

# MEMORANDUM

**TO:** Gilda Powers, Urban Transportation Commission Coordinator  
Austin Transportation Department

**FROM:** Jennifer Grant, Property Agent  
Land Management Section  
Office of Real Estate Services

**DATE:** January 5, 2012

**SUBJECT:** F#8989-1110 Vacation of a portion of street right of way  
adjacent to 5217 Winnebago Lane.

Attached are the departmental comments and other information pertinent to the referenced street right of way vacation. **The area being requested for vacation is no longer needed and the vacation is required by the Planning and Development Review Department in conjunction with a Site Development Permit Application.** All affected departments and private utility franchise holders have reviewed this request and recommend approval, subject to the area being retained as a drainage easement.

The applicant has requested that this item be submitted for placement on the **January 10, 2012 Urban Transportation Commission Agenda** for their consideration.

Staff contact: Jennifer Grant at 974-7991 or [landmanagement@ci.austin.tx.us](mailto:landmanagement@ci.austin.tx.us).

Applicant: Carl Conley

Property Owner: XBiotech USA, Inc.

Mr. Conley (Applicant) will conduct a presentation at the meeting and will answer any questions regarding the project and vacation request.



Jennifer Grant, Property Agent  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**

Attachments

DEPARTMENT COMMENTS FOR THE  
VACATION OF A PORTION OF RIGHT OF WAY ADJACENT TO 5217 WINNEBAGO  
LANE

AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	RETAIN AS A DRAINAGE EASEMENT
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	RETAIN AS A DRAINAGE EASEMENT



conley engineering, inc.

Civil Engineers • Land Planners • Development Consultants

November 14, 2011

Ms. Chris Muraida  
Office of Real Estate Services  
City of Austin  
P. O. Box 1088  
Austin, Texas 78767

**RE: Release of Roadway Easement (Revised)**  
**XBiotech Research and Development Facilities-Phase 1**  
**5217 Winnebago Lane**  
**COA Case No: SP-2011-0214C**

Dear Ms. Muraida:

As engineer for the owner of the above referenced project, we are hereby requesting the vacation of the roadway easement recorded in Volume 3819, Page 2395 of the Travis County Deed Records.

The enclosed site plan shows the roadway easement as an extension of Winnebago Lane through the subject tract to a previous City of Austin wastewater lift station. Gravity wastewater service was subsequently extended eastward and the wastewater lift station was demolished and the extension of Winnebago Lane was never constructed. Therefore, the need for the Winnebago Road extension is no longer needed. The vacation of this roadway easement is required by the Planning and Development Review Department in conjunction with a Site Development Permit application (SP-2011-0214C).

The public utility easement (PUE) portion of the original dedication is to remain for current and future use.

This project is not a S.M.A.R.T. Housing project.

There are no roadway or parking improvements currently constructed on the subject roadway easement. The release of this easement will not effect proposed parking requirements for the site.

The property is currently zoned LI-CO-NP and is suitable for the proposed development.

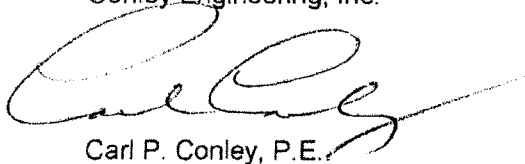
The subject easement does not lie within the Central Business District or UT area.

Ms. Chris Muraida  
Office of Real Estate Services  
City of Austin  
November 14, 2011  
Page 2 of 2

The proposed project is anticipated to start construction as soon as all City of Austin permits are obtained. Start of construction is anticipated early in 2012.

Please call me if you need any additional information to assist you in the release of this easement.

Sincerely,  
Conley Engineering, Inc.

A handwritten signature in black ink, appearing to read "Carl P. Conley", with a long horizontal flourish extending to the right.

Carl P. Conley, P.E.

CPC.bc  
Attachment  
TBPE Firm # F-277  
F:\C478\0101\Muraida1.doc

APPLICATION FOR STREET OR ALLEY VACATION

File No. 80189-1110  
Department Use Only

DATE: 10/24/11  
Department Use Only

TYPE OF VACATION

Vacation of a: Street: X or Alley: \_\_\_\_\_ Hundred Block: 5300  
Name of Street/Alley: WINNEBAGO LANE  
Property address: 5217 WINNEBAGO LANE  
Purpose of vacation: VACATE UNUSED ROW.

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 03-101B-0106  
Survey & Abstract No.: SANTIAGO DEL VALLE SURVEY / TEN LEAGUE GRANT A-24  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Outlot: \_\_\_\_\_  
Subdivision Name: N/A - LEGAL TRACT - CBI-2011-0099  
Plat Book N/A Page Number N/A Document Number N/A

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>YES</u> NO	<u>SP-2011-0214C</u>
Subdivision: Case (circle one): YES/ <u>NO</u>	<u>N/A</u>
Zoning Case (circle one): <u>YES</u> NO	<u>C14-98-0023 / C14-03-0029</u>

PROJECT NAME, if applicable:

Name of Development Project: X Biotech Research and Development - Phase 1  
Is this a S.M.A.R.T. Housing Project (circle one): YES/ NO

OWNER INFORMATION

Name: X BIOTECH USA INC. (as shown on Deed)  
Address: 8201 E. RIVERSIDE DR. Phone: (512) 386-2900 Fax No.: (512) 386-5505  
City: AUSTIN County: TRAVIS State: TEXAS Zip Code: 77039  
Email Address: \_\_\_\_\_  
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: CARL CONLEY  
Firm Name: CONLEY ENGINEERING INC.  
Address: 1301 S. CAP. OF TX Hwy A-230 Phone: (512) 328-3506 Fax No.: (512) 328-3509  
City: AUSTIN State: TEXAS Zip Code: 78746  
EMAIL ADDRESS: ccconley@conleyengineering.com

The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and a 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: Carl Conley  
Landowner/Applicant

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N56°38'28"E	89.87'
	(N56°18'55"E	90.00')
	<N56°38'00"E	90.00'>
L2	N56°38'28"E	80.00'
L3	N56°38'28"E	5.00'
L4	N56°38'28"E	4.87'

**NOTE:**  
FOR CURVE TABLE  
SEE PAGE 6 OF 7

LOT 3  
MISSOURI-PACIFIC  
INDUSTRIAL PARK, SECTION  
1-A  
BOOK 83, PAGE 133-B  
P.R.T.C.T.

NOVEMA ENTERPRISES, LLC  
DOC. NO. 2007081898  
O.P.R.T.C.T.  
TCAD NO. 03-1706-0106

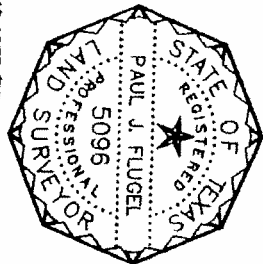
**LEGEND**

- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- ⊙ BOLT FOUND
- ⊙ IRON PIPE FOUND
- ⊙ 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- △ CALCULATED POINT (NOT MONUMENTED ON THE GROUND)

- < > RECORD INFORMATION: VOLUME 13293, PAGE 47
- ( ) RECORD INFORMATION: SUBJECT TRACT DOC. NO. 2010170781
- (( )) RECORD INFORMATION: PRIOR SUBJECT TRACT ORIGINAL TRACT DEEDS VOLUME 3754, PAGE 1414 & VOLUME 1631, PAGE 174

- OP.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.I.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- T.O.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY
- W.M.H. WASTEWATER MANHOLE

Client: T.G. EDWARDS CONSTR  
Date: November 10, 2011  
Office: SB  
Crew: S.Dunn, R.Morales  
F.B.: 12/03/78; 12/14/82-67; 12/29/88; 49; 12/25/77  
Dist: T.G. Edwards Const/Winnabago Ln Boundry & Staking/Landmark Drawings/Assumed/Easements/Road&Public Utility Esmt.dwg  
Cogo: F.S.Dunn/...  
Job No.: 908-06-13



SANTIAGO DEL VALLE  
TEN LEAGUE GRANT  
ABSTRACT - 24

EXISTING ROAD EASEMENT  
1.959 ACRES (85.342 SQ. FT.)  
(TO BE RELEASED)  
(REMAINDER OF 3.07 ACRES)  
VOL. 3819, PG. 2395  
D.R.T.C.T.

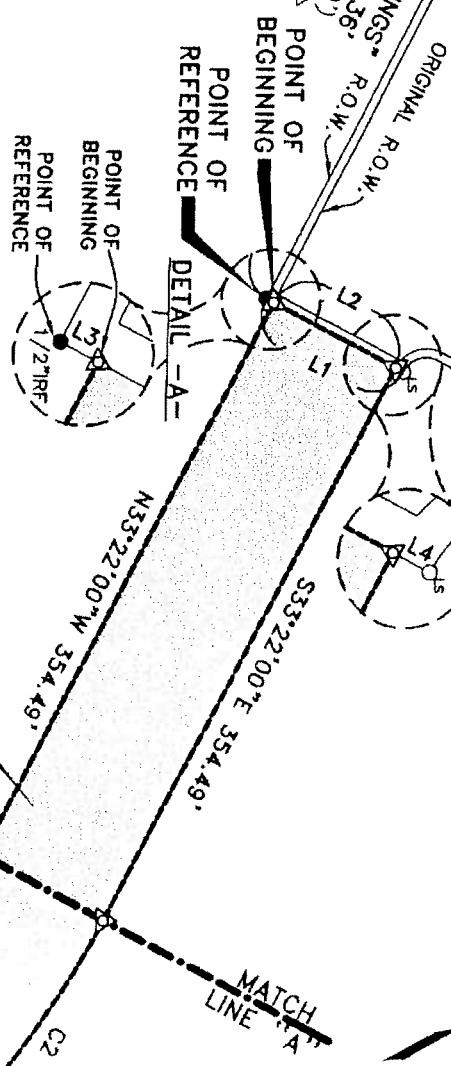
WINNEBAGO LANE  
(85' R.O.W.)

CAVEN ROAD  
(85' R.O.W.)

LOT 12A, BLOCK C  
AMENDING PLAT OF LOTS 12 & 13  
MISSOURI-PACIFIC INDUSTRIAL PARK,  
SECTION TWO  
BOOK 86, PAGE 100 P.R.T.C.T.

47.987 ACRES  
2,090,340 SQUARE FEET  
XBIOTECH USA INC.  
(48.0261 ACRES)  
DOC. NO. 2010170781  
GENERAL WARRANTY DEED  
O.P.R.T.C.T.  
TCAD No. 03-1706-0101

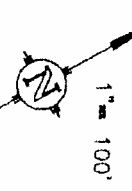
5' WIDE ~ 0.0981 AC.  
VOL. 13293, PAGE 47  
STREET DEED  
R.P.R.T.C.T.



DETAIL -B-

POINT OF BEGINNING  
POINT OF REFERENCE  
DETAIL -A-

POINT OF BEGINNING  
POINT OF REFERENCE



**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

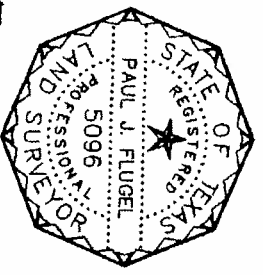
- LEGEND**
- 1/2" IRON ROD FOUND
  - UNLESS NOTED OTHERWISE
  - BOLT FOUND
  - IRON PIPE FOUND
  - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP
  - STAMPED LANDMARK SURVEYING
  - CALCULATED POINT
  - (NOT MONUMENTED ON THE GROUND)
  - ▲ 800 NAIL SET
  - ( ) RECORD INFORMATION: SUBJECT TRACT DOC. NO. 2010170781
  - (( )) RECORD INFORMATION: PRIOR SUBJECT TRACT ORIGINAL TRACT DEEDS VOLUME 3754, PAGE 1414 & VOLUME 1631, PAGE 174
  - OP.R.I.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - RP.R.I.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - PA.R.I.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
  - R.O.W. RIGHT-OF-WAY
  - WMWH WASTEWATER MANHOLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N16°02'03"W	262.55'	34°39'29"	266.60'	440.73'
C2	S16°02'00"E	310.21'	34°39'30"	314.99'	520.73'
C3	S46°18'00"W	21.21'	89°58'58"	23.56'	15.00'
C4	S16°02'00"E	128.30'	34°39'29"	130.28'	215.37'
C5	N43°42'00"E	21.21'	89°58'58"	23.56'	15.00'
C6	N16°02'00"W	158.09'	34°39'33"	160.53'	265.37'
C7	N07°22'00"W	13.16'	52°01'28"	13.62'	15.00'
C8	S59°22'00"E	13.16'	52°01'28"	13.62'	15.00'
C9	S56°38'00"W	61.54'	284°02'17"	247.87'	50.00'

**EXISTING ROAD EASEMENT**  
**1,959 ACRES (85,342 SQ. FT.)**  
**(TO BE RELEASED)**  
**REMAINDER OF 3.07 ACRES)**  
 VOL. 3819, PG. 2395  
 D.R.T.C.T.

47.987 ACRES  
 2,090,340 SQUARE FEET  
 XBIOTECH USA INC.  
 (48,0261 ACRES)  
 DOC. NO. 2010170781  
 GENERAL WARRANTY DEED  
 O.P.R.T.C.T.  
 TCAD No. 03-1706-0101

47.987 ACRES  
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 XBIOTECH USA INC.  
 (48,0261 ACRES)  
 DOC. NO. 2010170781  
 GENERAL WARRANTY DEED  
 O.P.R.T.C.T.  
 TCAD No. 03-1706-0101



Client: T.G. EDWARDS CONSTR  
 Date: November 10, 2017  
 Office: MB  
 Crew: S.Dunn, R.Martinez  
 F.B.: 1270/37-78; 1274/63-67; 1278/16848; 1275/77  
 Disk: T.G. Edwards Const\Whimbeago Ln Boundary & Staking\Landmark Drawings\Assumed\Easements\Road&Public Utility Empl.dwg  
 Cogo: F.A.S.Dunn\y...  
 Job No.: 906-06-13

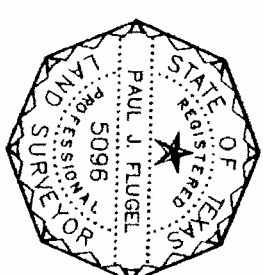
**Landmark**  
 SURVEYING, LP  
 1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 315  
 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX: (512)328-7413

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- BOLT FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING" (NOT MONUMENTED ON THE GROUND)
- ▲ CALCULATED POINT (NOT MONUMENTED ON THE GROUND)
- ▲ 600 NAIL SET
- ( ) RECORD INFORMATION: SUBJECT TRACT DOC. NO. 2010170781 ORIGINAL TRACT DEEDS VOLUME 1631, PAGE 174
- (( )) RECORD INFORMATION: PRIOR SUBJECT TRACT ORIGINAL TRACT DEEDS VOLUME 1631, PAGE 174

- O.P.R.I.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.I.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.I.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS CENTRAL APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY
- WMNH WASTEWATER MANHOLE



AS SURVEYED BY  
 LANDMARK SURVEYING, LP  
 FIRM REGISTRATION NO. 100727-00

PAUL J. FLUGEL  
 Registered Professional Land Surveyor No. 5096  
 DATE: AUGUST 09, 2011

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: T.G. EDWARDS CONSTR  
 Date: November 10, 2011  
 Order: MB  
 Drawn: S.Dunn, R.Martinez  
 F.B.: 1270/37-78; 1274/82-87; 1278/168-169; 1275/77  
 Disk: R.T.G. Edwards Const\Winnebago Ln Boundary & Staking\Landmark Draw\ngs\Assumed\Easements\Food&Public Utility Emtd.dwg  
 Cogo: R.S.Dunn\...  
 Job No.: 906-06-13

1,959 ACRES (85,342 SQ. FT.)  
 (TO BE RELEASED)  
 (REMAINDER OF 3.07 ACRES)  
 VOL. 3819, PG. 2395  
 D.R.T.C.T.

SANTIAGO DEL VALLE  
 TEN LEAGUE  
 ABSTRACT - 24

20' PUBLIC UTILITY EASEMENT  
 PER VOL. 3756, PG. 377  
 D.R.T.C.T. TRACT 2

BOUNDARY LINE AGREEMENT  
 VOL. 3756, PG. 377 D.R.T.C.T.

PIERRE BEJANI, HASSAN NAGHAM,  
 & SEYED HASSAN MOOSAVI DEEN  
 28.39 ACRES  
 DOC. NO. 2004118477 O.P.R.T.C.T.  
 TCAD NO. 03-2008-0277

47,987 ACRES  
 2,090,340 SQUARE FEET  
 XBIOTECH USA INC.  
 (48,0261 ACRES)  
 DOC. NO. 2010170781  
 GENERAL WARRANTY DEED  
 O.P.R.T.C.T.  
 TCAD No. 03-1706-0101

PUBLIC UTILITY &  
 LIFT STATION EASEMENT  
 TRACT 1 ~ 0.131 AC.  
 VOL. 3979, PG. 2293  
 D.R.T.C.T.

S24°15'52"E 305.78'  
 (REFERENCE TIE)

((S30°26'00"W 124.75'))  
 S30°35'58"W 124.87'  
 ((S30°35'45"W 124.88'))

((S29°37'00"W 492.33'))  
 S29°37'50"W 490.82'

1" ROUND HEAD BOLT AT BASE OF FENCE POST  
 S69°43'05"E 122.59'  
 S69°04'00"E 122.651'

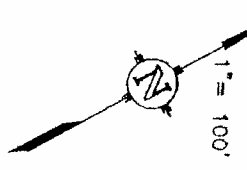
1" ROUND HEAD BOLT

1" ROUND HEAD BOLT

FORMERLY STATE OF TEXAS  
 VOL. 7113, PAGE 236  
 D.R.T.C.T.

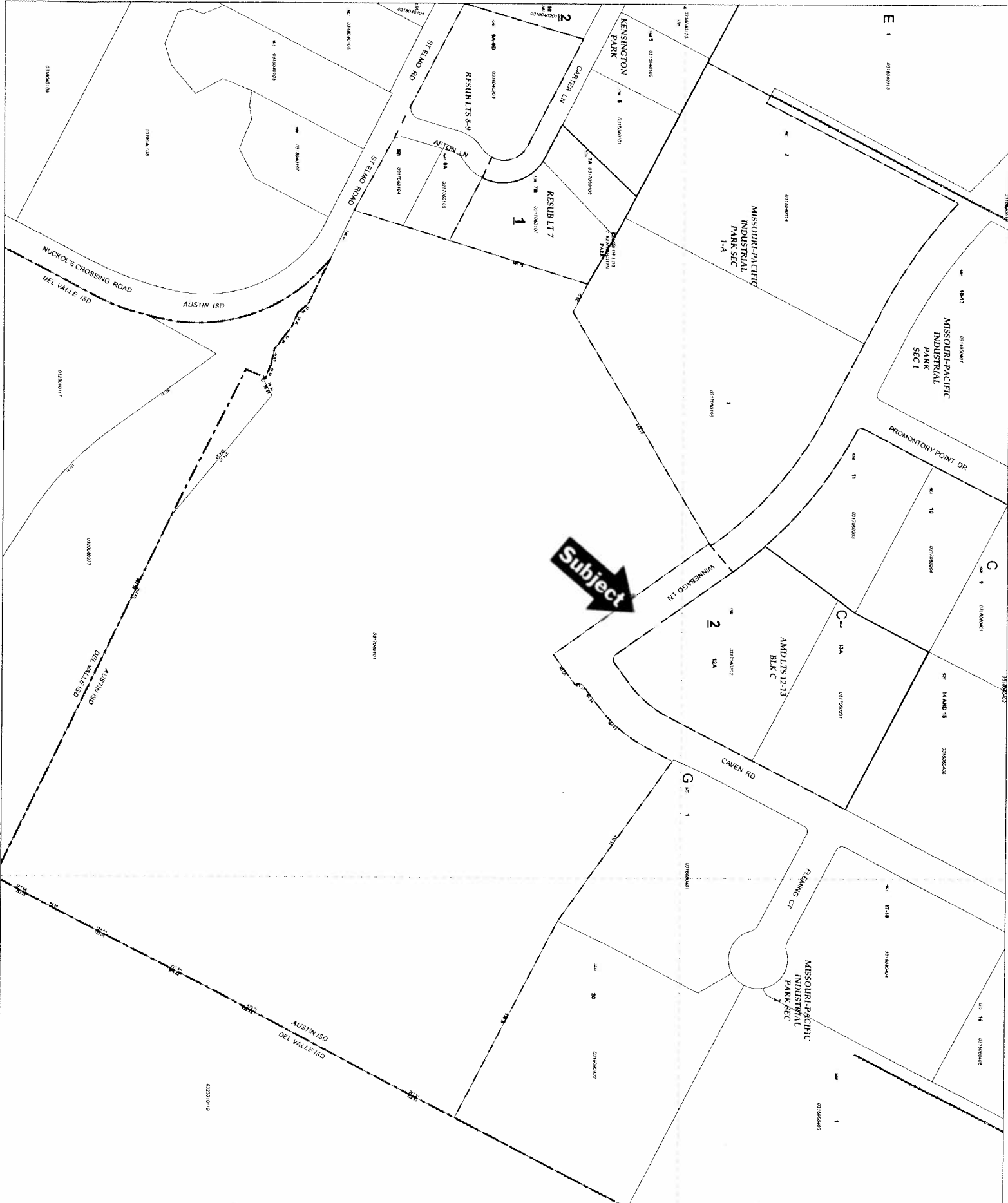
TCEP LLC  
 TRACT 1 ~ 102.28 AC.  
 DOC. NO. 2008136557  
 DEED WITHOUT WARRANTIES  
 O.P.R.T.C.T.  
 TCAD NO. 03-2301-0119

NOTE:  
 FOR CURVE TABLE  
 SEE PAGE 6 OF 7



Landmark SURVEYING, LP  
 1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 313  
 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX (512)328-7413





**3 1706**

Revision Date  
6/13/2011

0 120 Feet

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert\_Conformal\_Conic

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754  
P.O. Box 149012  
Austin, Texas 78714  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328