's Resubdivision, the following seventeen (17) courses:

1. with the west line of said Lot 23, N 27 degrees 07 minutes 42 seconds E 100.72 feet to a 3/4" iron pipe found at the northwest corner of said Lot 23 and the southwest corner of said Lot 16, Dr. W. A. Harper's Resubdivision;
2. N 39 degrees 06 minutes 58 seconds E 6.33 feet to a 3/4" iron pipe found;
3. N 49 degrees 23 minutes 53 seconds E 26.67 feet to a 1" iron pipe found;

-5-

4. N 45 degrees 14 minutes 14 seconds E 26.12 feet to a 1" iron pipe found;
5. N 47 degrees 43 minutes 22 seconds E 26.12 feet to a 1/2" iron pipe found;
6. N 49 degrees 42 minutes 32 seconds E 26.75 feet to a 1/2" iron pipe found;
7. N 51 degrees 30 minutes 26 seconds E 26.94 feet to a 1/2" iron pipe found at the northwest corner of said Lot 21, same being the southwest corner of said vacated portion of W. 35th Street Tract 1 in Ordinance 670817-B; and
8. with the west line of said vacated W. 35th Street Tract 1, N 54 degrees 13 minutes 51 seconds E 66.32 feet to a 3/4" iron pipe found at an interior ell corner of said 8.149 acre Hartford Tract and at the northwest corner of said vacated W. 35th Street Tract 1, same being the southeast corner of that certain portion of vacated Alamo Boulevard Tract 7, in Ordinance 650722-B, of record in Volume 2992, Page 2149, and Volume 3051, Page 536, Deed Records of Travis County, Texas, same also being the southwest corner of said Lot 11, Block 9, of said Glen Ridge Addition;
9. with the westerly prolongation of the north line of W. 35th Street, same being the south line of said vacated Alamo Boulevard Tract 7, N 60 degrees 59 minutes 54 seconds W 19.84 feet to a 1" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said City of Austin tract;
10. N 56 degrees 09 minutes 56 seconds E 105.54 feet to a 1" iron pipe found in asphalt;
11. N 50 degrees 34 minutes 42 seconds E 82.70 feet to a 3/4" iron pipe found in asphalt;
12. N 35 degrees 12 minutes 19 seconds E 95.63 feet to a 5/8" iron pipe found, from which point a 1/2" iron pipe found in Shoal Creek bears N 60 degrees 30 minutes 43 seconds W 17.67 feet;
13. N 25 degrees 50 minutes 04 seconds E 29.94 feet to a 1/2" iron rod set;
14. N 10 degrees 30 minutes 13 seconds E 31.85 feet to a 5/8" iron rod found;
15. N 18 degrees 48 minutes 00 seconds W 42.80 feet to a 3/4" iron pipe found;
16. N 07 degrees 04 minutes 46 seconds W 248.02 feet to a 1" iron pipe found; and
17. N 16 degrees 06 minutes 50 seconds W 76.90 feet to a 1" iron pipe

found at the northwest corner of this tract and of said 8.149 acre Hartford tract, same being the southwest corner of that tract described as 4811 square feet in a deed to the City of Austin for W. 38th Street, of record in Volume 5051, Page 1424, Deed Records of Travis County, Texas, same also being in the irregular south line of W. 38th Street;

THENCE, with the north line of this tract and of said 8.149 acre Hartford tract, with the irregular south line of W. 38th Street, courses 1. through 5. being with the south line of said 4811 square foot City of Austin tract and course 6. being the south line of said 94 square foot City of Austin tract, the following six (6) courses:

1. crossing said vacated Alamo Boulevard, Tract 7, S 73 degrees 26 minutes 55 seconds E 28.20 feet to a 1/2" iron pipe found at the beginning of a curve whose radius is 1260.72 feet;
2. crossing said vacated Alamo Boulevard, Tract 7 and continuing, crossing said Block 11, and continuing, crossing said Lot 26, Block 8, Glen Ridge Addition, with said curve to the right, an arc distance of 342.14 feet, the chord of which arc bears S 67 degrees 38 minutes 54 seconds E 241.77 feet to a 1/2" iron rod set at the end of said curve, same being an interior ell corner of said 8.149 acre Hartford tract;
3. crossing said Lot 26, Block 8, N 29 degrees 28 minutes 45 seconds E 5.02 feet to a 1/2" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract;
4. crossing said Lot 26, Block 8, S 61 degrees 19 minutes 52 seconds E 34.66 feet to a 1/2" iron pipe found;
5. crossing said Lot 26, Block 8, and continuing, crossing said vacated Block 8 Alley in Volume 778, Page 518, and continuing, crossing said Lot 1, Block 8, Glen Ridge Addition, and continuing, crossing said vacated Bailey Lane Tract 6, S 60 degrees 33 minutes 48 seconds E 224.45 feet to a 3/4" iron pipe found in the centerline of vacated Bailey Lane Tract 6; and
6. crossing said vacated Bailey Lane Tract 6, S 60 degrees 43 minutes 27 seconds E 29.79 feet to the POINT OF BEGINNING and containing 8.315 acres of land within these metes and bounds.

## EXHIBIT B

## PERMITTED EXCEPTIONS

- a. Easements, or claims of easements, which are not recorded in the public records.
- b. An Easement reserved by the City of Austin in instrument dated May 3, 1966, recorded in Volume 3122, Page 1902, Deed Records of Travis County, Texas.
- c. Ten (10) foot Sewer Line Easement granted to the City of Austin by instrument dated July 22, 1965, recorded in Volume 3176, Page 1129, Deed Records of Travis County, Texas.
- d. Twenty (20) foot Stormwater Drainageway Easement granted to the City of Austin by instrument dated July 22, 1965, recorded in Volume 3176, Page 1129, Deed Records of Travis County, Texas.
- e. Sixty (60) foot Water Main Easement and a sixty (60) foot Sanitary Sewer Easement reserved by the City of Austin across the southerly portion of subject property in vacating ordinance of record in Volume 3346, Page 1479, Deed Records of Travis County, Texas.
- f. Sixty (60) foot Water Line Easement and ten (10) foot Sewer Line Easement reserved by the City of Austin across the vacated portions of Bailey Lane and West 35th Street of record in Volume 3362, Page 1689, Deed Records of Travis County, Texas.
- g. Water Main Easement granted to the City of Austin by instrument dated November 11, 1974, recorded in Volume 3056, Page 2139, Deed Records of Travis County, Texas.
- h. Subject to the terms and conditions of License Agreement described in Volume 5059, Page 1474, Deed Records of Travis County, Texas.
- i. Rights of tenants in possession under unrecorded leases or rental agreements.
- j. Rights of parties in possession.

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

SEP 1 1994



Dana L. LaVoir  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

FILED  
94 SEP -1 PM 5:00  
DANA L. LAVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

12263 2722

*13-00*

MAY 12 1985 7302 \* 13.00

## WARRANTY DEED

2-85-7074

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

KNOW ALL PERSONS BY THESE PRESENTS:

That RICHARD L. MATZ, TRUSTEE, of Travis County, Texas, for and in consideration of the sum of TEN AND NO/100ths DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, including Grantee's agreement to assume and pay the balance owing on that certain promissory note dated January 4, 1978, in the original principal sum of \$85,000.00 payable to the order of The Capital National Bank, Trustee and secured by a lien created in a Deed of Trust recorded at Vol. 6075, Page 1636, Deed of Trust Records of Travis County, Texas, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto SETON MEDICAL CENTER whose mailing address is 1201 West 38th Austin, Texas 78705, in Travis County, Texas, all of the following described real property in Travis County, Texas, to-wit:

That certain 7,199 square foot tract of land, being a portion of Lot Seven (7) and all of Lots Eight (8) and Nine (9), Block Ten (10), W. A. HARPER'S RESUB-DIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADDITION, more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all pertinent purposes. —

Lot No. One (1), Block One (1) and Lot No. One (1), Block Two (2), SETON MEDICAL CENTER ADDITION NO. THREE, a subdivision in Austin, Travis County, Texas, according to the map or plat thereof recorded in Book 82, Page 131 Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever;

2-85-7075

and I do hereby bind myself and my successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes having been prorated, the payment thereof is assumed by Grantee.

This conveyance is made and accepted subject to the following items, to-wit:

1. That certain restrictive covenant set forth in that certain Warranty Deed with Vendor's Lien dated January 19, 1982, executed by UVAG Realty Partnership and recorded at Vol. 7626, Page 548, Real Property Records of Travis County, Texas, which restrictive covenant was modified by an instrument entitled Modification of Restrictive Covenant dated May 6, 1982, executed by UVAG Realty Partnership and by Richard L. Matz, Trustee, recorded in Vol. 7746, Page 781, Real Property Records of Travis County, Texas.
2. Easement to construct and perpetually maintain storm sewer, as granted to the City of Austin in instrument dated March 31, 1939, recorded in Vol. 608, Page 560, Deed Records of Travis County, Texas.
3. Storm Sewer easement ten (10) feet in width across a portion of Lot 1, Block 2, Seton Medical Center Addition No. Three, as recorded in Vol. 82, Page 131, Plat Records of Travis County, Texas.
4. Electric and Cable Television easement retained over that portion of 18.26 foot wide alley in Blk. 2 of the Elizabeth M. Patterson Addn. vacated by Ordinance #820415-N, as described in Quitclaim Deed recorded in Vol. 7738, Page 417 Real Property Records of Travis County, Texas.
5. Drainage, Public Utility and Cable Television easement retained over that portion of West 33rd Street vacated by Ordinance #820415-O, as described in Quitclaim Deed recorded in Vol. 7738, Pg. 417, Real Property Records of Travis County, Texas.
6. Release of Grade Requirements to the City of Austin as recorded in Vol. 2630, Page 283, Deed Records of Travis County, Texas, dated July 12, 1963.
7. Restrictive covenants recorded in Vol. 7666, Page 157, Real Property Records of Travis County, Texas.

EXECUTED this the 6<sup>th</sup> day of May, 1982

*RICHARD L. MATZ, TRUSTEE*  
RICHARD L. MATZ, TRUSTEE

7749 312

2-85-7076

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on May 10,  
1982, by RICHARD E. MATZ, TRUSTEE.

Diane Donohue  
Notary Public, Travis County, Texas

DIANE DONOHUE  
Print/Type Name

My Commission Expires: 9-22-84

NOTARY SEAL

7749 313

## METCALF ENGINEERING CO., INC.

4800 SOUTH CONGRESS

PHONE 442-5263 - 476-1570

AUSTIN, TEXAS 78745

2-85-7077

2-32-1203

TRACT 2

FIELD NOTES OF A SURVEY OF 7,199 SQUARE FEET OF LAND, BEING A PORTION OF LOT #7, ALL OF LOTS #8 & #9, BLOCK #10, OF W. A. HARPER'S RESUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADDITION, ACCORDING TO A MAP OF RECORD IN PLAT BOOK 2, PAGE 245, TRAVIS COUNTY PLAT RECORDS, SAID GLEN RIDGE ADDITION BEING A SUBDIVISION OF A PORTION OF THE GEORGE W. SPEAR LEAGUE SURVEY #7 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OF RECORD IN PLAT BOOK 1, PAGE 65, TRAVIS COUNTY PLAT RECORDS, SAID LOT #7 BEING DESCRIBED IN TRACT 1 IN A DEED FROM SETON HOSPITAL TO AUSTIN DOCTORS BUILDING CORPORATION IN VOLUME 3120, PAGE 897, TRAVIS COUNTY DEED RECORDS, SAID LOTS #8 & #9 BEING DESCRIBED AS LOTS #8 & #9, BLOCK 10, GLEN RIDGE, IN A DEED FROM CARLTON BUSKE TO AUSTIN DOCTORS BUILDING CORPORATION AS RECORDED IN VOLUME 4629, PAGE 1658; TRAVIS COUNTY DEED RECORDS, AND BEING THAT SAME TRACT DESCRIBED AS 7,186 SQUARE FEET IN A JUDGMENT RENDERED IN CAUSE NO. 172,503 IN DISTRICT COURT, 126TH JUDICIAL DISTRICT, TRAVIS COUNTY, TEXAS, STYLED AUSTIN DOCTORS BUILDING CORPORATION VS. CARLTON BUSKE, AS RECORDED IN VOLUME 4680, PAGE 1054, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR AUSTIN DOCTORS BUILDING CORPORATION BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Beginning at an iron stake at the intersection of the north line of West 34th Street with the west line of Bailey Lane, for the southeast corner of Lot #9, Block #10, Glen Ridge Addition, a subdivision of a portion of the George W. Spear League Survey #7 in the City of Austin, Travis County, Texas, and being conveyed to Austin Doctors Building Corporation by Carlton Buske in Volume 4629, Page 1658, Travis County Deed Records, and from which beginning corner a concrete monument at the intersection of the centerline of Bailey Lane with the centerline of West 34th Street bears S 29° 57' W 30.00 feet and S 59° 28' E 30.00 feet;

(1) THENCE with the north line of West 34th Street, being also the south line of said Lot #9, N 59° 28' W 125.00 feet to a cross cut in concrete for the southwest corner of Lot #9 and the southeast corner of a sixteen (16) foot alley as shown on said plat of Glen Ridge Addition;

(2) THENCE with the east line of said alley, being also with the west line of said Lot #9, and with the west line of Lot #8 and with a portion

2-85-7078

~~2-32-1204~~

of the west line of Lot #7, Block #10, of said Glen Ridge, and with a line of that tract of 354,971 square feet described in a deed from Austin Doctors Building Corporation to The First National Bank of Chicago, not personally, but as Trustee of The First National Bank of Chicago Group Trust for Pension and Profit-Sharing Trusts, Fund F, as recorded in Volume 5057, Page 175, Travis County Deed Records, N 29° 57' E at 54.21 feet passing an iron stake at the northwest corner of Lot #8, the southwest corner of Lot #7, the southeast corner of that portion of a 16 foot alley previously vacated and designated as Tract #3 in Ordinance No. 670817-B and recorded in Volume 3346, Page 1479, Travis County Deed Records, and being also a corner of said tract of 354,971 square feet, in all 57.65 feet to an iron stake at the intersection of the westerly extension of the north face of a concrete block building, said iron stake being at the northwest corner of that tract of land described as 7,186 square feet in a Judgment in Cause #172,503, District Court 126th Judicial District, Travis County, Texas, styled Austin Doctors Building Corporation vs. Carlton Buske and recorded in Volume 4680, Page 1054, Travis County Deed Records, for an ell corner of the said tract of 354,971 square feet;

(3) THENCE with the westerly extension of the north face of said concrete block building and with the north face of said building, being also the north line of the said tract described as 7,186 square feet in the aforesaid Judgment, being also a south line of said tract of 354,971 square feet, S 59° 25' E at 19.90 feet passing the northwest corner of said concrete block building, at 115.13 feet passing the northeast corner of said concrete block building, in all 125.00 feet to an iron stake in the east line of said Lot #7, Block #10 of Glen Ridge, Being also in the west line of that portion of Bailey Lane, previously vacated and described as Tract 2 in Ordinance #670817-B and recorded in Volume 3346, Page 1479, Travis County Deed Records, said iron stake being at the northeast corner of said tract described as 7,186 square feet in the aforesaid Judgment, and being an ell corner of said tract of 354,971 square feet.

2-85-7079

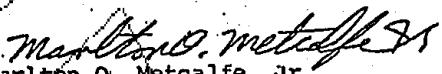
~~2-32-1205~~

(4) THENCE with a west line of said tract of 354,971 square feet, being also with the west line of Bailey Lane previously vacated and with the west line of Bailey Lane, being also with a portion of the west line of Lot #7, and with the west line of Lot #8 and #9, Block #10 of said Glen Ridge, S 29° 57' W at 0.82 of one foot passing the southeast corner of Lot #7 and the northeast corner of Lot #8, being also the southwest corner of said portion of Bailey Lane previously vacated in Ordinance #670817-B, in all 57.54 feet to the place of the beginning, containing 7,199 square feet of land.

Surveyed January 21, 1980.

METCALFE ENGINEERING COMPANY, INC.

By


  
Marlton O. Metcalfe, Jr.  
Registered Public Surveyor #1374


Plan #8159 A & B  
FB 528, p 26 & 48

STATE OF TEXAS

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 stamp hereon by me, on

MAY 12 1982



Doris Aguirre  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

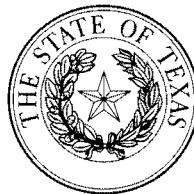
FILED  
1982 MAY 12 PM 4:00

*Doris Aguirre*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

7749 316

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



David Whitley  
*25 of 43*  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Ascension Seton  
919001

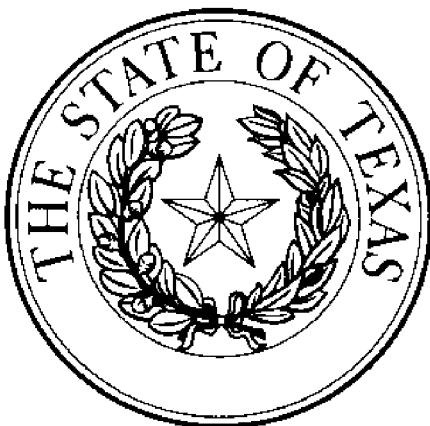
[formerly: Seton Family of Hospitals]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/28/2019

Effective: 04/01/2019



A handwritten signature in black ink that reads "David Whitley".

David Whitley  
Secretary of State

Come visit us on the internet at <http://www.sos.state.tx.us/>

Phone: (512) 463-5555  
Prepared by: Stacey Ybarra

Fax: (512) 463-5709  
TID: 10303

Dial: 7-1-1 for Relay Services  
Document: 871377850002

## GENERAL INFO

### ACCOUNT

Property ID: 214576  
 Geographic ID: 0219010208  
 Type: R  
 Zoning: GR  
 Agent:  
 Legal Description: LOT 8-9 \*& W .82FT OF LOT 7 BLK 10  
 GLENRIDGE

Property Use:

### OWNER

Name: SETON MEDICAL CENTER  
 Secondary Name: % ALTUS GROUP US INC  
 Mailing Address: 21001 N TATUM BLVD #1630-630  
 PHOENIX AZ 85050-4242  
 Owner ID: 195459  
 % Ownership: 100.00  
 Exemptions: EX-XV - Other Exemptions (including)

### LOCATION

Address: 1300 W 34 ST TX 78705

Market Area:

Market Area CD: 00EXE

Map ID: 021801

### PROTEST

Protest Status:

Informal Date:

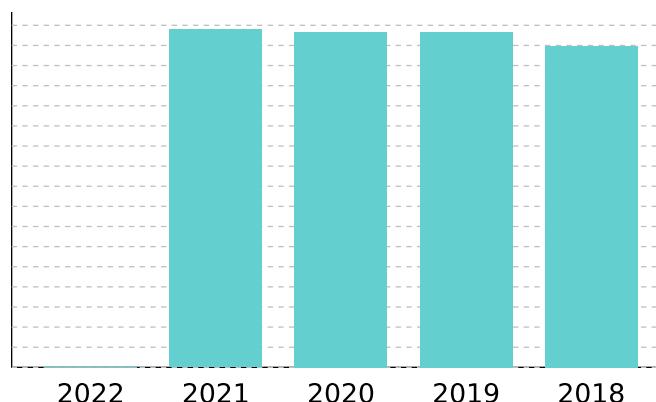
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$398,750
Special Use Land Market:	\$0
Total Land:	\$398,750
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$440,699
Total Improvement:	\$440,699
Market:	\$839,449
Special Use Exclusion (-):	\$0
Appraised:	\$839,449
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$839,449

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$398,750	\$440,699	\$0	\$839,449	\$0	\$839,449
2020	\$398,750	\$434,757	\$0	\$833,507	\$0	\$833,507
2019	\$398,750	\$434,757	\$0	\$833,507	\$0	\$833,507
2018	\$398,750	\$400,115	\$0	\$798,865	\$0	\$798,865

## 7 TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.061700	\$839,449	\$0	\$0.00
02	CITY OF AUSTIN	0.541000	\$839,449	\$0	\$0.00
03	TRAVIS COUNTY	0.357365	\$839,449	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$839,449	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$839,449	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.104800	\$839,449	\$0	\$0.00
TOTAL TAX RATE:		2.17667			
ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					\$0.00
ESTIMATED TAXES WITHOUT EXEMPTIONS:					\$18,272.11

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: OFFICE (SMALL)	Improvement Value: \$440,699	Main Area: 4,523
State Code: F1		Gross Building Area: 9,579

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1980	1980	3,591
2ND	2nd Floor	C		0	1980	1980	932
ATTIC	Attic	C		0	1980	1980	892
551	PAVED AREA	AA		1	1980	1980	3,672
501	CANOPY	A		1	1980	1980	342
501	CANOPY	A		1	1980	1980	150
SO	Sketch Only	SO			1980		0

### Improvement Features

1ST Foundation: SLAB, Roof Style: FLAT, Roof Covering: BUILT-UP, Shape Factor: L, Floor Factor: 1ST, Ceiling Factor: 08, Grade Factor: A
2ND Shape Factor: L, Floor Factor: 2ND, Ceiling Factor: 14, Grade Factor: A
ATTIC Shape Factor: L, Floor Factor: ATTIC, Ceiling Factor: 14, Grade Factor: A

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1664	7,250	\$55.00	\$398,750	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
5/6/82	WD	WARRANTY DEED	MATZ RICHARD L TRS	SETON MEDICAL CENTER		07749	00311	
1/19/82	WD	WARRANTY DEED	UVAG REALTY PARTNERSHIP	MATZ RICHARD L TRS		07666	00157	
6/30/80	WD	WARRANTY DEED	BALEY SQUARE SURGICAL CENTER	UVAG REALTY PARTNERSHIP		07021	00601	
6/30/80	WD	WARRANTY DEED	AUSTIN DOCTORS BUILDING CORP	BALEY SQUARE SURGICAL CENTER		07020	00532	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/10/73	7WD	WARRANTY DEED		AUSTIN DOCTORS BUILDING CORP		04629	01658	28 of 43

**GENERAL INFO****ACCOUNT**

Property ID: 214614  
 Geographic ID: 0219011901  
 Type: R  
 Zoning: GO  
 Agent: ALTUS GROUP U S INC  
 Legal Description: BLK 8-9 & 1-7,10-23 BLK 10 .41 AC  
 BLK 11, PLUS VAC STS GLENRIDGE  
 LESS 4905 SQ FT INTO ST

Property Use:

**OWNER**

Name: SETON HEALTHCARE  
 Secondary Name: % ALTUS GROUP US INC  
 Mailing Address: 21001 N TATUM BLVD #1630-630  
 PHOENIX AZ 85050-4242  
 Owner ID: 195462  
 % Ownership: 100.00  
 Exemptions:

**LOCATION**

Address: 1301 E 38 ST TX

Market Area:

Market Area CD: 55CEN

Map ID: 021801

**PROTEST**

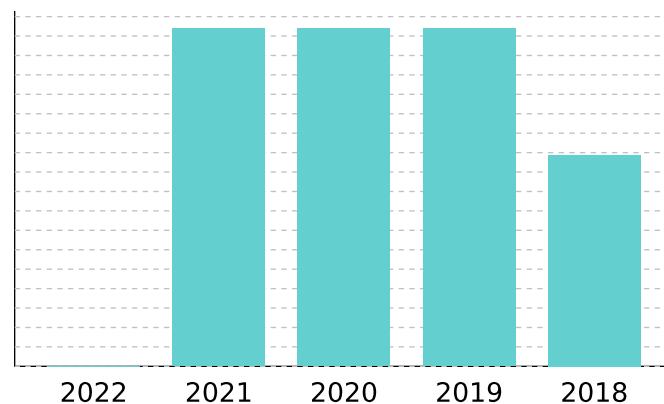
Protest Status:

Informal Date:

Formal Date:

**VALUES****CURRENT VALUES**

Land Homesite:	\$0
Land Non-Homesite:	\$17,385,648
Special Use Land Market:	\$0
Total Land:	\$17,385,648
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$17,385,648
Special Use Exclusion (-):	\$0
Appraised:	\$17,385,648
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$17,385,648

**VALUE HISTORY**

Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$17,385,648	\$0	\$0	\$17,385,648	\$0	\$17,385,648
2020	\$17,385,648	\$0	\$0	\$17,385,648	\$0	\$17,385,648
2019	\$17,385,648	\$0	\$0	\$17,385,648	\$0	\$17,385,648
2018	\$10,866,030	\$0	\$0	\$10,866,030	\$0	\$10,866,030

## 7 TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.061700	\$17,385,648	\$17,385,648	\$184,583.42
02	CITY OF AUSTIN	0.541000	\$17,385,648	\$17,385,648	\$94,056.36
03	TRAVIS COUNTY	0.357365	\$17,385,648	\$17,385,648	\$62,130.22
0A	TRAVIS CENTRAL APP DIST	0.000000	\$17,385,648	\$17,385,648	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$17,385,648	\$17,385,648	\$19,439.59
68	AUSTIN COMM COLL DIST	0.104800	\$17,385,648	\$17,385,648	\$18,220.16
TOTAL TAX RATE:		<b>2.17667</b>			
ESTIMATED TAXES WITH CURRENT EXEMPTIONS:				<b>\$378,429.75</b>	
ESTIMATED TAXES WITHOUT EXEMPTIONS:				<b>\$378,429.75</b>	

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

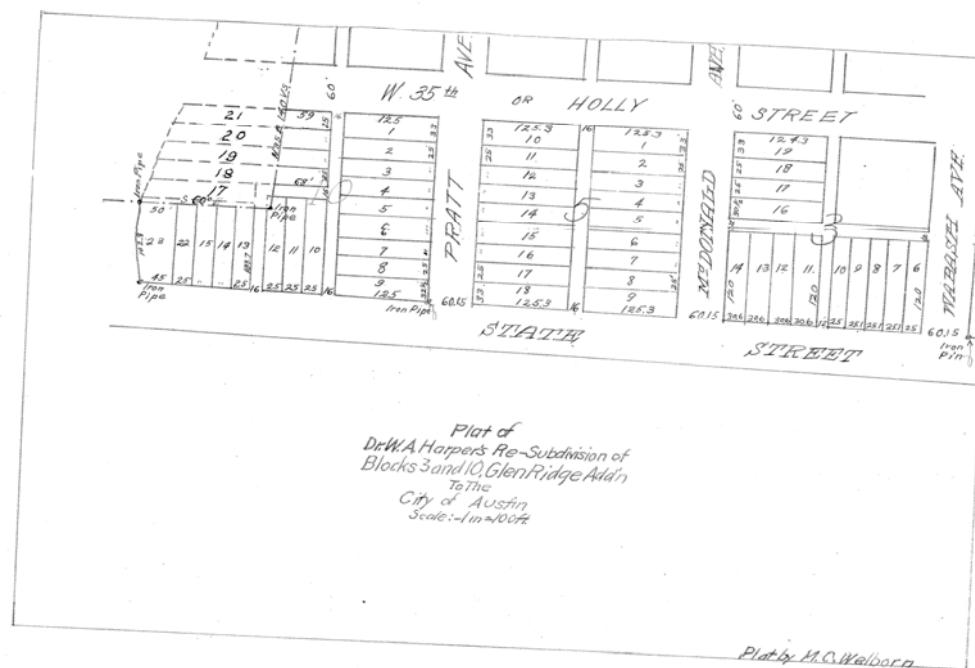
## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	8.3150	362,201	\$48.00	\$17,385,648	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/31/94	SW	SPECIAL WARRANTY	HARTFORD FIRE INSURANCE	DAUGHTERS OF CHARITY HEALTH		12263	02714	
10/1/92	SW	SPECIAL WARRANTY	HERITAGE SQUARE LIMITED	HARTFORD FIRE INSURANCE		11793	01465	
11/17/86	WD	WARRANTY DEED		HERITAGE SQUARE LIMITED		09978	00264	
11/17/86	WD	WARRANTY DEED	MEDICAL PARK TOWER TRUST			09978	00264	
11/11/86	WD	WARRANTY DEED	HERITAGE SQUARE LIMITED	MEDICAL PARK TOWER TRUST		09978	00277	
11/17/86	WD	WARRANTY DEED	COKER JAMES H	HERITAGE SQUARE LIMITED		09978	00264	
12/9/82	WD	WARRANTY DEED	FIRST NATL BK OF CHICAGO TR	COKER JAMES H		07931	00825	
11/11/74	WD	WARRANTY DEED	COKER JAMES H	FIRST NATL BK OF CHICAGO TR		05057	00175	
12/9/82	WD	WARRANTY DEED		COKER JAMES H		07931	00825	



State of Texas }  
County of Travis } I, J. H. W. Harper, of the State and County aforesaid, Trustee,  
of the above described property, do hereby acknowledge the foregoing to be a  
true and correct plat of the re-subdivision made made by me of Blocks 3 and  
10 of the Glen Ridge Addition to the City of Austin, and do hereby dedicate  
for the use of the Public, the alley shown through the West half of Block 3  
Austin, Texas Aug. 1909

H. F. Harper, Trustee.

State of Texas } Before me, Paul Vines a Notary Public in and for  
County of Travis } said County and State, on this day personally, H. F. Harper, known to me  
to be the person whose name is subscribed to the foregoing instrument  
and acknowledged to me that he executed the same for the purposes  
and considerations therein expressed.

Given under my hand and seal of office at Austin, Texas, this 6<sup>th</sup>  
day of August 1909.

(Notary seal)  
Filed for record Feb. 19, 1913 at 4 P.M.  
Recorded Mar. 1, 1913 at 11:15 A.M.

(Paul Vines)  
Notary Public in and for Travis County, Texas

## MASTER COMMENT REPORT

**As of:** June 13, 2022**PROJECT NUMBER:** 2022-033600 LM**PROJECT NAME:** 2022-033600 (1300 W 34th -remaining 16' alley vacation)**LOCATION:** 1300 W 34TH ST, AUSTIN, TX 78705

<b>Review Dept.</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Attempt Date</b>	<b>Approved Date</b>
LM AT&T (SWBT)				
No Comment	Jacquelyn Caldwell	512-974-7149	06/09/2022	<b>06/09/2022</b>
<b>Comments:</b>	<p>**Unresponsive** AT&amp;T was sent multiple follow ups requesting comments to the subject ROW Vacation application. A 3 day notice deadline for comment was sent to pb9891@att.com as well as aw9134@att.com, but no response was received.</p>			

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**LM ATD Review**

<b>Approved</b>	Sean MacLeod	512-974-1583	04/19/2022	<b>04/19/2022</b>
<b>Comments:</b>	None			

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As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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#### LM Austin Resource Recovery Review

Approved	Heather Ketten	512-974-1954	04/11/2022	04/11/2022
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**Comments:** The proposed construction should not affect our services to this general area.

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#### LM AW Infrastructure Management

Approved	Eli Pruitt	512-972-0493	04/20/2022	04/20/2022
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**Comments:** Austin Water (AW) has no objections to the requested 0.0198 acre (865 Square Feet) Right of Way (R.O.W.) vacation. The request is better described as being a tract of land containing 0.0198 acre (865 Square Feet) of land more or less, out of the George W. Spear League, Survey NO. 7, Situated in the City of Austin, Travis County, Texas, Being the remaining portion of a 16-foot alley in Block 10 of Dr. W.A. Harper's Re-Subdivision of Blocks 3 and 10, Glen Ridge Addition, a subdivision in Travis County, Texas, according to the Map or Plat thereof, Recorded in Volume 2, Page 245 of the Official Public Records of Travis County, Texas, and with an address of 1301 W 38th St, Austin, TX 78705.

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As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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**LM Drainage Engineering Review**

Approved	Don Heisch	512-684-3196	04/22/2022	<b>04/22/2022</b>
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Comments: None

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**LM Electric Review**

Approved	Rosario Navarro	512-322-6754	04/25/2022	<b>04/25/2022</b>
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Comments: AE approved.

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM EMS Review</b>				
Approved	Milissa Warren	(512)972-7234	04/25/2022	<b>04/25/2022</b>
Comments:	EMS will support staff recommendation on this request.			

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#### LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	04/06/2022	<b>04/06/2022</b>
Comments:	None			

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM GAATN Review</b>				
Approved	Carlos DeMatos	(512) 974-6513	04/13/2022	<b>04/13/2022</b>
<b>Comments:</b> None				

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#### LM Google Fiber Texas

Approved	Jacqueline Lobato	512-974-2221	05/13/2022	<b>05/13/2022</b>
<b>Comments:</b> Google Fiber has no conflicts with project 2022-033600 (1300 W 34th -remaining 16' alley vacation) and approves the R.O.W. Vacation Application.				
Please let me know if you have any questions.				
Thank you!				
Elizabeth Figueroa   Project Assistant Texas Utility Engineering, LLC. - An EN Engineering Company 6709 Guada Coma   Schertz, TX 78154 Main: 210.728.3166   efigueroa@txue-inc.com   www.txue-inc.com				

As of: June 7, 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM Grande Communications</b>				
<b>Approved With Conditions</b>	Daniel Pina	512-974-2221	04/27/2022	<b>04/27/2022</b>
<b>Comments:</b>	Astound has aerial fiber across the street from the area of concern however we don't feel that it should be affected. We have no objections on the condition of full reimbursement for any unforeseen relocations.			
				Thanks,
				Zach Kowalski OSPE Designer Astound Broadband 512-557-8567

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#### LM PARD / Planning & Design Review

<b>Approved</b>	Robynne Heymans	512-974-9549	04/26/2022	<b>04/26/2022</b>
<b>Comments:</b>	None			

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As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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#### LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	04/04/2022	<b>04/04/2022</b>
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**Comments:** Proposal does not conflict with the policies of the Imagine Austin Comprehensive Plan,

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#### LM PAZ Zoning Review

Approved	Wendy Rhoades	512-974-7719	04/04/2022	<b>04/04/2022</b>
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**Comments:** No comments; Approved

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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**LM PWD Sidewalks & Special Projects Review**

Approved

Eric Dusza

512-974-6504

04/07/2022

**04/07/2022**

Comments: None

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**LM PWD Urban Trails Review**

Approved

Katie Wettick

512-974-3529

04/04/2022

**04/04/2022**

Comments: None

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM PWD-OCE Review</b>				
Approved	Saroj Thapa	512-974-7029	04/25/2022	<b>04/25/2022</b>
Comments:	None			

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#### LM Texas Gas Services

Approved	Aaron Diaz	(512) 974-7079	05/27/2022	<b>05/27/2022</b>
Comments:	Approved- No conflicts expected.  Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com			
<hr/>				

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM Time Warner Cable / Charter</b>				
Approved	Timothy White	512-974-7149	06/11/2022	<b>06/13/2022</b>
<b>Comments:</b> Fred McElmurry; Fred.McElmurry@charter.com Desk 5 512-539-1832 Cell-512-557-9170 Charter Communications does not have a need for an easement on the property as described in the accompanying document.				

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#### LM Transportation Planning

No Comment	Mashell Smith	(512) 974-7079	05/26/2022	<b>05/26/2022</b>
<b>Comments:</b> Per Ivan Naranjo DSD Transportation planning has been deleted and now all transportation comments are done by ATD - so we don't need to have comments from DSD Transportation. DSD Transportation Planning no longer exists.				

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>LM Urban Design Review</b>				
No Comment	Nolan Stone	512-974-7691	04/04/2022	<b>04/04/2022</b>
<b>Comments:</b> None				

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#### LM Watershed Engineering Review

<b>Approved</b>	Zach Lockwood	512-974-6313	04/20/2022	<b>04/20/2022</b>
<b>Comments:</b> No objections.				

As of: June 7 2022



PROJECT NUMBER: 2022-033600 LM

PROJECT NAME: 2022-033600 (1300 W 34th -remaining 16' alley vacation)

LOCATION: 1300 W 34TH ST, AUSTIN, TX 78705

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
<b>Mobility Bond Review</b>				
No Review Required	Gregory Pepper	512-974-7282	04/05/2022	<b>04/05/2022</b>

**Comments:** This does not fall within the Corridor Construction Program Limits.

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