

BLAZIER CHRISTENSEN BIGELOW & VIRR

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

JOHN C. BLAZIER
FLEUR A. CHRISTENSEN
BRUCE BIGELOW*
THOMAS F. VIRR**
JUSTIN M. WELCH
TREVOR G. GREEN
JEREMY A. ROYAL
PAUL K. BROWDER
JONATHAN S. CONNOR
KEVIN W. COLE*

221 WEST SIXTH STREET, SUITE 2000
AUSTIN, TEXAS 78701

WWW.BLAZIERLAW.COM

TELEPHONE (512) 476-2622
FACSIMILE (512) 476-8685

*OF COUNSEL

**BOARD CERTIFIED-TAX LAW, TEXAS BOARD OF LEGAL SPECIALIZATION

writer's direct e-mail: kcole@blazierlaw.com

June 10, 2015

Hon. Michael Clark-Madison, *Chair*
Hon. V. Sandra Kirk, *Vice Chair*
Hon. Joseph Babb, *Commissioner*
Hon. Nathaniel Bradford, *Commissioner*
Hon. Darwin McKee, *Commissioner*
Hon. Nicole Sunstrum, *Commissioner*
URBAN RENEWAL Agency OF THE CITY OF AUSTIN, TEXAS
Street-Jones Bldg., 1000 E. 11th Street, Room 400A
Austin, Texas 78702

Re: Greater Mt. Zion Baptist Church's Request for a Certificate of Completion
regarding LOTS 1 - 4 *RESUB OF BLK 12 OLT 57 DIV B JOHNS C R SUBD

Dear *Chair, Vice Chair and Commissioners*:

On the 23rd day of May, 1968, the Urban Renewal Agency of the City of Austin conveyed to Greater Mount Zion Baptist Church (the "Church") the above-referenced real property, more commonly known as 1800 Pennsylvania Avenue Austin, Texas 78702 (the "Property"). The warranty deed is recorded in Vol. 3481 Pg. 601 - 608 of the Deed Records of Travis County ("Warranty Deed"). A copy is attached hereto as Exhibit "A." The Property is located across the street from the Church and is within the area covered by the Kealing Urban Renewal Plan. Attached hereto as Exhibit "B" are pictures of the Church and the Property.

The Warranty Deed contains certain covenants running with the land. Covenant No. (5) of the Warranty Deed required the Church to construct certain improvements (as described in Covenant No. (4) therein) on the Property no later than November 23, 1970.

Covenant No. 5(a) of the Warranty Deed provides that upon satisfactory completion of the improvements, the Urban Renewal Agency of the City of Austin will furnish to the Church a recordable instrument certifying satisfactory completion; and that upon

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recording, the certification of completion shall be a conclusive determination of satisfaction and termination of Covenants No. Four (4) and Five (5) of the Warranty Deed.

The Church completed construction of an annex building and a parking lot on the Property in 1970. Attached hereto as Exhibit "C" is information from the Travis Central Appraisal District which confirms that the improvements were completed in 1970. The improvements were timely made and have been used in a manner related to the operation of a church since that time. Notwithstanding these facts, there has been no certification of completion filed of record as contemplated by the terms of the Warranty Deed. As a result, Covenants No. 4 and No. 5 of the Warranty Deed continue to unnecessarily cloud the Church's title to the Property.

Our clients, the Pastor and Members of Greater Mt. Zion Baptist Church, respectfully request that the Urban Renewal Agency of the City of Austin authorize the execution of the Certification of Completion in the form attached hereto as Exhibit "D" so that the Church may file same in the Real Property Records of Travis County, Texas.

Sincerely,



Kevin W. Cole

KWC\

cc: Betsy Spencer, Director
Neighborhood Housing and Community Development
City of Austin, Texas