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**1101 E. 5<sup>TH</sup> AND 414 WALLER STREET HISTORY**

**Historic Landmark Commission**  
**C/O Austin Historic Preservation Office**  
**Planning and Development Review Dept.**  
**P.O. Box 1088**  
**Austin, Texas 78767**

**October 31, 2014**

**THE REFUTAL OF THE RECONNAISSANCE SURVEY REPORT – THE CORRECT  
ARCHITECTURAL HISTORY OF 1101 E. 5<sup>TH</sup> AND 414 WALLER ST.**

The decision made last year regarding the building at 1101 E. 5<sup>th</sup> and 414 Waller needs to be reversed based on in-correct data presented the commission by Ama Terra. The Reconnaissance Survey Report (RSR) dated June 2013 is greatly flawed. Please Reference Attachment "A" (p.1-3). MAP ID 7.

**AGE OF THE BUILDINGS:**

Reference Attachment "B" (p.1-3) and "C" (p.1-4) the City Council minutes from 1924 - the application and approval to build the warehouse. This depicts the age of these buildings around 1925-1927 not 1935 as indicated in the RSR provided by Capital Metro to the Historical Landmark Commission.

The 1935 Sanborn map, reference Attachment "D" clearly indicates two buildings, not one. The RSR references the westerly building as a smaller more modern section, when, in fact, it also dates between 1925 and 1935. Reference Attachment "E" (p.1) The caption under the Sanborn Map 1935 was added by the RCR and appears to be correct. The buildings are still in tact as I have indicated in Attachment "D"(p.1), which depicts the current Architectural floor plans of the buildings. At this time the buildings were the Humble Oil and Refining Co. Oil depot, Humble Oil's main Austin facility.

The Sanborn map submitted by the RSR dated 1962 has a description below it which is incorrect. In 1962 the buildings were the home of the Acme Fast Freight. Reference Attachment "F" (p.1) and Attachment "G" (p.1). It is unclear which year these additions were added to the buildings, but they remain intact to this day. There is also a little building that we have not spoken about that Reji owns that is located on the Southern side of the tracks to this day. Please reference Attachment "F" (p.1). I am not sure but is this building the building that Reji owns on the other side of the tracks?

5008-2105-1110

I did find some conflict in the date that Acme Fast Freight took over the buildings. According to the City Directory Research, Acme first appears in 1952. However, I found match books for sale on E-Bay claiming to be from the 40's.

**E-BAY ADD 1940s Matchbook Acme Fast Freight Trucking East 5th Street Truman Fry Austin TX.**

**Acme Fast Freight, Inc. 1101 East 5th St. Austin TX Truman Fry Matchcover 050413**





[http://www.ebay.com/itm/1940s-Matchbook-Acme-Fast-Freight-Trucking-East-5th-Street-Truman-Fry-Austin-TX-/141441930987?pt=Postcards\\_US&hash=item20ee9896eb](http://www.ebay.com/itm/1940s-Matchbook-Acme-Fast-Freight-Trucking-East-5th-Street-Truman-Fry-Austin-TX-/141441930987?pt=Postcards_US&hash=item20ee9896eb)

Please note the address on the match books.

## **HISTORIC ARCHITECTURAL ANALYSIS OF THE WESTERDLY BUILDING:**

**1101 E. 5<sup>th</sup> Street - The small more modern building as RSR refers to it:** The building to the west, which was built at some time between 1925-1935, is not attached to the warehouse as the RSR is insinuating. It is a separate building and as can be seen on Attachment "H", is separated from the warehouse by fencing. The hatched area's indicate a stage and little exterior structures that have been added that in no way effect the original building that is shown on the 1962 Sanborn Map. This building is slab on grade, wood frame walls and exposed original roof trusses with corrugated metal siding and roof. It still has the original long leaf pine and the siding and roof probably date back to the period when the addition was added between 1935 and 1962. I believe the small bathroom and office were added in later years, but the area that is now a kitchen is also part of the original building. The roof trusses are exposed to the interior. Some areas of the original Humble Oil building have been finished out with gypsum board, but the original structure has been well cared for by Ms. Thomas. All of the windows are original on the north elevation. A few of them have been boarded up, but I do believe Ms. Thomas has even saved most of the original glazing and protected it for over 35 years. The storefront doors on the west elevation do appear to be a newer alteration to the building. On the south elevation the double doors and a window do not appear to be original.

The RSR has left out some really relevant information regarding this building. They state that "the building was originally owned and operated by Humble Oil and refining company, and later served as a warehouse for the Davidson Sash and Door company. This building may have been a warehouse during the period of time between when Acme owned the building and the next records indicate no addresses for the buildings. They could have possibly been a storage for Davidson Sash between 1968 and In 1979 but TCAD has the property owned by a Odas Jung owner of the Calcasieu Lumber Yard. Odas sold Ms. Thomas the buildings for \$10.00 in 1982. Not just one, but all three. We keep forgetting about the little building on the South side of the tracts which Ms Thomas has not be evicted from yet. I find that TCAD is not ever very correct with their information.

This smaller building is and never has been converted into an entertainment facility. It has housed ACC art students during the East Side Studio Tour along with numerous other organizations and schools. This little historic building also became the office for the largest SXSW event ever to hit Austin. Fader Fort. They came and rented from Ms. Thomas once a year and did stage their office in the smaller building. This event brings thousands and thousands of dollars to Capital Metro and the City of Austin every year. Ms. Thomas is gone but Capital Metro signed a contract with Fader fort already for the event in March. Permits have already been filed for road closures.

**414 Waller – The warehouse:** This single story warehouse was the original Humble Oil Depot as was the little building. The original building remains in tact with a small office, waiting room, bathroom and closet. The office still has the original pass through window into the first bay of the warehouse. All of the original long leaf pine is preserved. The RSR indicates that the north side of the building has multiple loading docks that are currently covered with corrugated metal. In fact, the loading docks are mirrored on the north and south sides of the building and have the original sliding wood doors that were constructed in the mid 1920's. None of the doors or windows have been altered in any way, and Ms Thomas has preserved the original glazing. The early portion of the warehouse has smaller sliding doors than the addition that was added later. Again we have the exposed interior roof trusses and long leaf pine flooring. The south loading docks were to access the railroad tracts and the north loading docks access E. 5<sup>th</sup>. Some partitioned storage rooms have been added, but are Temporary and do not alter the existing structure. The corrugated metal siding and roof probably date to when the addition was added before 1962. The addition duplicates the mirror design of the original humble oil except that the loading docks are larger and the few windows that were added are slightly wider than the original windows. All of the loading dock doors in the building remain operable. This building has not been

converted into "multiple small spaces that house an organic farming market and artist's studios as indicated by the RSR.

**Historic Landmark Criteria #1.** Pine Street Station is a 90-year old commercial warehouse facility that has historic associations with the early Texas oil industry and railroad transportation in the first half of the 20th century. This property represents a period of significance in the economic development of the State of Texas, when the rapidly growing oil industry transformed the State's economy and the railroads were the dominant form of commercial transportation. The warehouse was permitted by the Austin City Council in October 1924. It served as the Austin depot/storage facility of the nation's largest oil producer, transporter, and refiner during an approximately 25-year period when Texas developed into the nation's largest oil-producing state. It is adjacent to, and was served by, the original rail line serving the City of Austin -- the Houston and Texas Central Railway (H&TC) line extending along Pine/5th Street.

**Historic Landmark Criteria #2.** Pine Street Station has a longstanding association with two businesses of historic importance to the City of Austin and the State of Texas: Humble Oil & Refining Company and the Houston and Texas Central Railway Company. In addition, it has an historic connection to the Texas State Capitol because the glasswork used in the 1990s Capitol Restoration Project was designed and produced at this facility.

**[LIZ - IN THE FOLLOWING PART, I WOULD ADD SPECIFIC EXAMPLES (IF YOU FOUND ANY) OF AUSTIN-RELATED EVENTS OR CONNECTIONS.]**

*Humble Oil & Refining Company.* The Pine Street Station warehouse had its beginnings in 1924, when Humble Oil and Refining Company applied to the Austin City Council "to erect a warehouse on the corner of 5th and Waller Streets on property of the H&TC Railway right-of-way". Humble is the company that later became Exxon and is now ExxonMobil. The minutes of the special Austin City Council meeting held September 26, 1924, state the application was referred to the Safety Committee that date on a 5-0 vote; and, the minutes for the October 2, 1924 regular meeting of the Council state that Humble's application was approved in a 5-0 vote. The city directory records indicate that Humble continued to use the warehouse from the mid-1920s until approximately 1950 (for purposes referred to variously as "main facility", "office and plant", "wholesale oils", or "bulk station"). Oil was often transported in railcars (in addition to pipelines), and the 1935 Sanborn map indicates the warehouse was used as an oil depot and storage facility.

The period from 1925 to 1950 when the warehouse was Humble's depot/storage facility in Austin was a key time in the development of the Texas oil industry. During this period, Humble Oil became the largest domestic producer of crude oil in the U.S., its subsidiary Humble Pipe Line Company became the largest transporter of crude oil in the U.S., and Humble had the largest refinery in the U.S. (See The Handbook of Texas entries for Exxon Company, U.S.A.; and Oil and Gas Industry.)

It would be difficult to overstate the importance of Humble Oil in the history of Texas in the 20th century. Texas Monthly named Humble Oil the "Company of the Century" in its December 1999 The Best of the Texas Century list, stating: "As much a defining company as a refining company, Humble Oil shaped the reality and perception of Texas oil around the globe." ExxonMobil traces its beginnings to the Humble Oil Company, which was chartered in Texas in February 1911. It reorganized in 1917 as the Humble Oil and Refining Company. In February 1919, Humble doubled the number of



authorized shares and sold 50 percent of its stock to Standard Oil Company of New Jersey. This sale initiated Humble's long-term connection with the company that eventually absorbed it as Exxon. The following summarizes Humble's historic importance to the State of Texas, and the U.S.:

- Largest producer of crude oil in the U.S. In 1917, Humble had 217 wells and a daily crude oil production of about 9,000 barrels. The company's production was expanded steadily. It made large additions to its reserves in the 1930s and increased production during World War II in order to meet war needs. Humble became the largest domestic producer of crude oil during the war and continued in that position into the 1950s. In 1949, the company had a net production of 275,900 barrels daily of crude oil and 15,900 barrels daily of natural-gas liquids. At the end of 1949 the company was operating 9,928 wells. Among the important fields in which Humble has participated have been East Texas, Conroe, Mexia, Powell, Raccoon Bend, Sugarland, Thompsons, Friendswood, Tomball, Anahuac, Tom O'Connor, Webster, Seeligson, and Hawkins, all in Texas.
- Largest transporter of crude oil in the U.S. At the end of 1949, the Humble Pipe Line Company (a subsidiary) had 3,233 miles of gathering lines and 5,776 miles of trunk lines. These facilities served all important producing areas in Texas and southeastern New Mexico, and the Humble Pipe Line Company was the largest transporter of crude oil in the U.S. In the postwar period, the company built a pipeline from Baytown to the Dallas-Fort Worth area and in June 1950 completed an eighteen-inch direct line from West Texas to the Gulf Coast.
- Largest refinery in the U.S. In 1919, construction was begun on Humble's Baytown refinery. Its capacity expanded steadily until 1940, when it was the largest installation in the U.S., with a capacity of 140,000 barrels. Other Humble refineries were located in San Antonio and Ingleside. Humble refineries during World War II produced high-octane aviation gasoline, toluene for explosives, butyl rubber, and butadiene for synthetic rubber. In the 1940s, Humble products were retailed only in Texas, where retail sales had increased from seven million gallons of refined products in 1917 to 540 million gallons in 1949.

*Houston and Texas Central Railway Company.* The Humble Oil warehouse is located on what was the original H&TC rail line in Austin, on property owned by the H&TC. The H&TC began rail service in Austin on December 25, 1871, with its main tracks on Pine (now Fifth) Street. This was Austin's first railroad connection. By becoming the westernmost railroad terminus in Texas and the only railroad town for scores of miles in most directions, Austin was transformed into a trading center for a vast area. Construction boomed and the population more than doubled in five years to 10,363. The many foreign-born newcomers gave Austin's citizenry a more heterogeneous character. By 1875 there were 757 inhabitants from Germany, 297 from Mexico, 215 from Ireland, and 138 from Sweden. For the first time a Mexican-American community took root in Austin. (See The Handbook of Texas entry for Austin, Texas (Travis County).)

Very few commercial rail depot buildings from the early 20th century survive in the City of Austin. The two main passenger depots which served Austin in that period stood opposite each other at Congress Avenue and Third Street, and have both have been demolished. (The Amtrak railroad station, built in 1947 for the Missouri Pacific Railroad, still exists west of Lamar Boulevard.) The Depot Hotel on East 5th Street between Red River and Neches was Austin's first railroad station, but was operational only in the 1870s. It still stands on East 5th Street and houses Carmelo's Italian Restaurant. (See Amtrak's website at <http://www.greatamericanstations.com/Stations/AUS.>)

The H&TC was sold to Charles Morgan in March 1877 and came under Southern Pacific control when that company acquired the Morgan interests in 1883. However, the H&TC continued to be operated by its own organization until 1927, when it was leased to the Texas and New Orleans (T&NO). At the time of the lease the H&TC operated 872 miles of track. It merged with the T&NO in

1934. On August 19, 1986, the line from Giddings through Austin to Llano was sold to the city of Austin. (See The Handbook of Texas entry for Houston and Texas Central Railway.)

*Texas State Capitol Restoration Project.* In the early 1990s, work began on the massive restoration of the Texas State Capitol. Austin artist Rejina Thomas, whose studio was at Pine Street Station from 1979-2013, was contracted to create over 500 panels of etched glass for the Capitol restoration project. This work was done at Pine Street Station.

Respectfully Submitted,



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Elizabeth S. Purcell

October 30, 2014

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Date

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**Map ID 5** is a circa 1950 commercial warehouse building. The single-story building is composed of five Quonset huts with joined barrel vault roofs and has steel frame walls with corrugated steel panels on a concrete foundation. The building has three large steel sliding doors and a pair of inset steel doors on the main facade, with a similar pair of inset steel doors on the east side. The building has no visible windows, but the three central vaults each have one metal slat vent near the top. A wood stairway is located on the front of the building. The building was occupied by the Steck Company in the 1950s, vacant in the 1960s, and used by the Glastron Mobile Homes Company in the 1970s. Its current use is unknown. It has minimal significance under Criterion A for its commercial associations. Its architecture is unusual for the area, but not particularly noteworthy or significant under Criterion C. It is recommended not eligible for listing in the NRHP.

**Map ID 6** is a circa 1935 single-story building that once served as a residence. The building sits on a raised foundation concealed by metal siding, with board and batten siding on the walls and a side-gabled roof with exposed rafter tails covered with standing seam metal roofing. Windows are multi-light wood sash. The front entry is accessed by a wood stairway leading to a raised concrete porch. The rear entry has a small wood ramp. The building has been converted into a business with an ATM (automated teller machine) sign hanging prominently above the main entrance but its present use is unknown. Sanborn maps indicate a second residence (since demolished) was located behind the existing one, facing the alley. The building has minimal significance under Criterion A for association with important events or trends and is not architecturally significant under Criterion C. As such, it is recommended not eligible for listing in the NRHP.

**Map ID 7** is a circa 1935 commercial warehouse building. The single-story building has wood-frame walls with corrugated metal siding under a gabled roof with exposed rafter tails and corrugated metal roofing. Windows are a mix of multi-light wood-sash and metal-sash; visible doors are wood. The north side of the building has multiple loading docks that are currently covered with corrugated metal. The west end of the building is a smaller, more modern section that has been converted into an entertainment facility with a small outdoor stage and seating area. The building was originally owned and operated by the Humble Oil and Refining Company, and later served as a warehouse for the Davidson Sash and Door Company and was one of several buildings on the property. The other buildings have been demolished and this lone survivor has since been converted into multiple small spaces that house an organic farming company and artists' studios. It has nominal significance under Criterion A for its commercial associations and under Criterion C as an example of commercial warehouse architecture. However, the modifications to the property and loss of associated buildings

impact integrity of design, setting, materials, workmanship, and feeling. It is recommended not eligible for listing in the NRHP.

NOTE: The building at 414 Waller Street is Map ID No. 7 above.



# ATTACHMENT "A" (P.3)

A.1-9

Recreation Relocation Survey Report

Flora Sand's Relocation Project

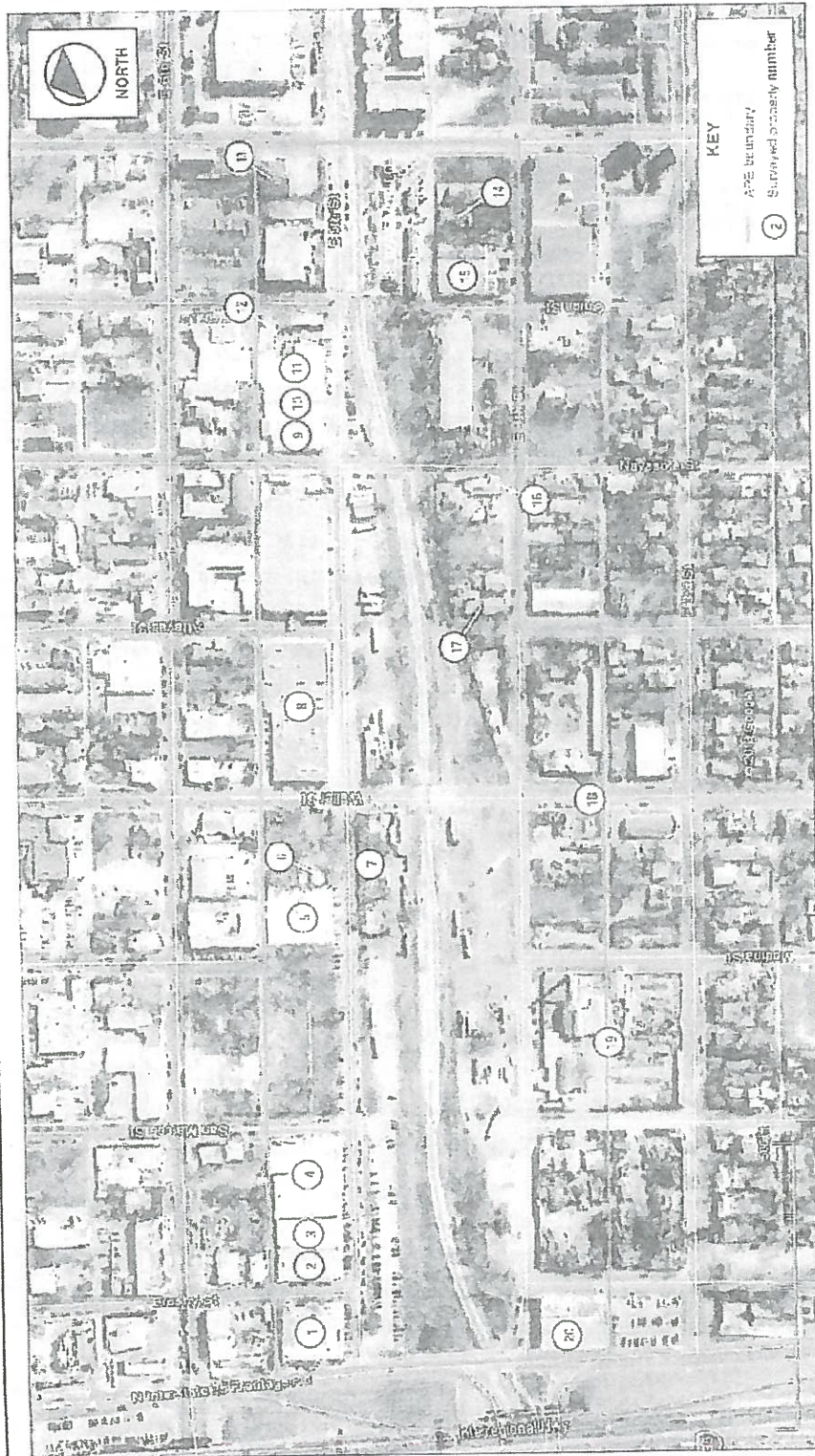


Figure 5: Surveyed Property Locations (Google Earth)

Councilmen Avery, Nolen and Searight, 4; naves, Councilman Haynes.

Councilman Haynes laid before the Council the following communication as his reasons for voting against the passage of the ordinance:

" I vote no on the Meat Inspection Ordinance as the State laws and ordinances of the City already prohibit the sale of impure meat in Austin and the people are fully protected.

Under the proposed ordinance the small farmer cannot undertake to sell his surplus meat supply - sausage, etc. to the people of Austin and will be compelled to take for his surplus stock just what the dealers in the meat trust will give him, who, in turn, will then place it on sale at trust prices.

In other words, I believe this ordinance is class legislation and simply creates a meat trust in the interest of stock dealers and the butchers who belong to the combination, eliminates the farmer, and gives the people no better protection than they now have. Therefore, I cannot conscientiously vote for the ordinance.

H. L. Haynes."

Bids of the American Cast Iron Pipe Company and the United States Cast Iron Pipe & Foundry Company were opened and read and Councilman Avery moved that the bid of the United States Cast Iron Pipe & Foundry Company be accepted as the lowest and best bid. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; naves, none.

The application of the Virginia Minstrels to show on East Avenue for one night, September 29th, was read and Councilman Haynes moved that same be granted, provided a deposit of \$50.00 was made to the Sanitary Department to cover cost of cleaning streets. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; naves, none.

The Council then recessed.

#### SPECIAL MEETING OF THE CITY COUNCIL:

Austin, Texas, September 26, 1924.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; absent, none.

The application of the Humble Oil Company to erect a warehouse on the corner of 5th and Waller Streets on property of the M&TC Railway right-of-way was read and same was referred to the Safety Committee by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; naves, none.

The claim of John A. Darter for damages caused by overflow of Lake Austin was read and referred to the City Attorney by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; naves, none.

The monthly reports of C. N. Avery, Superintendent Water, Light and Power Department, R. E. Nitschke, City Sexton, and J. H. Maxwell, Sealer of Weights and Measures, were read and ordered filed.

Councilman Nolen introduced the following ordinance:



## ATTACHMENT "B" (P.2)

GRANTING PERMISSION FOR THE ERECTION AND DISPLAYING OF THE SHENANDOAH FLAG AND DECORATING SYSTEM IN THE CITY OF AUSTIN, PROVIDING SPECIFICATIONS FOR THE ERECTION AND DISPLAYING OF SAME AND RETAINING CONTROL OF SAME IN THE CITY COUNCIL OF THE CITY OF AUSTIN.

The ordinance was read the first time and Councilman Nolen moved that the rule be suspended and the ordinance placed on its second reading. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The ordinance was read the second time and Councilman Nolen moved a further suspension of the rule and the placing of the ordinance on its third reading and final passage. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The communication of E. McKinnon, Vice President of the Citizens State Bank, in regard to inclosing duplicate deposit slip, amounting to \$14,511.38 on account of \$14,000.00 Incinerator Bonds with interest at 5%, was read and referred to the City Attorney by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The application of O. O. Terrall for permission to erect an electric sign at 504 Trinity Street at Joe Lung's Cafe was read and referred to the Safety Committee by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Haynes laid before the Council the following communication:

"Austin, Texas, September 26, 1924.

To the Honorable Mayor & City Council,  
City of Austin, Texas.

Gentlemen:

I regret to state that owing to the long continued illness of Mr. Henry Ziller, First Assistant Assessor and Collector, it has become necessary to grant him an indefinite leave of absence, without pay, from October 1st, with the hope that a complete rest from the arduous duties which he has so faithfully performed for many years may restore him to health and enable him to again undertake his work for the City.

In the meantime, to adjust and conduct the work of the Tax Department, I have the honor to make the following assignments or nominations:

W. D. Shelley, now 2nd Assistant, to serve as 1st Assistant Assessor and Collector.

T. L. Farnell, now 3rd Assistant, to serve as 2nd Assistant Assessor and Collector;

A. W. Townsend, now 4th Assistant, to serve as 3rd Assistant Assessor and Collector;

Frank H. Raymond, now temporary Assistant, to serve as 4th Assistant Assessor and Collector.

I respectfully ask your confirmation of the above.

Respectfully,

(Sgd) H. L. Haynes,

Superintendent Receipts, Disbursements  
and Accounts."

The above nominations were confirmed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Nolen and Searight, 4; nays, none, Councilman Haynes present but not voting.

# ATTACHMENT "B" (P.3)

343

Councilman Haynes introduced the following:

"Austin, Texas, September 25, 1924.

To the Hon. Mayor and City Council,  
Austin, Texas.

Gentlemen:

Appropriations for the Police Department (except for salaries and rent of pound) in the Budget of 1924 shows overdraft up to August 30th of \$2424.47. Therefore, I cannot legally approve the attached bills aggregating \$244.09 and submit same for your action:

Less Evans -----	\$ 59.00
Dill Auto Top Co	15.00
Anton Mittenberg	5.00
L. D. McClain	31.60
E. W. Bargeley	18.31
J. E. McClain	37.05
F. C. Crittendon	21.63
A. H. Von Rosenberg	4.01
A. L. Bugg	54.49
	<hr/>
	\$244.09

Respectfully,

H. L. Haynes, Superintendent."

Councilman Nolen moved that the above claims be approved and paid. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Nolen moved that the City Attorney be instructed to draw ordinance regulating the inter-city bus lines, describing routes in the city, providing for stations, parking of cars, and other items incident to bus line traffic. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Council then adjourned.

*Jaer Connally*  
*City Clerk*

## REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, October 2, 1924.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; absent, none.

The Minutes of the last meeting were read and upon motion of Councilman Avery were adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Mayor laid before the Council the following ordinance:

AN ORDINANCE AUTHORIZING THE INTERNATIONAL-GREAT NORTHERN RAILROAD COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A SPUR TRACK OVER AND THROUGH THE ALLEY RUNNING THROUGH CITY BLOCKS NOS. 22 AND 21, AND OVER AND ACROSS GUADALUPE STREET AND LAVACA STREET IN THE CITY OF AUSTIN, FOR THE PURPOSE OF SERVING THE SOUTH ONE-HALF OF CITY BLOCKS NOS. 22, 21 AND 20, SUBJECT TO CERTAIN CONDITIONS.

The ordinance was read the first time and Councilman Avery moved that same be placed on its second reading. Motion lost by the following vote: Nays, Mayor Yett, Councilmen Haynes and Searight, 3; ayes, Councilmen Avery and Nolen, 2.



Councilman Haynes introduced the following:

"Austin, Texas, September 25, 1924.

To the Hon. Mayor and City Council,  
Austin, Texas.

Gentlemen:

Appropriations for the Police Department (except for salaries and rent of pound) in the Budget of 1924 shows overdraft up to August 30th of \$2424.47. Therefore, I cannot legally approve the attached bills aggregating \$244.09 and submit same for your action:

Less Evans -----	\$ 59.00
Dill Auto Top Co	15.00
Anton Mittenberg	5.00
L. D. McClain	31.80
E. W. Bargesley	18.31
J. E. McClain	25.05
F. O. Crittendon	21.63
A. H. Von Rosenberg	4.01
A. L. Hugg	54.49
	<u>\$244.09</u>

Respectfully,

H. L. Haynes, Superintendent."

Councilman Nolen moved that the above claims be approved and paid. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Nolen moved that the City Attorney be instructed to draw ordinance regulating the inter-city bus lines, describing routes in the city, providing for stations, parking of cars, and other items incident to bus line traffic. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Council then adjourned.

*Jaer Hornsby*  
*City Clerk*

#### REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, October 2, 1924.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; absent, none.

The Minutes of the last meeting were read and upon motion of Councilman Avery were adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Mayor laid before the Council the following ordinance:

AN ORDINANCE AUTHORIZING THE INTERNATIONAL-GREAT NORTHERN RAILROAD COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A SPUR TRACK OVER AND THROUGH THE ALLEY RUNNING THROUGH CITY BLOCKS NOS. 22 AND 21, AND OVER AND ACROSS GUADALUPE STREET AND LAVACA STREET IN THE CITY OF AUSTIN, FOR THE PURPOSE OF SERVING THE SOUTH ONE-HALF OF CITY BLOCKS NOS. 22, 21 AND 20, SUBJECT TO CERTAIN CONDITIONS.

The ordinance was read the first time and Councilman Avery moved that same be placed on its second reading. Motion lost by the following vote: Nays, Mayor Yett, Councilmen Haynes and Searight, 3; ayes, Councilmen Avery and Nolen, 2.

## ATTACHMENT "C" (P. 2)

The application of the Humble Oil & Refining Company for permission to erect a warehouse at 5th and Waller Streets, together with the report of the Safety Committee upon same, was read and same was granted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The monthly reports of W. D. Walker, Dairy Inspector, A. S. Anderson, Public Weigher, Robert Rockwood, Fire Marshal, O. L. Woodward, Fire Chief, Fred Sterzing, Assessor and Collector, Mrs. R. C. Walker, Pure Food Inspector, and Milton Morris, Auditor, were read and ordered filed.

The application of O. C. Terrell to erect a sign at 505 Trinity Street, together with the Committee's report on same was granted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Nolen introduced the following resolution:

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

That the Superintendent of Police and Public Safety be and he is hereby authorized and instructed to purchase for the use of the Police Department from P. R. James, doing business under the trade name of Austin Motorcycle Company, four Harley-Davidson Motorcycles 74, J. D. O. B. 25 Model, at \$421.15 each, aggregating the total sum of \$1684.60; and

BE IT FURTHER RESOLVED: That said Superintendent be authorized and instructed to deliver to said Austin Motorcycle Company four second-hand motorcycles now in use in said department, and to take therefor credit on the account of the City with said company the sum of \$420.00, making the net total due by the city to said company on account of said purchase the sum of \$1264.60; and

BE IT FURTHER RESOLVED: That the Mayor be and he is hereby authorized and instructed to execute in behalf of the City of Austin the promissory note of said city, payable to said P. R. James for the principal sum of \$1264.60, payable on March 1st, 1925, with interest at eight percent from maturity.

The above resolution was adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Haynes introduced the following resolution:

WHEREAS, investigation of the tax records shows that the affidavit of W. C. Johnson herewith attached is true.

For 1922 he rendered a lot in Hyde Park, and, in addition, rendered notes that he owed, amounting to \$2500.00;

For 1923 he rendered the lot and improvements that he had made on same, also notes to the amount of \$2000.00.

The rendition of the purchase notes of course was in error, same being held by other parties and should be stricken from the assessment against Mr. Johnson,

Therefore,

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

That the Assessor and Collector be and he is hereby instructed to correct the assessment in accordance with above and take credit for the reduction.

The above resolution was adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Haynes introduced the following resolution:

WHEREAS, the Board of Equalization, per statement attached, has called attention to an erroneous assessment on improvements on Lot 12, Fairview Park



belonging to Mrs. Lula C. Jackson in that she assessed two houses at a valuation of \$3545.00, whereas she had but one house, one of the houses included in the assessment having been sold and assessed at \$1300.00.

Payment not having yet been made on the erroneous assessment of \$3545.00, the Board recommends that a reduction of \$1300.00, the valuation of the house sold and also assessed, be made,

Therefore,

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

That the Assessor and Collector be and he is hereby authorized to correct the assessment in accordance with the recommendation of the Board and to take credit for \$1300.00 reduction.

The above resolution was adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Councilman Nolen moved that L. J. Jambers Construction Company be allowed to close the alley in the rear of the construction work being done on West 6th Street for the hotel building. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

John Simms appeared before the Council and complained of sanitary conditions at #403-5 East 1st Street and after hearing said complaint, Councilman Nolen moved that A. Y. McWright, Sanitary Inspector, be instructed to examine the premises complained of and report back to the Council. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The bid of the Superior Incinerator Company of Dallas, Texas, was read and Councilman Haynes moved that said bid be referred to the City Attorney and the City Engineer for their report back to the City Council at their next regular meeting. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The bids of J. L. Snodgrass in the amount of \$395.00 and J. L. White in the amount of \$800.00 for trimming trees at Barton Springs were read and Councilman Haynes moved that both bids be referred to Councilman Avery for his report back to the Council. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The claim of John A. Darter for damages was read and after a verbal report by O. E. Metcalf, Engineer, Councilman Avery moved that the claim be referred to the City Attorney and City Engineer for their report back to the Council. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

#### AFTERNOON SESSION.

The following ordinance was introduced and Mayor Yett moved to reconsider the vote by which said ordinance was refused passage to its second reading. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

AN ORDINANCE AUTHORIZING INTERNATIONAL-GREAT NORTHERN RAILROAD COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A SPUR TRACK OVER AND THROUGH THE ALLEY RUNNING THROUGH CITY BLOCKS NOS. 22 AND 21, AND OVER AND ACROSS GUADALUPE STREET AND LAVACA STREET IN THE CITY OF AUSTIN, FOR THE PURPOSE OF SERVING THE SOUTH ONE-HALF OF CITY BLOCKS



Nos. 22, 21 AND 20, SUBJECT TO CERTAIN  
CONDITIONS.

Mayor Yett moved that the ordinance be placed on its second reading. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The ordinance was read the second time and Mayor Yett moved a suspension of the rule and the ordinance be placed on its third reading and final passage. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The ordinance was read the third time and Mayor Yett moved that same do now finally pass. Motion prevailed by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Council then recessed.

## SPECIAL MEETING OF THE CITY COUNCIL:

Austin, Texas, October 4, 1924.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; absent, none.

The Mayor introduced the following resolution:

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

That it is hereby ordered that West 34th, or State Street, within the City of Austin, be closed to traffic proceeding eastward from the city limits to Guadalupe Street, for the period beginning October 6th and ending October 11, 1924, and that during said period traffic shall only be allowed to proceed on said street between said points when moving in a westerly direction; and

BE IT FURTHER RESOLVED:

That the Superintendent of Police and Public Safety be and he is hereby instructed to carry this order into effect.

The above resolution was adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

Mayor Yett introduced the following resolution:

WHEREAS, Wednesday, October 8, 1924, has been designated by the authorities of the Texas State Exposition as "Austin Day" at the Fair to be held in Austin during said week,

Therefore,

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

That Wednesday, October 8, 1924, be and the same is hereby declared to be a legal holiday, and the Mayor is authorized and instructed to make proclamation to that effect.

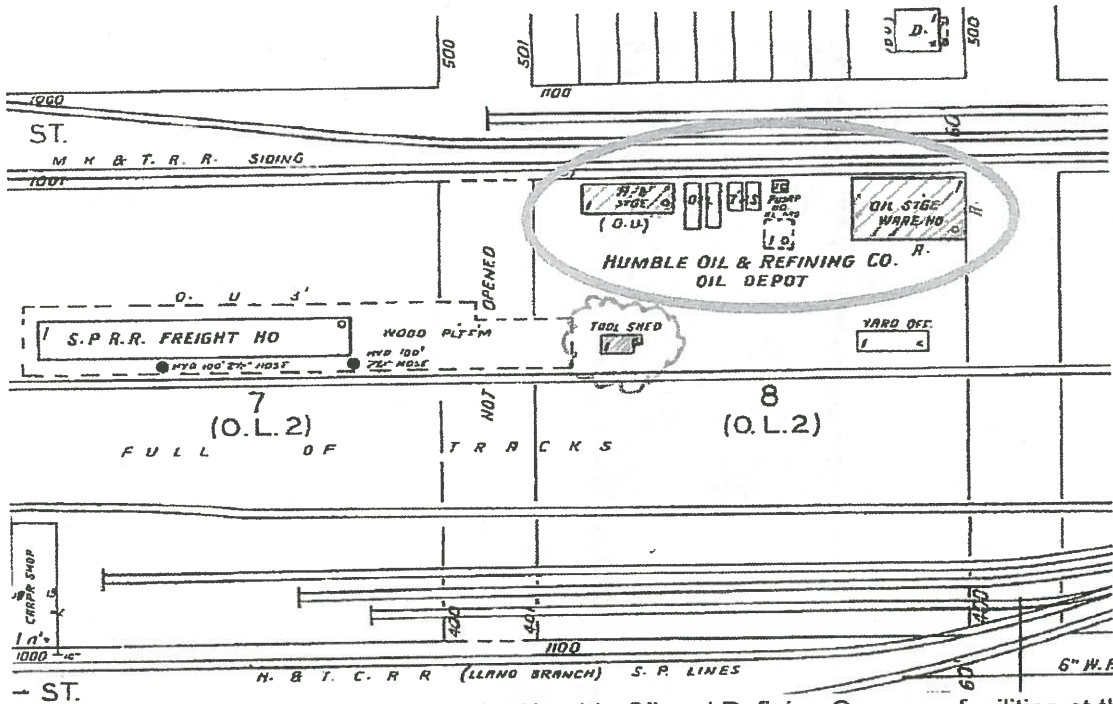
The above resolution was adopted by the following vote: Ayes, Mayor Yett, Councilmen Avery, Haynes, Nolen and Searight, 5; nays, none.

The Council then adjourned.

*Joe Borman*  
*City Clerk*

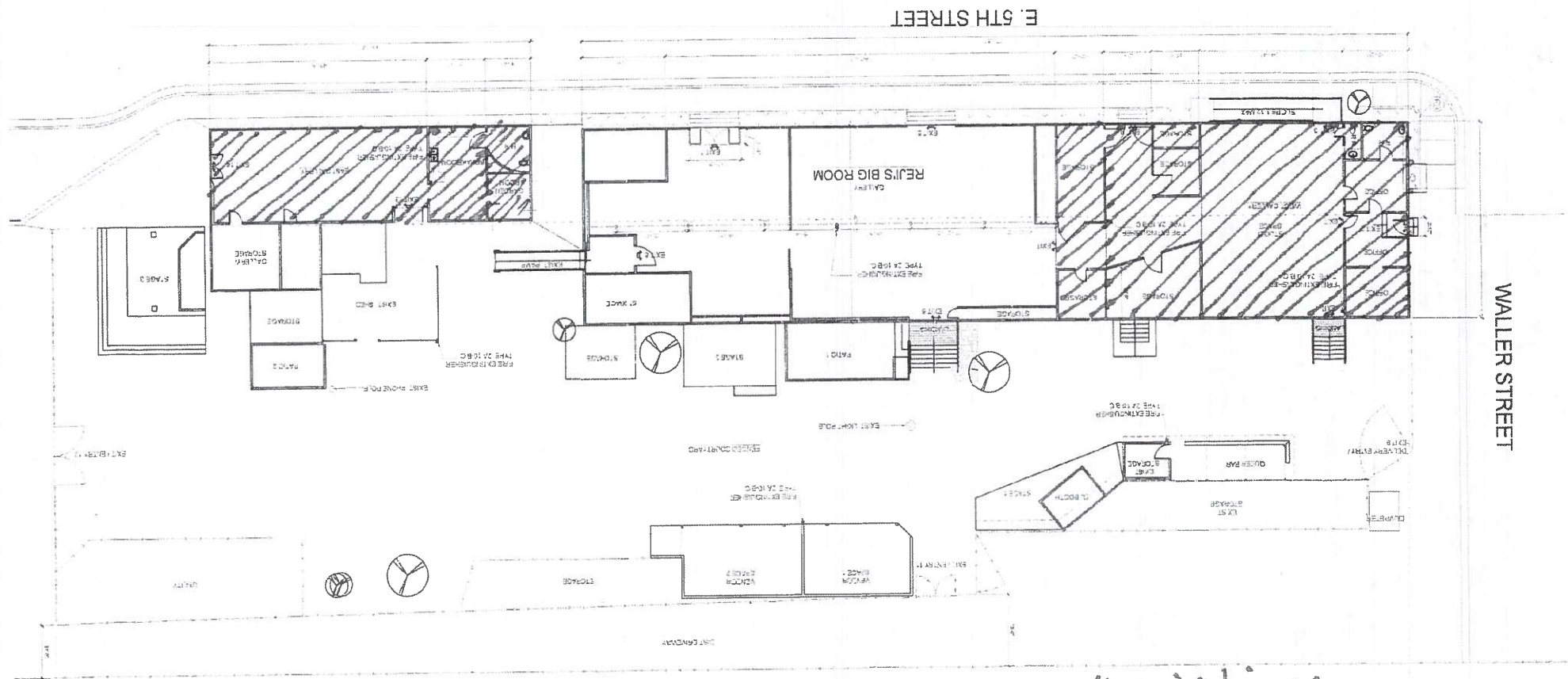
# ATTACHMENT "D" (P.1)

A.1 - 5



The 1935 Sanborn map clearly shows the Humble Oil and Refining Company facilities at the site of the current building, which is shown as the oil storage warehouse. The building shown here (the current building) is not the same building as depicted in the 1900 map above.

# ATTACHMENT "E" (P. 1)

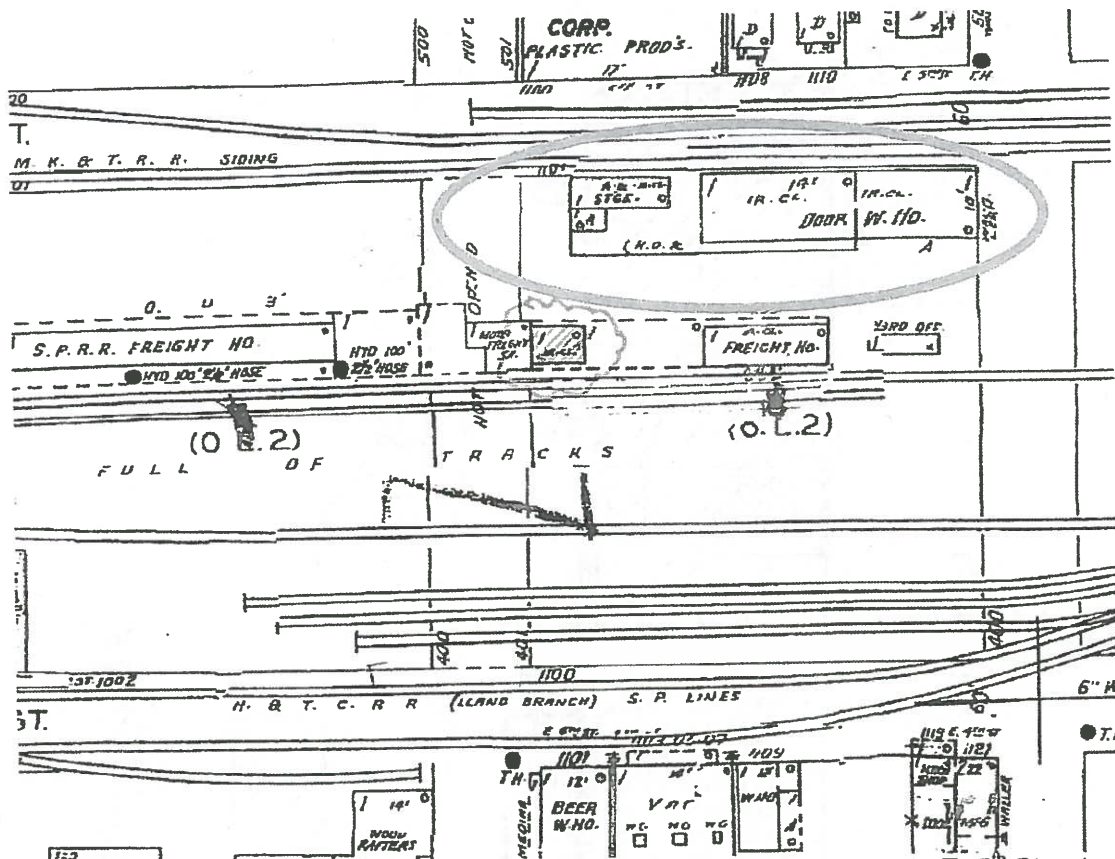


THE ORIGINAL "Humble Oil" Buildings  
SANBORN MAP - 1935



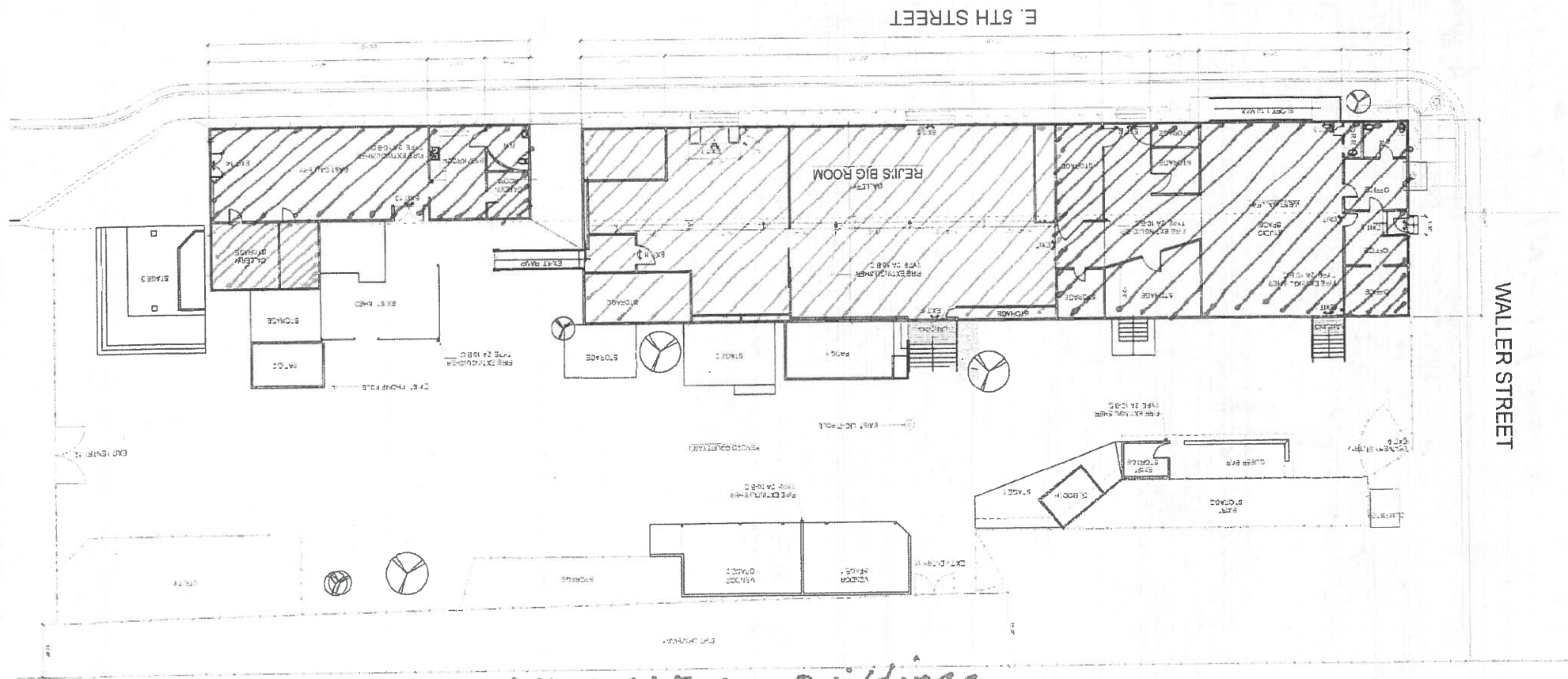
# ATTACHMENT "F" (P.1)

A.1-6



The 1962 Sanborn map shows the expansion of the building westward along E. 5<sup>th</sup> Street – the buildings are noted as a door warehouse – Davidson Sash and Door Company had its plant just to the west of this facility.

# ATTACHMENT "G" (P.1)



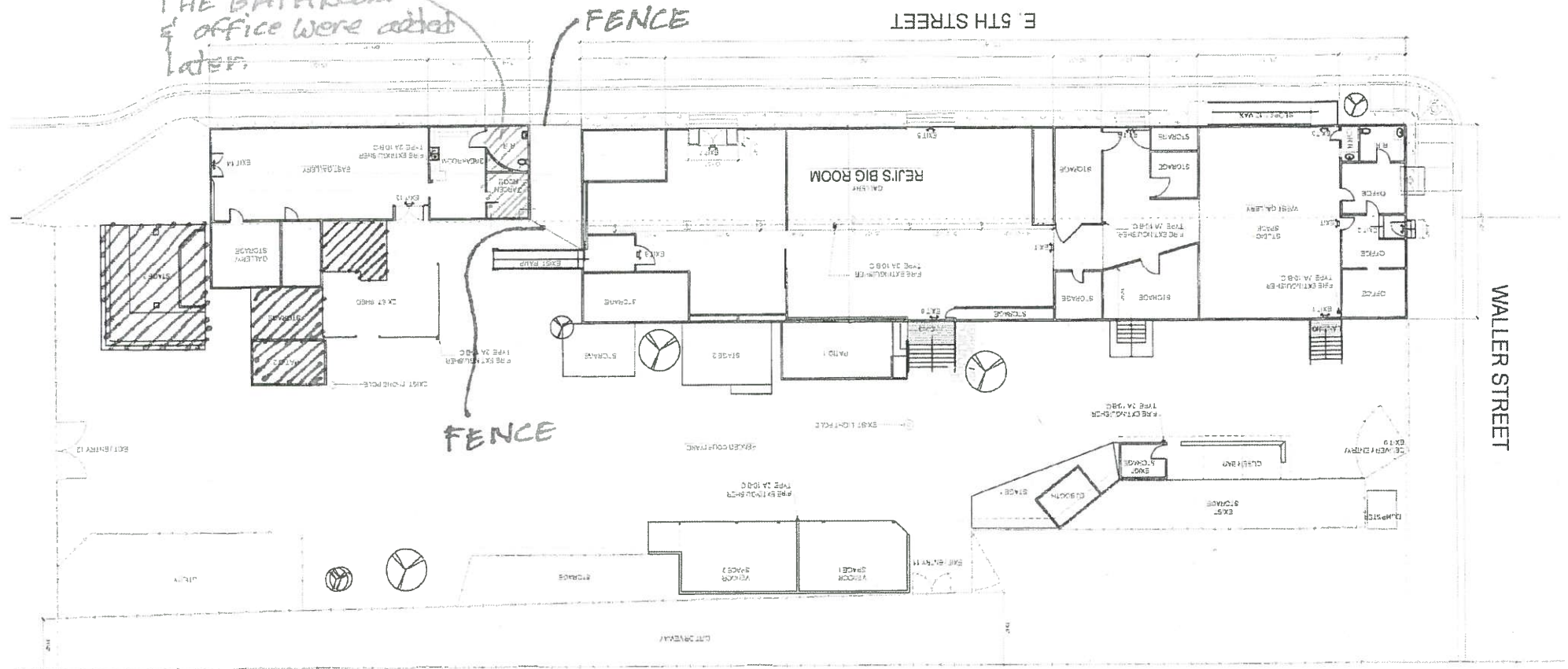
//// - ORIGINAL "HUMBLE OIL Buildings"  
 //// - ADDITION

SANBORN MAP 1962

ACME FAST FREIGHT, Forwarding Agents  
 CARL W. WOLFF FREIGHT AGENT.

# ATTACHMENT "H" (P.1)

I DO BELIEVE  
THE BATHROOM  
& office were added  
later.



/// - EXTERIOR NON-ATTACHED  
OUT DOOR SPACES





# Pine Street Station Relocation Request

## Historic Landmark Commission

7-27-2015



# Pine Street Station - 414 Waller Street

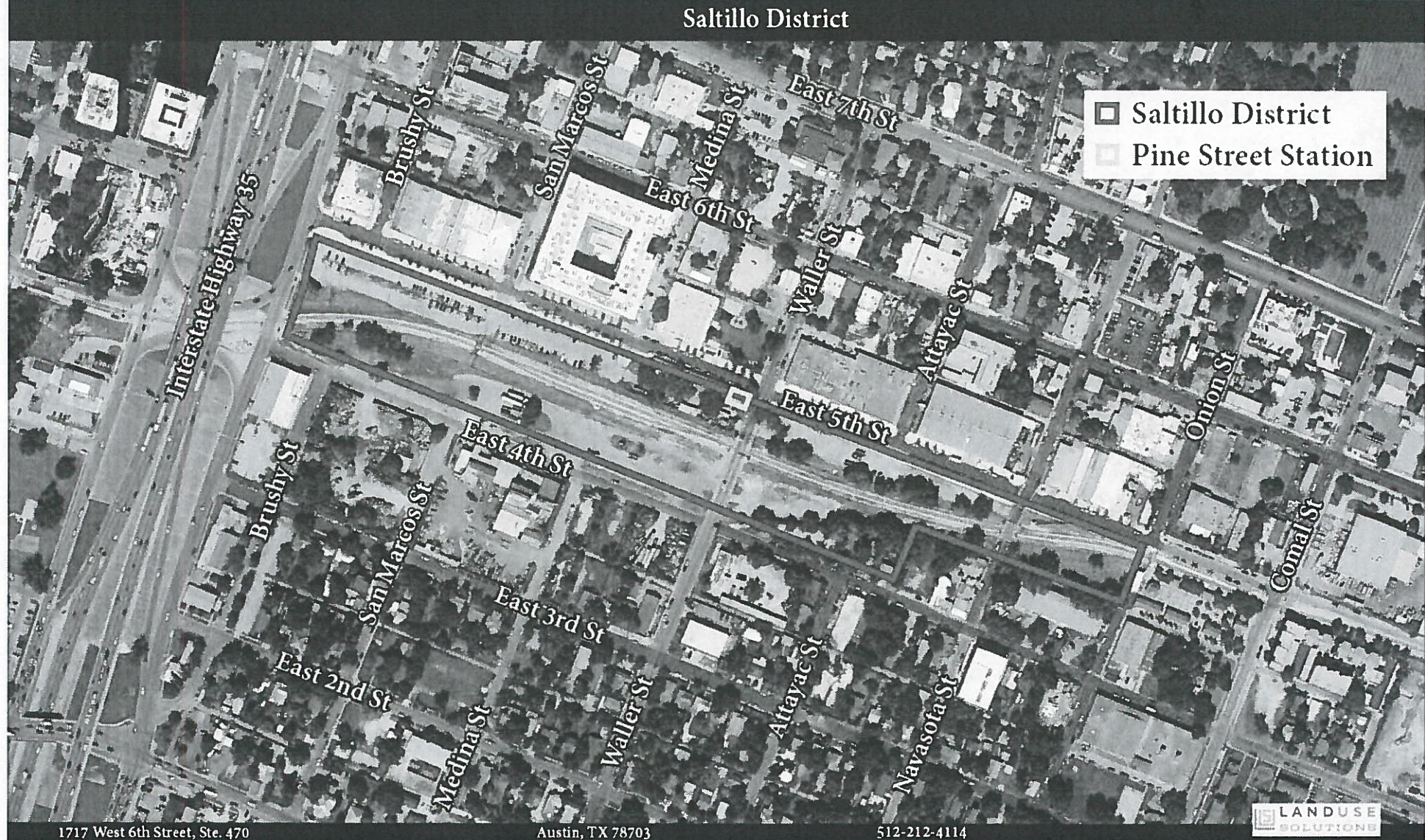
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414 Waller Street  
ca. 1925





# Location of Pine Street Station Building





# Current Property Information

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- 11 acre property
- Owned by Capital Metro
- Rail line relocation proposed
- Redevelopment proposed



# Capital Metro Rail Relocation Proposed

## Saltillo District





# Peter Barlin – Relocation Site

April 21, 2015

Mr. Vincent Sandoval  
Capital Metropolitan Transportation Authority  
2910 E. Fifth Street  
Austin, TX 78702

Re: Pine Street Station


Dear Sandoval:

This letter is written to confirm my interest in the building known as Pine Street Station located at 414 Waller Street in Austin, Texas. It is my understanding that an interior structure within the Pine Street Station is the subject of review by the Austin Landmark Commission for historical designation. It is that portion of the Pine Street Station that I am interested.

I would like to relocate the structure to a parcel of land that I own on Capital Metro's rail line located near Hwy. 183 and Springdale Road. The parcel is comprised of 12 acres of land with a current mix of industrial and other uses.

The structure would be placed near the old downtown Austin train depot, which was moved onto the parcel several years ago by the Austin Steam Train Association. The train depot is used as part of a special event center. My intent is to repurpose the structure for use as part of the special event facility and compliment the character of the train depot. I look forward to working with Capital Metro to move forward as quickly as possible to preserve this building as I believe it will be an asset to my current project.

Sincerely,

  
Peter Barlin

# Pine Street Station Building Proposed Relocation

- Pine Street Station will be:
  - Preserved and put to good use
  - Located in railroad context in East Austin on Capital Metro's rail line
  - Located with mix of industrial and other uses on property



# Historical Section

## Pine Street Satation



1717 West 6th Street, Ste. 470

Austin, TX 78703

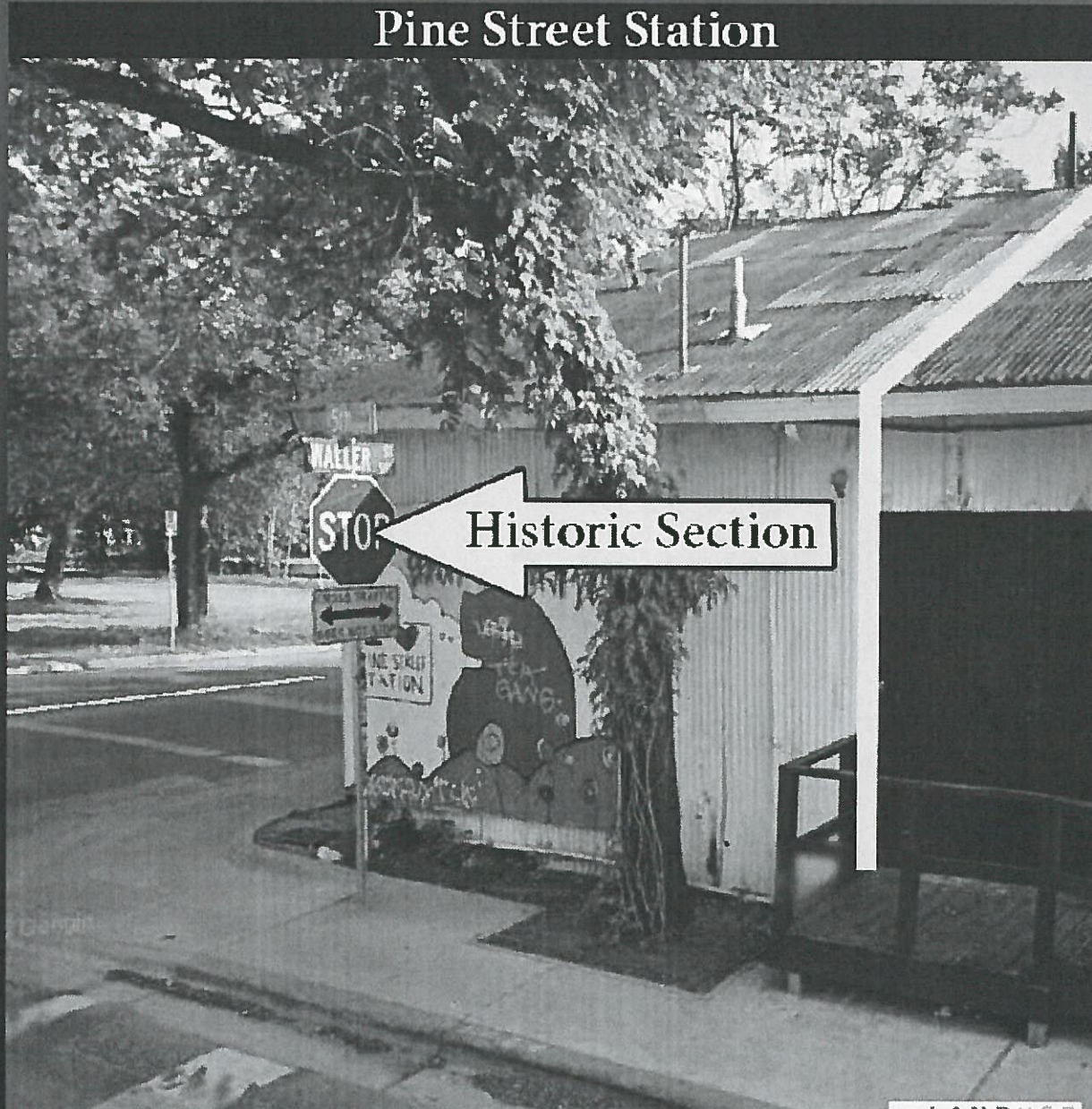
512-212-4114

LANDUSE  
SOLUTIONS



# Historical Section

## Pine Street Station



1717 West 6th Street, Ste. 470

Austin, TX 78703

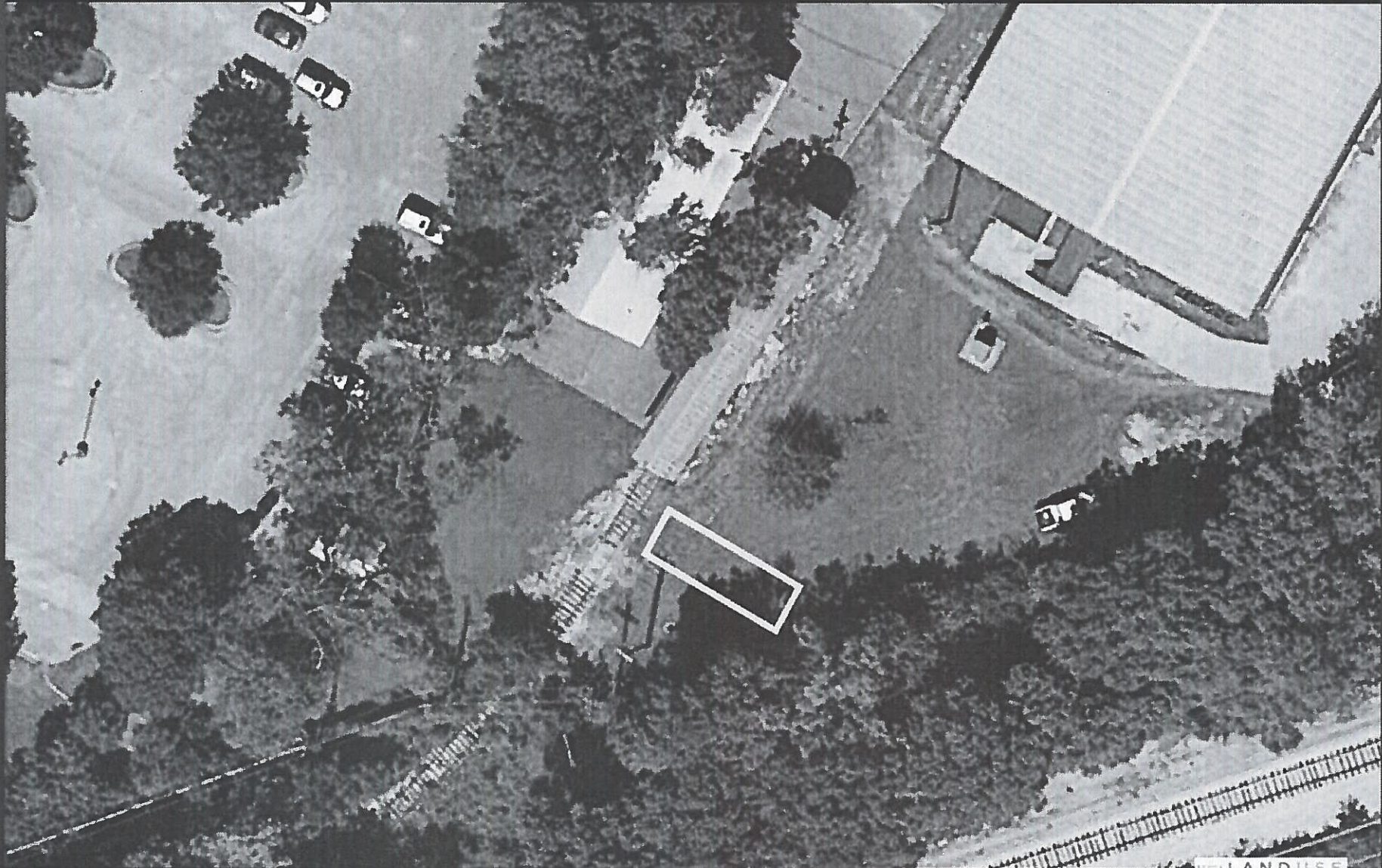
512-212-4114





# Proposed Relocation of Pine Street Station

Steam Train Depot



1717 West 6th Street, Ste. 470

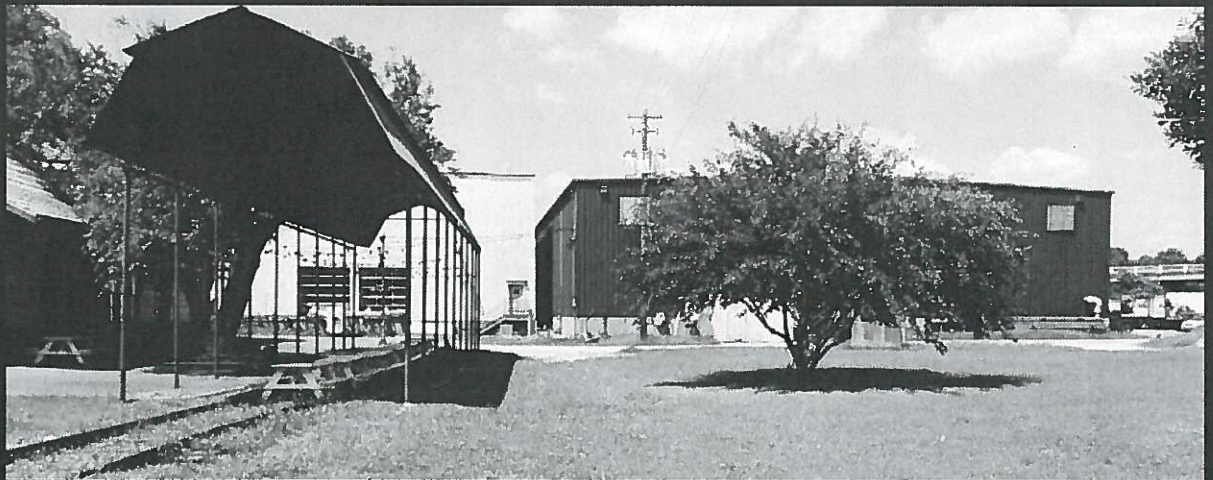
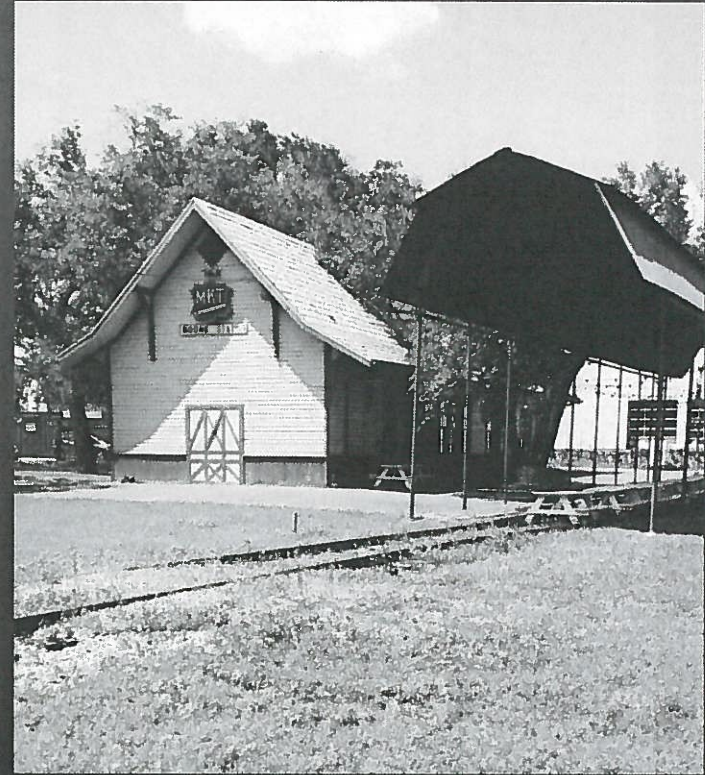
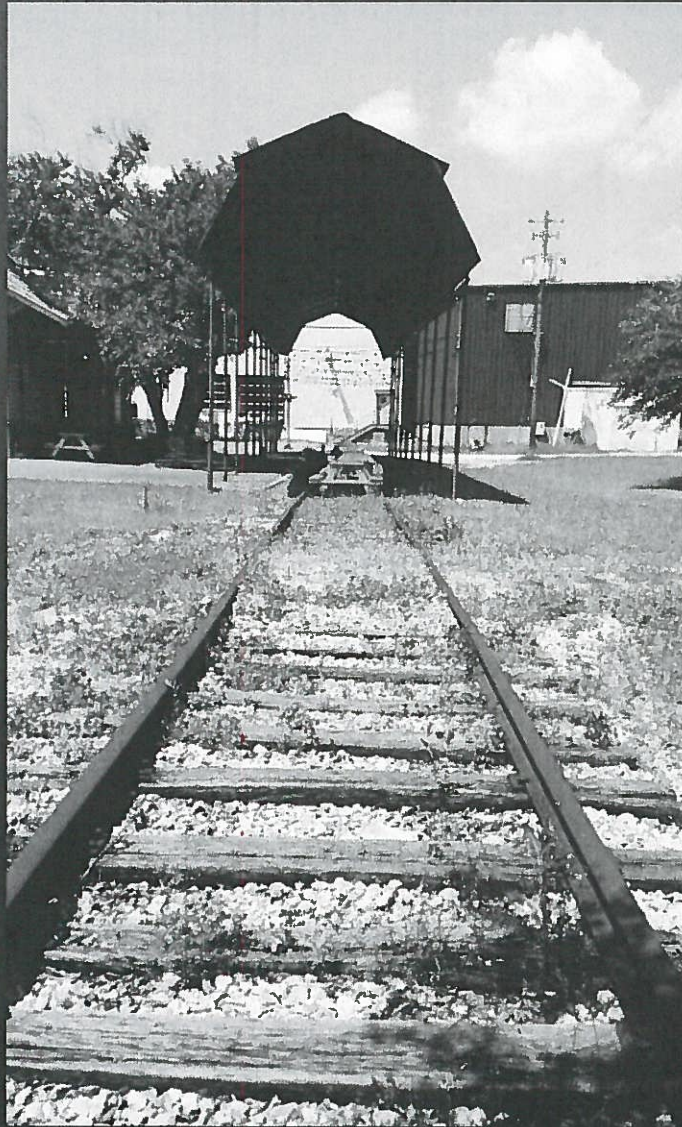
Austin, TX 78703

512-212-4114





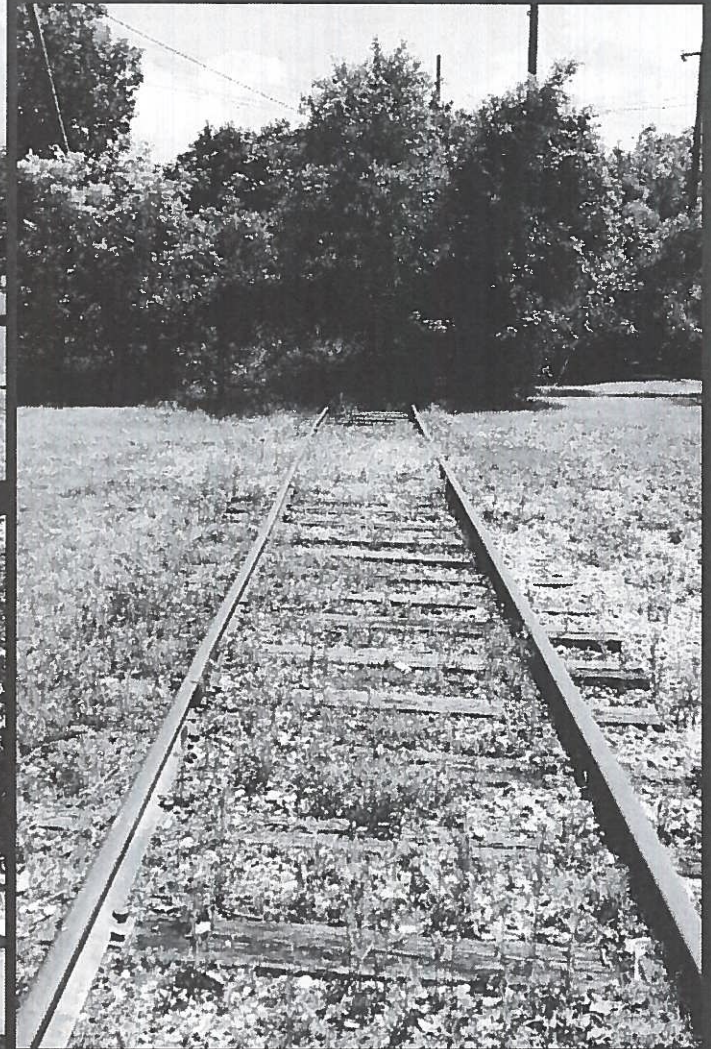
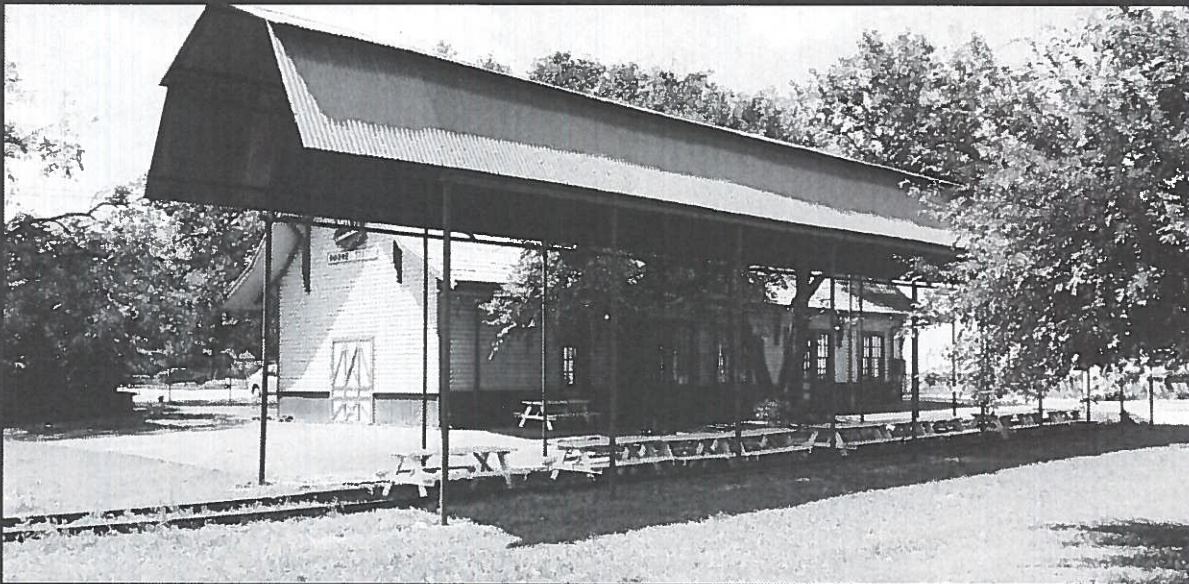
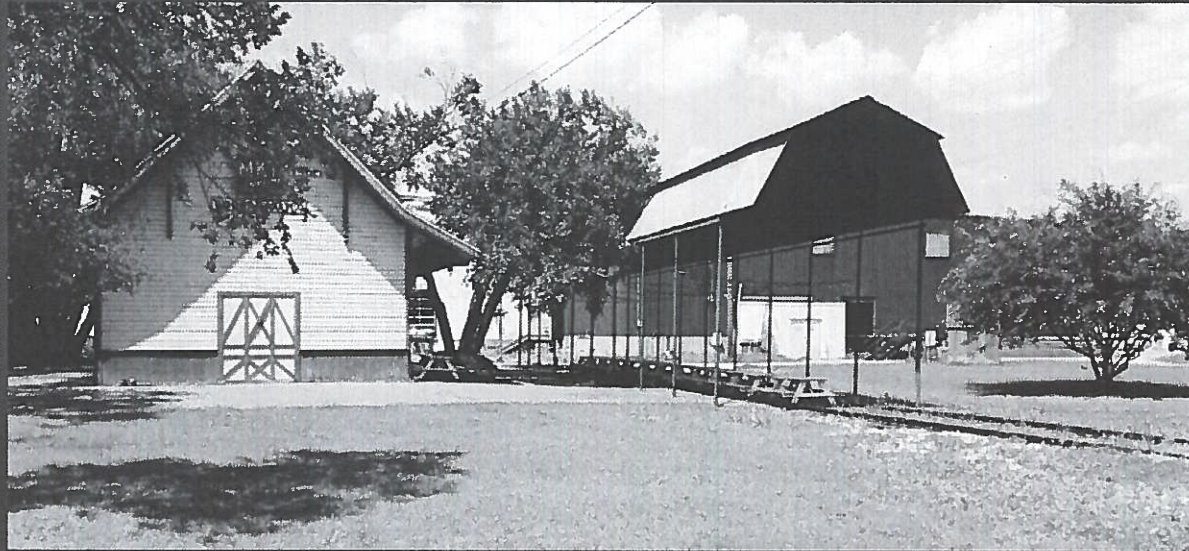
# Proposed Relocation Property





# Proposed Relocation Property

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# Proposed Relocation Property

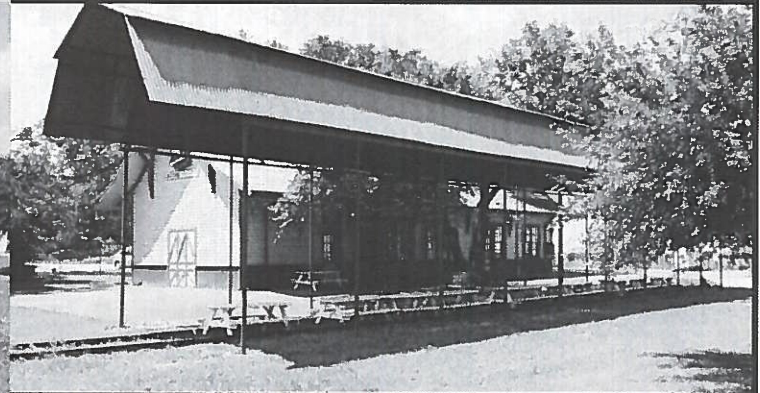
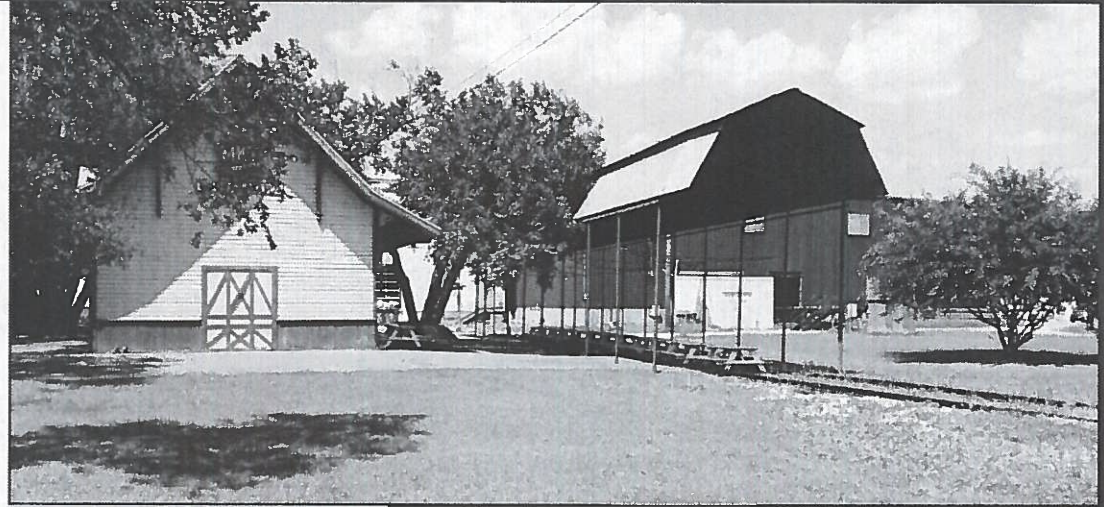
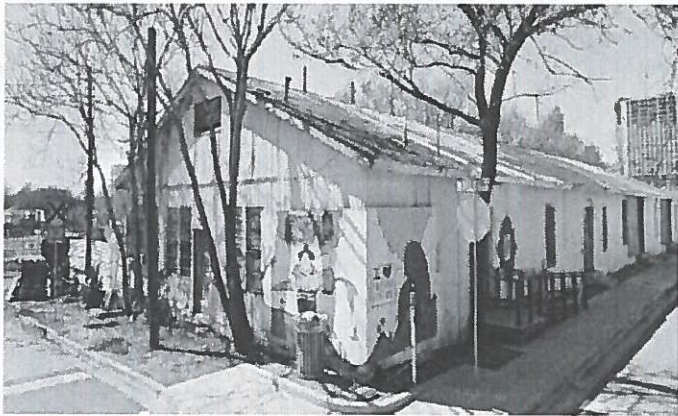
---

- Along the same railroad line, a few miles east, in the City of Austin and properly oriented to the tracks
- Site includes another railroad-related structure representing the same era – based on the Katy Train Depot
- Building will be publicly accessible, as part of an events space



# Proposed Relocation Property and Pine Street Station Building

414 Waller Street  
ca. 1925





# City Maintenance Agreement

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- City Maintenance Agreement Required to Protect Building:
  - Maintain building to high standard of duty to protect and preserve
  - Agrees to City right-of-entry to inspect
- Will include plaque on building to describe history and prior location

# Support Reuse of Building

- Staff recommended the Pine Street Station building be preserved and put to good use
- TOD has been planned for years to be a dense, mixed-use development
- HLC testimony - Need to maintain the nature and character of what Austin is by protecting historic structures and using them as they have contributed to Austin, while allowing the plans that neighbors and stakeholders have spent decades on continue.



# Conclusion

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- Staff supports the relocation
- Certificate of Appropriateness Committee supports the relocation
- The relocation is in accordance with the TOD Plaza Saltillo Plans
- Respectfully request approval from Historic Landmark Commission to relocate the building





CI4H-2015-0011

**From:** Galindo, Mary - BC  
**Sent:** Monday, July 20, 2015 1:20 PM  
**To:** Sadowsky, Steve  
**Cc:** Johnson, Elizabeth; Contreras, Kalan  
**Subject:** FW: 901 Dawson constructed 1925

In case you have not received this from Ms. Allbright, please see below links to information about original construction date in 1925,  
MJ

---

**From:** Veronica Allbright  
**Sent:** Thursday, July 16, 2015 4:52 PM  
**To:** Galindo, Mary - BC  
**Subject:** Re: 901 Dawson

Thank you as I will miss the meeting because I'm in Barcelona, great excuse!  
I think the recent MLS Link is the most important because it shows the date, ( think its on page 3) transfer of titles with the same names , Mary Jane Ramsey ,Thomas Ramsey on down...  
to 2014 buyers Hubert Justin & Lauren Mary Jane Ramsey.  
Coincidence that the new wife in 2014 has same maiden name as the other owners since 1984.  
Is this her Grandparents selling it to her & husband?

Also on MLS !page 2(?) shows that this was a gift deed, Special Warranty,

That recent MLS has the details, Just takes someone to look at it  
Best,  
Veronica

On Wednesday, July 15, 2015, Galindo, Mary - BC <[bc-Mary.Galindo@austintexas.gov](mailto:bc-Mary.Galindo@austintexas.gov)> wrote:  
That's great that Terri stopped by. thanks for these links, I will check them out,  
MJ

---

**From:** Veronica Allbright  
**Sent:** Thursday, July 09, 2015 5:48 PM  
**To:** Galindo, Mary - BC; Myers, Terri - BC  
**Subject:** Fwd: 901 Dawson

Hi Mary , Thank you for listening & taking an interest in this.... For all our sakes!

As I turned out Terri Myers was knocking on my door. She said she is also interested in the historic value of this & the other houses in the block/neighborhood. I gave here some copies of what I found at the Austin Historic library. I asked her to pass them on to you, I hope you get them.

I added the above attachment of Isaac Decker,a real Texas pioneer, who purchased/ granted the property in the 1800's  
& the legal name used to describe this section of land mentioned at the 1935 city Council meeting. For some computer reason I wasn't able to send the map of said land, will try later.

1100 - 2105 - 4410

RealistReport\_901\_Dawson\_Rd.pdf Sale date 12/2014

<<https://drive.google.com/file/d/0Bwqu1wqKBc3CM0xoLVlPOHNqOVg2cGJNcnVDWmhYc0VCN09n/view?usp=drivesdk>>

Title Search. On the page "69" near bottom of page is mechanics lien , Dubose

<<https://drive.google.com/file/d/0Bwqu1wqKBc3CWDhGZjh4RFZkcG8/view?usp=drivesdk>>

1935 Austin city council meeting , Arboles estate

<https://www.evernote.com/shard/s445/sh/f0e9de02-de6b-4f7e-9c51-a0cd25519fc0/32eea19bd8518a0640b53641a20e4d12>

<https://www.evernote.com/shard/s445/sh/de420f6b-d36b-4c1e-a098-afb8e9c58406/7a909a01f8ba98389172c17937a9ffe4>

I found this link but not sure if it is from same Dawson & or Tinnin family,

Although I know they would get lumber from Bastrop & the Dawson family had a lumber mill.

And Isaac Decker was also living near Bastrop.  
Veronica

Thanks  
Veronica

Mary Galindo  
Historic Landmark Commission

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Mary Galindo  
Historic Landmark Commission

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## 901 Dawson Rd, Austin, TX 78704-1635, Travis County



<b>3</b>	<b>1,538</b>	<b>N/A</b>	<b>N/A</b>
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
<b>2</b>	<b>1925</b>	<b>DUPLEX</b>	<b>N/A</b>
MLS Baths	Yr Built	Type	Sale Date

### Owner Information

Owner Name:	<b>Hubbert Justin</b>	Tax Billing Zip:	<b>78701</b>
Owner Name 2:	<b>Hubbert Lauren</b>	Tax Billing Zip+4:	<b>4197</b>
Tax Billing Address:	<b>360 Nueces St #1013</b>	Owner Vesting:	<b>Husband/Wife</b>
Tax Billing City & State:	<b>Austin, TX</b>	Owner Occupied:	<b>No</b>

### Location Information

School District :	<b>Austin ISD</b>	Census Tract:	<b>13.05</b>
School District Name:	<b>Austin ISD</b>	Township:	<b>Travis Central App Dist</b>
Elementary School District:	<b>Becker</b>	Mapsc0:	<b>209-C2</b>
6th Grade School District/School Name:	<b>Fulmore</b>	Zip Code:	<b>78704</b>
Middle School District/School Name:	<b>Fulmore</b>	Zip + 4:	<b>1635</b>
High School District/School Name:	<b>Travis</b>	Carrier Route:	<b>C006</b>
Subdivision:	<b>Arboles Estate Sec 03</b>	MLS Area:	<b>6</b>
Neighborhood Code:	<b>K1005-K1005</b>		

### Tax Information

Property ID 1:	<b>101940</b>	% Improved:	<b>14%</b>
Property ID 2:	<b>01020208030000</b>	Actual Tax Year:	<b>2014</b>
Property ID 3:	<b>101940</b>	Actual Tax:	<b>\$9,632</b>
Tax Area:	<b>0A</b>	Block:	<b>4</b>
Tax Appraisal Area:	<b>0A</b>	Lot:	<b>14-16</b>
Legal Description:	<b>LOT 14-16 BLK 4 ARBOLES ESTATE SEC 3</b>		

### Assessment & Tax

<b>Assessment Year</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
<b>Market Value - Total</b>	<b>\$404,749</b>	<b>\$435,822</b>	<b>\$426,433</b>
<b>Market Value - Land</b>	<b>\$350,000</b>	<b>\$360,000</b>	<b>\$288,000</b>
<b>Market Value - Improved</b>	<b>\$54,749</b>	<b>\$75,822</b>	<b>\$138,433</b>
<b>Assessed Value - Total</b>	<b>\$404,749</b>	<b>\$435,822</b>	<b>\$426,433</b>
<b>YOY Assessed Change (\$)</b>	<b>-\$31,073</b>	<b>\$9,389</b>	
<b>YOY Assessed Change (%)</b>	<b>-7.13%</b>	<b>2.2%</b>	

<b>Tax Year</b>	<b>Tax Amount - Estimated</b>	<b>Change (\$)</b>	<b>Change (%)</b>
2012	\$10,316		
2013	\$10,735	\$420	4.07%
2014	\$9,632	-\$1,103	-10.27%

<b>Jurisdiction</b>	<b>Tax Rate</b>	<b>Tax Amount</b>
Austin ISD	1.222	\$4,946.03
City Of Austin	.4809	\$1,946.44
Travis County	.4563	\$1,846.87
Travis Co Hospital Dist	.1264	\$511.60
Austin Comm Coll Dist	.0942	\$381.27
Total Estimated Tax Rate	2.3798	

#### Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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### Property Detail

Generated on 05/22/2015  
Page 1 of 3

## Characteristics

Land Use:	<b>Duplex</b>	Fireplaces:	<b>1</b>
County Use Code:	<b>Duplex</b>	Patio Type:	<b>Terrace</b>
Lot Frontage:	<b>75</b>	Garage Type:	<b>Detached Garage</b>
Lot Depth:	<b>117</b>	Garage Sq Ft:	<b>396</b>
Lot Acres:	<b>0.2003</b>	Roof Type:	<b>Gable</b>
Building Sq Ft:	<b>1,538</b>	Roof Material:	<b>Composition Shingle</b>
Gross Area:	<b>1,538</b>	Roof Shape:	<b>Gable</b>
Stories:	<b>Tax: 1 MLS: 2</b>	Construction:	<b>Wood/Brick</b>
Bedrooms:	<b>MLS: 3</b>	Foundation:	<b>Pier</b>
Total Baths:	<b>2</b>	Year Built:	<b>1925</b>
Full Baths:	<b>2</b>		

## Features

Feature Type	Size/Qty	Year Built	Value
1st Floor	1,170	1925	\$56,300
Half Floor	368	1925	\$13,281
Garage Det 1st F	396	1925	\$7,187
Bathroom	2	1925	
Fireplace	1	1925	\$1,380
Obs Fence	1	1925	
Terrace Uncoverd	166	1925	\$430

## Estimated Value

RealAVM™ (1):	<b>\$602,575</b>	Confidence Score (2):	<b>77</b>
RealAVM™ Range:	<b>\$524,240 - \$680,910</b>	Forecast Standard Deviation (3):	<b>13</b>
Value As Of:	<b>05/15/2015</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number:	<b>6463136</b>	Closing Date:	<b>04/15/2015</b>
MLS Area:	<b>6</b>	MLS Withdrawn Date:	<b>04/15/2015</b>
MLS Status:	<b>Leased</b>	MLS Status Change Date:	<b>04/15/2015</b>
Current Listing Price:	<b>\$2,300</b>	Listing Agent Name:	<b>503837-Kinan Beck</b>
Original Listing Price:	<b>\$2,300</b>	Listing Broker Name:	<b>MAXAVENUE - ONE SOURCE TEAM</b>
Closing Price:	<b>\$2,300</b>	Selling Agent Name:	<b>Blake Shanley</b>
Listing Date:	<b>04/08/2015</b>	Selling Broker Name:	<b>NOUN CONNECTORS, LLC</b>
Pending Date:	<b>04/14/2015</b>		

MLS Listing #	7990972
MLS Status	Sold
MLS Listing Date	12/04/2014
MLS Orig Listing Price	\$589,000
MLS Listing Price	\$589,000
MLS Close Date	12/31/2014
MLS Listing Close Price	\$595,000
MLS Listing Expiration Date	02/28/2015
MLS Withdrawn Date	12/31/2014

## Last Market Sale & Sales History

Recording Date	01/02/2015				
Sale/Settlement Date	12/29/2014	06/03/1996	12/28/1988	12/28/1988	05/16/1984
Nominal				Y	
Buyer Name	Hubbert Justin & Lauren Ramsey Mary Jane			Ramsey Mary J	Owner Record

### Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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## Property Detail

Generated on 05/22/2015

Page 2 of 3



<b>Seller Name</b>	Ramsey James T & Larita			Ramsey Mary J	Moore Elizabeth T
<b>Document Number</b>	199	12700-903	10845-920	8644-627	8603-980
<b>Document Type</b>	Warranty Deed	Gift Deed	Warranty Deed	Special Warranty Deed	Warranty Deed

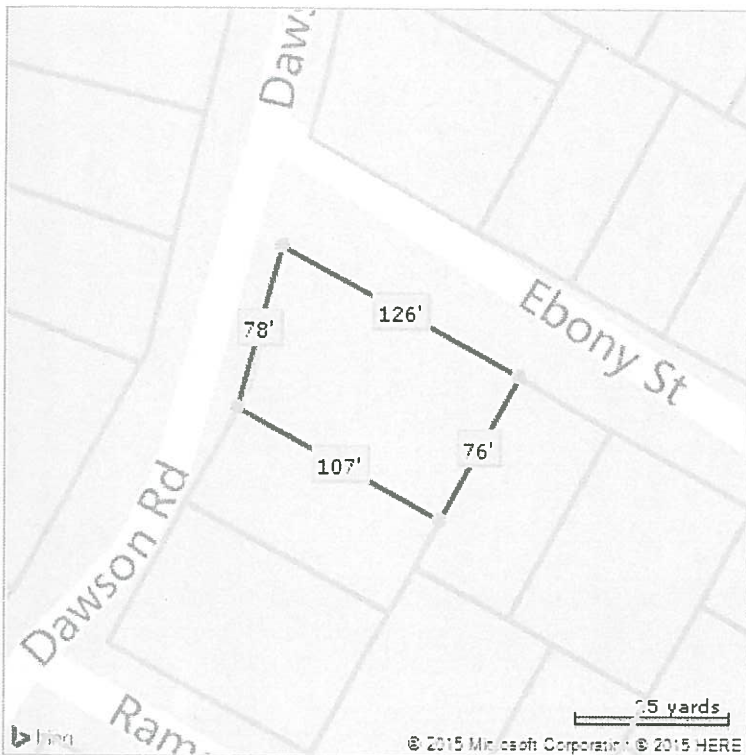
**Recording Date**  
**Sale/Settlement Date** 03/07/1984

**Nominal**  
**Buyer Name** Moore Elizabeth T  
**Seller Name** Herndon Mary M  
**Document Number** 8486-603  
**Document Type** Gift Deed

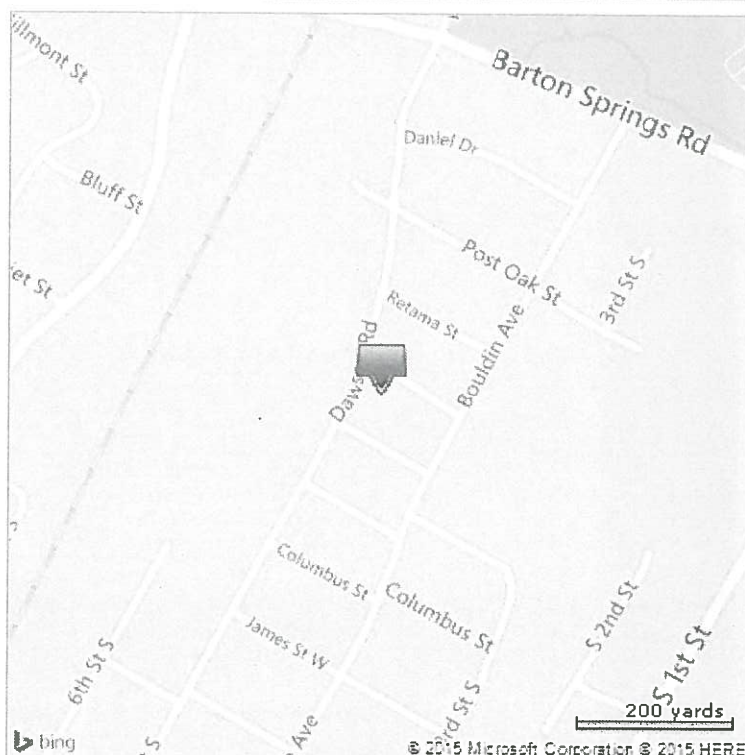
## Mortgage History

**Mortgage Date** 01/02/2015  
**Mortgage Amount** \$446,250  
**Mortgage Lender** Prosperity Bk  
**Mortgage Type** Conventional  
**Mortgage Code** Resale

## Property Map



\*Lot Dimensions are Estimated



### Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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## Property Detail

Generated on 05/22/2015  
Page 3 of 3





Witness our hands this the 5th day of October, A.D. 1937.

Buford Robertson

Jessie Robertson

THE STATE OF TEXAS #

COUNTY OF TRAVIS. #

BEFORE ME, the undersigned authority, on this day personally appeared Buford Robertson, 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 consideration therein expressed. And also before me, on this day personally appeared Jessie Robertson, wife of the said Buford Robertson, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband, and having the same fully explained to her, she, the said Jessie Robertson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 6th day of Oct., A.D. 1937.

E. L. Greenwood

(Notary Seal)

Notary Public, in and for Travis Co., Texas.

Filed for record 11 April 1939 at 3:10 P.M. Recorded 12 April 1939 at 9:50 A.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS. #

KNOW ALL MEN BY THESE PRESENTS:

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That I, Wm. Yelderman, of the County of Travis and State of Texas, for and in consideration of the sum of Ten (\$10.00) Dollars cash to me in hand paid and for the further consideration that N. A. Dawson assume the payment of and make payment thereon of that certain indebtedness due and payable to Henry Wendlandt and secured by a deed of trust of date October 10th, 1936, upon the hereinafter described premises and the further consideration that the said N. A. Dawson assume the payment and pay off and discharge all that certain indebtedness due and owing by me, the said Wm. Yelderman, to Cash Lumber Company of the City of Austin, Travis County, Texas, for material furnished in the erection of a building to be erected on said premises, to-wit: the sum of Two hundred fifty-one and 29/100 (\$251.29) Dollars, and the further consideration that the said N. A. Dawson assume the payment of all taxes due and to become due upon the hereinafter described premises.

Have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said N. A. Dawson of Travis County, Texas, all that certain tract or parcel of land situated in the City of Austin, Travis County, Texas, and described as follows, to-wit:

Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16), Block No. Four (4) of Section Three (3) of Arboles Estates as shown by plat of record in Plat Book 3, page 241 of the 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 and anywise belonging unto the said N. A. Dawson, his heirs and assigns forever. And I do hereby bind myself, my heirs, my executors and administrators to warrant and forever defend all and singular the said premises unto the said N. A. Dawson, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under me, but not otherwise.

And the vendor's lien is especially retained herein to secure the payment of that

indebtedness assumed by the said N. A. Dawson to Henry Wetlandt and to the Oak Lumber Company and upon the payment of such indebtedness, this deed shall become absolute.

Witness my hand at Austin, Texas, this the 13th day of September, A.D. 1937.

Wm. Yelderman

THE STATE OF TEXAS #

COUNTY OF TRAVIS. # BEFORE ME, the undersigned authority, on this day personally appeared Wm. Yelderman, 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 consideration therein expressed.

Given under my hand and seal of office this the 13th day of September, A.D. 1937.

Jeanne Ward

(Notary Seal)

Notary Public in and for Travis County, Texas.

Filed for record 12 April 1939 at 10:00 A.M. Recorded 12 April 1939 at 11:05 A.M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS. # WHEREAS, heretofore, to-wit, on the 17th day of August, 1936, Vaughn A. D. Linder and his wife, Mrs. Von Linder did make, execute and deliver to the undersigned William Yelderman their certain promissory note bearing date on such day and year in the sum of Five Hundred (\$500.00) Dollars with interest thereon from such date until maturity at the rate of eight per cent (8%) per annum and being payable in monthly installments of Five (\$5.00) Dollars or more. The first installment to become due and payable on the 17th day of September, 1936, and a like amount on the 17th day of each month thereafter until the full and final payment of said note. Said note providing that the payments made shall be applied first to the interest, then accrued and the balance to the reduction of principal of said note, and

Whereas, said note was given in partial payment of and for all of that certain tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, to-wit:

Lot No. Fifteen (15), in Block Number Five (5) of South Heights Addition to the City of Austin, Travis County, Texas, a subdivision out of the Isaac Decker League, according to the map or plat of said subdivision recorded in Volume One (1), page 112 of the Plat Records of Travis County, Texas, together with all improvements thereon situated,

said note being the second lien on said premises and being subordinate and inferior to a lien of Sixteen Hundred (\$1600.00) Dollars on said premises, said first lien being evidenced by the promissory note of the said Vaughn A. D. Linder and Mrs. Von Linder on the same date as the note hereinabove described, and

Whereas, the undersigned, William Yelderman is now the legal owner and holder of said note in the sum of Five Hundred (\$500.00) Dollars and is entitled to receive all payments thereon.

Now, therefore, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned William Yelderman for and in consideration of the payment to me by N. A. Dawson of Austin, Travis County, Texas, of full face value of said note and all interest thereon, receipt whereof is hereby acknowledged and confessed have transferred, assigned, and set-over and by these presents do transfer, assign and set-over unto the said N. A. Dawson the said note above described together with all liens, rights and equities existing in me by virtue of being the owner, holder and payee mentioned in said note, fully granting to the



~~Cresel tract; THENCE South with the west line of said J. H. Cresel tract; THENCE South with the west line of said J. H. Cresel tract 90 varas to a post in fence for corner; THENCE West 233 varas to a post for corner; THENCE North 516 varas to the place of beginning, and being the same land described in the deed from C. O. Lester and wife to John Howard, recorded in Volume 243, pages 67 and 68, Deed Records of Travis County, Texas.~~

This deed is made subject to taxes for the year 1938, payment of which is assumed by the grantee herein, and also subject to rights of way for highway and railroad purposes, easements, and oil and gas leases if any.

Possession is to be given concurrently with the passing of this deed, or as soon thereafter as present occupant can be dispossessed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said ARNOLD G. DAVIS, an unmarried man, his heirs and assigns forever; and grantor binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said ARNOLD G. DAVIS, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, Reserve Loan Life Insurance Company has caused these presents to be signed by its proper officers, this the 17th day of January, 1938.

Witnesses at Request of Grantor:

Louise Timmerman

RESERVE LOAN LIFE INSURANCE COMPANY

BY: Frank H. Davis  
First Vice-Pres.

Attest: Harry G. Woodbury,  
Secretary.

*W/30*  
(Corp. Seal)

(\$3.00 U. S. Int. Rev. stamp can.) (Corp. Seal)

THE STATE OF INDIANA. )

County of MARION. ) BEFORE ME, the undersigned authority, a Notary Public in and for MARION County, Indiana, on this day personally appeared Frank H. Davis, First Vice-President of Reserve Loan Life Insurance Company, 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 consideration therein expressed, in the capacity stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 17th day of January A. D. 1938.

(Notary Seal)

My commission expires June 16, 1938.

Filed for record Feb. 7, 1938 at 1 P. M.

*W/30*  
Notary Public, Marion County, Indiana.

Recorded Feb. 7, 1938 at 2:15 P. M.

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THE STATE OF TEXAS !

COUNTY OF TRAVIS ! KNOW ALL MEN BY THESE PRESENTS:- That I, N. A. Dawson, of Travis County, Texas, for and in consideration of the sum of Ten (\$10.00) Dollars cash to me in hand paid, and other good and valuable consideration, receipt whereof is hereby acknowledged and confessed, all paid by Jennie Davis Dawson of Travis County, Texas, out of her own separate estate and funds and no lien, either express or implied is retained against the hereinafter described premises.

HAVE GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL AND CONVEY, unto the said Jennie Davis Dawson of the County of Travis and State of Texas for her own separate estate, use and benefit, all that certain tract or parcel of land situated in the

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County of Travis and State of Texas, and being described as follows; to-wit:

All of Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16) in Block Four (4) of Section Three (3) of Arboles Estates, an addition to the City of Austin, Travis County, Texas, according to the map or plat thereof of record on the 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 any wise belonging, unto the said Jennie Davis Dawson, her heirs or assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Jennie Davis Dawson, her heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

WITNESS MY HAND this 24th day of November, 1937.

N. A. Dawson

THE STATE OF TEXAS )

COUNTY OF TRAVIS ) BEFORE ME, the undersigned authority, on this day personally appeared N. A. Dawson, 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 consideration therein expressed.

Given under my hand and seal of office this the 24th day of November, A. D. 1937.

Jeanne Ward

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record Feb. 7, 1938 at 11:40 A. M.

Recorded Feb. 7, 1938 at 2:55 P. M.

THE STATE OF TEXAS, )  
COUNTY OF TRAVIS. )

KNOW ALL MEN BY THESE PRESENTS:

That we, John C. Wende and wife, Augusta L. Wende of Travis County, in the State of Texas, for and in consideration of the sum of Thirteen Hundred Fifty and No/100 (\$1350.00) Dollars, to us paid and secured to be paid by the grantee hereinafter named, as follows, to-wit:

The sum of Three Hundred and No/100 (\$300.00) Dollars to us cash in hand paid by the said grantee hereinafter named, the receipt of which is hereby acknowledged and confessed; and the sum of One Thousand Fifty and No/100 (\$1050.00) Dollars evidenced by one certain promissory note, bearing even date herewith, executed by J. J. Burt, and described as follows, to-wit: Payable to the order of John C. Wende in monthly installments as follows, to-wit: The first of such installments being in the sum of Twenty and No/100 (\$20.00) Dollars, or more, to be due and payable on the 4th day of March A. D. 1938 and a like installment in the sum of Twenty and No/100 (\$20.00) dollars, or more, to be due and payable on the 4th day of each and every month thereafter until said note and all interest thereon are fully paid and satisfied. Said note bearing interest at the rate of seven (7%) per cent per annum, to be included in the installments hereinabove provided for. And upon the payment of each of the said installments the same shall be applied first to the payment of interest accrued, and the balance to the principal of this note. And the said note also providing for ten per cent additional on the amount of principal and interest then due as attorney's fees, if said note is placed in the hands of an attorney for collection, or in case suit is brought on the same and failure to pay said note or any installment on the same, or the interest thereon, when due, shall at the option of the holder mature the above described note.



SAVE AND EXCEPT, however, the one-sixteenth (1/16th) mineral rights in said property which was reserved in the Westernfield Development Company by Deed of record in Book 509 Pages 112-114 of the Travis County Deed Records.

TO HAVE AND TO HOLD the said premises, together with all and singular, the rights, hereditaments and appurtenances thereto belonging unto the said Wade Sandberg and wife I. Rosalie Sandberg, their heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to Warrant and Forever Defend the title to the said property unto the said Wade Sandberg and wife I. Rosalie Sandberg, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This conveyance is made, however, subject to the restrictions, covenants and conditions as contained in the Deed from Westernfield Development Company to Mrs. Tom Ward, dated July 25, 1934, recorded in Vol. 509, Pages 112-114 of the Travis County Deed Records; and subject also to an Easement in said property owned by the City of Austin.

Witness our hands this the 13 day of September, A. D. 1938.

Wilbur C. Treadwell

\$1.00 U.S. Int. Rev. Stamp Can.

J. Thomas Ward

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

BEFORE ME, the undersigned authority, on this day personally appeared Wilbur C. Treadwell and J. Thomas Ward, known to me to be the persons whose names are subscribed to the foregoing instrument, and they each acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 13 day of September, A. D. 1938.

H. P. Becker

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for record October 5, 1938 at 9:30 A. M. Recorded October 5, 1938 at 4:10 P. M.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS #

KNOW ALL MEN BY THESE PRESENTS:-

That I, Jennie Davis Dawson, joined herein pro forma by my husband, N. A. Dawson, both of Travis County, Texas, for and in consideration of the sum of five Hundred (\$500.00) Dollars cash to me in hand paid by Jane D. Parker of Dallas County, Texas, the receipt of which sum is by me acknowledged and confessed, and the further consideration that the said Jane D. Parker accepts this conveyance subject to the balance of that certain indebtedness evidenced by the promissory note made, executed and delivered by Wm. Yelderman on the 10th day of October, 1936, in the principal amount of Eighteen Hundred (\$1800.00) Dollars, payable to the order of Henry Wendlandt at Austin, Travis County, Texas, and bearing interest at the rate of eight (8) per cent per annum, and which indebtedness is secured by a deed of trust lien upon the hereinafter described premises, which deed of trust is now of record in Book 542, pages 482 to 485 of the Deed of Trust Records of Travis County, Texas, to which reference is here made for further description of said indebtedness; and which said indebtedness was assumed by N. A. Dawson in a certain deed of conveyance from Wm. Yelderman to the said N. A. Dawson, which is now of record on the Deed Records of Travis County, Texas;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Jane D. Parker of Dallas County, Texas, all that certain lot, tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, and

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being described as follows, to-wit:-

Lots Fourteen (14) Fifteen (15) and Sixteen (16) in Block No. Four (4) of Section Three (3) of Arboles Estates, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat of such addition on file in Plat Book No. 3, of the Plat Records of Travis County, Texas, to which reference is here made for all descriptive purposes.

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 Jane D. Parker, her heirs or assigns, forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said Jane D. Parker, her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except subject, however, to the lien indebtedness hereinabove mentioned, and taxes that may be due or may accrue upon the above described premises.

And grantee herein, by accepting this deed, accepts the same subject to the further conditions and covenants contained in the conveyance from N. A. Dawson to Wm. Yelderman, which is of record on the Deed Records of Travis County, Texas, in reference to building restrictions and covenants running with the land, all of which are made a part hereof, as if here fully recited, and which restrictions are also mentioned in other conveyances since the date of conveyance to Wm. Yelderman.

Witness my hand, joined herein by my husband, N. A. Dawson, on this the 9th day of September, A. D. 1938.

Jennie Davis Dawson

50: U.S. INT. REV. STAMPS CAN.

N. A. Dawson

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared N. A. Dawson and Jennie Davis Dawson, his wife,

known to me to be the persons whose names are subscribed to the foregoing instrument, and the said N. A. Dawson acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Jennie Davis Dawson, wife of the said N. A. Dawson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jennie Davis Dawson, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 9th day of September, A. D. 1938.

Mary M. Herndon

(Notary Seal)

Notary Public in and for Travis County, Texas.

Filed for record October 5, 1938 at 8:00 A. M. Recorded October 5, 1938 at 4:30 P. M.

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STATE OF TEXAS

COUNTY OF TRAVIS

NOW ALL MEN BY THESE PRESENTS:-

WHEREAS, on the 22nd day of July, 1929, F. H. DuBose and wife, May C. DuBose, executed a note in the principal amount of Twelve Hundred Fifty and no/100 (\$1250.00) Dollars, payable to C. B. Hill, secured by a Mechanic's Lien contract of even date therewith, recorded in Volume 437, Page 232 of the Mechanic's Lien Records of Travis County, Texas, covering Lots Five (5) and Six (6) in Block Eight (8) in the subdivision or outlots Forty one (41) forty two (42) and Fifty three (53) in Division "C" in the City of Austin, Travis County, Texas, and

WHEREAS, on the 1st day of November, 1929 said C. B. Hill, by a Transfer and Assignment



MAY 16 1937 \* 9.00

PARTITION DEED

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, we, Joe J. Dawson, of Travis County, Texas, Ruth D. Tinnin, a widow, of Travis County, Texas, and Mary M. Herndon, wife of R. W. Herndon, of Travis County, Texas, have and hold in common the lands hereinafter described, known as the Jane Dawson Parker Estate, located in Travis County, Texas, the said Jane Dawson Parker Estate being No. 23449 on the Docket of the Probate Court of Travis County, Texas, to which reference is here made for all purposes; and

WHEREAS, we, the above named are desirous of making partition of the same, and have determined as between ourselves that a partition can be made fairly and equitably;

Now, Therefore, in consideration of the premises and to effect such partition, it is hereby Covenanted, Granted, Concluded and Agreed by and between said parties, and each of them Covenants, Grants, Concludes and Agrees, for himself, (or herself as the case may be), themselves, his (or hers as the case may be) and their heirs and assigns, that a partition of said lands shall be made as follows, viz:

1st. That said Joe J. Dawson shall henceforth Have, Hold, Possess and Enjoy, in severalty, by himself and to him and his heirs and assigns, for his part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described as follows:

- No. 1. FIELD NOTE DESCRIPTION OF 58.394 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED

DEED RECORDS  
Travis County, Texas

VOL 2600 PAGE 57

IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, IN DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above, also being the Southeast corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of the Deed Records of Travis County, Texas;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract N 29 deg. 14' E. a distance of 749.37' to an iron pipe set for the Northwest corner of a 39.42 acre tract and the beginning point of the tract herein described, said beginning point being also the Southwest corner of the tract herein described;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described N 29 deg. 14' E a distance of 1101.06' to an iron pipe set for the Southwest corner of a 44.686 acre tract and the Northwest corner of the tract herein described;

THENCE with the South line of the above 44.686 acre tract and the North line of the tract herein described S 60 deg. 46' E a distance of 2301.64' to an iron pipe set in the West Right of Way line of Farm to Market Highway #2304, said iron pipe being the Southeast corner of a 44.686 acre tract and the Northeast corner of the tract herein described;

THENCE with the West Right of Way fence of Farm to Market Highway #2304 the following courses:

S 29 deg. 23' W, at 229', cross a creek, continuing S 29 deg. 23' W a total distance of 359.10' to an angle post in the Right of Way fence;  
S 20 deg. 36' W a distance of 100.92' to an angle post in Right of Way fence;  
S 29 deg. 14' W a distance of 642.19' to an iron pipe set for the Northeast corner of a 39.42 acre tract and the Southeast corner of the tract herein described;

THENCE with the North line of the above 39.42 acre tract and the South line of the tract herein described N 60 deg. 46' W a distance of 2315.81' to the place of beginning, containing 58.394 acres of land according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April, 1963.

DEED RECORDS  
Travis County, Texas

VOL 2600 PAGE 58



No. 2. The south forty (40) feet of Lot Nos. Three (3) and Four (4) in Block Two (2) in South Heights, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 530 at page 114 of the Plat Records of Travis County, Texas; and

No. 3. The north eighty-eight (88) feet of Lot Nos. Three (3) and Four (4) in Block Two (2) in South Heights, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 530 at page 114 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Mary M. Herndon and Ruth D. Tinnin, the other parties hereto, do Grant, Release and Confirm unto the said Joe J. Dawson the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Joe J. Dawson, his heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Joe J. Dawson, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

2nd. That said Ruth D. Tinnin shall henceforth Have, Hold, Possess and Enjoy, in severalty, by herself and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described as follows:

No. 1. FIELD NOTE DESCRIPTION OF 44.686 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, IN DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**DEED RECORDS**  
Travis County, Texas

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BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above, also being the Southwest corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of Deed Records of Travis County, Texas;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract N 29 deg. 14' E a distance of 1850.43' to an iron pipe set for the Northwest corner of a 58.394 acre tract and the beginning point of the tract herein described, said beginning point also being the Southwest corner of the tract herein described;

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described, the following courses:

N 29 Deg. 14' E at 16' cross a creek, continuing N 29 deg. 14' a total distance of 213.72' to an iron pipe set at a corner post for an angle point in the fence;

N 29 deg. 08' W a distance of 616.10' to an iron pipe set at a corner post for the Northeast corner of said Dawson Tinnin 37.9 acre tract and the Northwest corner of the tract herein described;

THENCE with the meanders of a fence line for the South line of the Howard B. Granberry, Jr. tract as described in Volume 450, Page 147, of the Deed Records of Travis County, Texas, and the North line of the tract herein described, the following courses:

S 61 Deg. 23' E a distance of 194.95' to an 8" elm tree for an angle point in the fence;

S 56 deg. 35' E a distance of 160.09' to a cedar post for an angle point;

S 61 deg. 43' E a distance of 465.66' to a cedar post for an angle point;

S 65 deg. 18' E a distance of 64.67' to the North side of a 12" hackberry tree for an angle point;

S 62 deg. 06' E a distance of 287.90' to a cedar post for an angle point.

S 64 deg. 18' E a distance of 318.95' to the North side of an 18' cedar tree for an angle point;

S 61 deg. 28' E a distance of 248.20' to the North side of a 10" live oak tree for an angle point;

S 62 deg. 14' E a distance of 577.14' to

-4-  
DEED RECORDS  
Travis County, Texas

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an iron pipe set at a corner post in the West bound of Farm to Market Highway #2304 for the Southeast corner of the Howard B. Granberry, Jr. tract and the Northeast corner of the tract herein described;

THENCE with the West Right of Way fence line of Farm to Market Highway #2304 and the East line of the tract herein described, the following courses:

S 35 deg. 33' W a distance of 133.96' to an angle post in the fence line;  
S 28 deg. 55' W a distance of 402.91' to an angle post in the fence line;  
S 29 deg. 23' W a distance of 340.98' to an iron pipe set for the Northeast corner of a 58.394 acre tract and the Southeast corner of the tract herein described;

THENCE with the North line of said 58.394 acre tract and the South line of the tract herein described, N 60 deg. 46' E a distance of 2301.64' to the place of beginning, containing 44.68 acres of land according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April, 1963.

- No. 2. Lot Nos. Nineteen (19), Twenty (20) and Twenty-one (21) in Block Four (4) in Arboles Estates, an addition in the City of Austin, Travis County, Texas according to the map or plat of record in Volume 3 at page 155 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Mary M. Herndon and Joe J. Dawson, the other parties hereto, do Grant, Release and Confirm unto the said Ruth D. Tinnin the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Ruth D. Tinnin, her heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Ruth D. Tinnin, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

3rd, That Mary M. Herndon, wife of R. W. Herndon, shall henceforth Have, Hold, Possess and Enjoy, in severalty,

**DEED RECORDS**  
Travis County, Texas

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by herself, as a part of her separate estate, and to her and her heirs and assigns, for her part, share and proportion of the said lands and premises, free from any and all claims of the other parties hereto, all those certain parcels, lots or tracts of land situated and described by metes and bounds as follows:

- No. 1. FIELD NOTE DESCRIPTION OF 39.42 ACRES OF LAND OUT OF THE THEODORE BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A PART OF "FIRST TRACT" OF 110 ACRES AND A PART OF "SECOND TRACT" OF 108 ACRES AS DESCRIBED IN DEED FROM N. A. DAWSON AND WIFE JENNIE D. DAWSON TO MRS. JANE D. PARKER, A WIDOW, BY DEED RECORDED IN VOLUME 464, PAGE 243, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING BOUNDED ON THE EAST BY THE WEST LINE OF FARM TO MARKET HIGHWAY #2304 AND BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF DAVIS LANE AS FENCED: SAID TRACT OF 39.42 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe set at a corner post in the North bound of Davis Lane for the Southwest corner of "Second Tract" as described above also being the Southeast corner of that certain 37.9 acre tract conveyed by Ruth Dawson Tinnin, a feme sole, to son, Dawson Tinnin, by deed recorded in Volume 1489, Page 46, of the Deed Records of Travis County, Texas, said iron pipe also being the Southwest corner of the tract herein described:

THENCE along a fence line for the East line of said Dawson Tinnin 37.9 acre tract and the West line of the tract herein described, N 29 deg. 14' E a distance of 749.37' to an iron pipe set in said fence line for the Northwest corner of the tract herein described;

THENCE S 60 deg. 46' E a distance of 2315.81' to an iron pipe set in the West Right of Way fence line of Farm to Market Highway #2304 for the Northeast corner of the tract herein described;

THENCE with said Right of Way fence S 29 deg. 14' W a distance of 690.95' to an angle post in the West Right of Way fence of Farm to Market Highway #2304 and the North Right of Way fence of Davis Lane;

THENCE with the North Right of Way line of Davis Lane as fenced the following courses:

-6-

DEED RECORDS  
Travis County, Texas

VOL 2600 PAGE 62



S 79 deg. 01' W a distance of 77.99' to an angle post in said fence;  
 N 60 deg. 40' W a distance of 646.65' to a 4" live oak tree for an angle point in fence;  
 N 61 deg. 53' W a distance of 332.30' to a 5" cedar tree for an angle point in fence;  
 N 60 deg. 09' W a distance of 144.17' to a cedar post for an angle point in fence;  
 N 59 deg. 17' W a distance of 293.19' to a 4" cedar tree for an angle point in fence;  
 N 60 deg. 25' W a distance of 493.73' to a 5" live oak tree for an angle point in fence;  
 N 60 deg. 40' W a distance of 308.40' to 4" cedar tree for an angle point in fence;  
 N 62 deg. 01' W a distance of 210.42' to a cedar post for an angle point in fence;  
 N 59 deg. 37' W a distance of 67.02' to the place of beginning, containing 39.42 acres of land, according to the survey of Guy E. Cook, Registered Public Surveyor of Travis County, Texas, made in April 1963.

- No. 2. Lots Nos. Fourteen (14), Fifteen (15) and Sixteen (16) in Block Four (4) in Arboles Estates, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3 at page 155 of the Plat Records of Travis County, Texas, to which reference is here made for a more particular description.

And we, Joe J. Dawson and Ruth D. Tinnin, the other parties hereto, do Grant, Release and Confirm unto the said Mary M. Herndon/ as a part of her separate estate the premises above described; to Have and to Hold in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said Mary M. Herndon, her heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mary M. Herndon, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, we have hereunto set our hands  
this the 15th day of May, 1963.

Joe J. Dawson  
Joe J. Dawson

Ruth D. Tinnin  
Ruth D. Tinnin

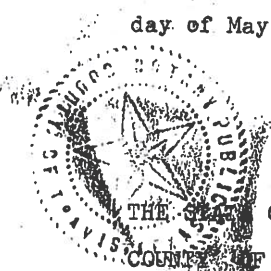
Mary M. Herndon  
Mary M. Herndon

R. W. Herndon  
R. W. Herndon

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Joe J. Dawson and Ruth D. Tinnin, a feme sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of May, A.D. 1963.



Frank J. McKell  
Notary Public in and for  
Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared R. W. Herndon and Mary M. Herndon, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said R. W. Herndon acknowledged to me that he executed the same for the purposes and consideration

DEED RECORDS  
Travis County, Texas

VOL 2600 PAGE 64



therein expressed. And the said Mary M. Herndon, wife of R. W. Herndon, having been examined by me privily and apart from her husband and the same fully explained to her by me, she, the said Mary M. Herndon, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of May, A.D. 1963.

*Frank J. Hill*  
Notary Public in and for Travis  
County, Texas



FILED  
*Emilie Limburg*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
MAY 16 8 59 AM 1963

STATE OF TEXAS  
COUNTY OF TRAVIS

I hereby certify that this Instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

MAY 20 1963



*Emilie Limburg*  
COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

DEED RECORDS  
Travis County, Texas

VOL 2600 PAGE 65

WARRANTY DEED

526  
3-60-1401

STATE OF TEXAS MAR-68 2957 \* 5.00

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Mary M. Herndon, a widow ("grantor" herein), of the County of Travis and State of Texas, being of sound mind and good health, for and in consideration of love and affection by me received from Elizabeth T. Moore, Mary Jane Ramsey, and Dawson Tinnin, the receipt of which is hereby acknowledged, have GIVEN, GRANTED, and CONVEYED as a gift, and by these presents do GIVE, GRANT and CONVEY as a gift unto Elizabeth T. Moore (whose mailing address is 8509 Manchaca Rd., Austin, Texas 78745), Mary Jane Ramsey (whose mailing address is 7811 Manchaca Rd., Austin, Texas 78745), and Dawson Tinnin (whose mailing address is 2814 Davis Lane, Austin, Texas 78745), ("grantees" herein), of the County of Travis and State of Texas, each a one-third (1/3) undivided interest, subject to the reservation herein made, in all of the following described real property in Travis County, Texas, to-wit:

Lots 14, 15, 16, Block 4, Arboles Estates Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, Page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

TO HAVE AND TO HOLD said undivided interest in and to the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, in the proportions

Page 1 of 2

DEED  
Travis County, Texas

8486 603



3-60-1402

mentioned, against every person whomssoever lawfully claiming or to claim the same or any part thereof.

Reserving to said grantor the exclusive possession and the use and enjoyment in the grantor's own right, of the rents, issues, and profits of said real property during the term of the grantor's natural life.

This conveyance is made expressly subject to all easements and valid restrictions of record in the Office of the County Clerk of Travis County, Texas.

EXECUTED this 7th day of March, 1984.

Mary M. Herndon  
Mary M. Herndon

STATE OF TEXAS {

COUNTY OF TRAVIS {

This instrument was acknowledged before me on March 7, 1984, by Mary M. Herndon.



Allan R. Black  
Notary Public, State of Texas  
Allan R. Black  
My Commission Expires: June 30, 1984

NOTARY SEAL

RETURN TO:

Allan R. Black,  
Attorney at Law  
3100 S. Lamar, No. 201  
Austin, Tx 78704

Page 2 of 2

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

MAR 7 1984



Doris Aguilera  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

MAR 7 1 52 PM '84

Doris Aguilera  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

8486 604

WARRANTY DEED

3-71-9318

STATE OF TEXAS

MAY 16 1984 4923 \* 5.00

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Elizabeth T. Moore, of the County of Travis and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Mary Jane Ramsey ("Grantee" herein), whose mailing address is 7811 Manchaca Road, Austin, Texas 78745, of the County of Travis and State of Texas, a one-third (1/3) undivided interest in and to the following described real property in Travis County, Texas, to-wit:

Lots 14, 15, 16, Block 4, Arboles Estates Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, Page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

TO HAVE AND TO HOLD said undivided interest in and to the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, in the proportion mentioned, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made expressly subject to all easements and valid restrictions of record in the Office of the County Clerk of Travis County, Texas.

This conveyance is further made expressly subject to a reservation contained in Warranty Deed from Mary M. Herndon to Elizabeth T. Moore, Mary Jane Ramsey, and Dawson Tinnin, dated March 7, 1984, and recorded in Volume 8486, page 603, of the Deed Records of Travis County, Texas.

EXECUTED this 16th day of May, 1984.

Elizabeth T. Moore  
Elizabeth T. Moore

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on May 16, 1984, by Elizabeth T. Moore.



NOTARY SEAL Allan R. Black  
Notary Public, State of Texas  
Allan R. Black  
My Commission  
Expires: June 30, 1988

FILED

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped herein by me, and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, on  
MAY 18 AM 8:55  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEED-1

Travis County, Texas



MAY 16 1984

Doris H. [Signature]  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

8603 980



STATE OF TEXAS

( )

SPECIAL  
WARRANTY DEED

COUNTY OF TRAVIS

( )

690 \* 5.00

3-74-4879

KNOW ALL MEN BY THESE PRESENTS:

That DAWSON TINNIN, not joined herein by my spouse as the property herein conveyed is my sole and separate property and constitutes no part of my homestead pursuant to the laws of the State of Texas.....

hereafter referred to as Grantors (whether one or more) for and in consideration of the payment by MARY JANE RAMSEY.....

hereafter referred to as Grantees (whether one or more) of a certain cash consideration, the receipt of which is hereby acknowledged by the Grantors, and for the additional consideration, if any, specified in the attached Exhibit "B" which is incorporated herein by reference, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL AND CONVEY unto Grantees, subject to any reservations hereinafter made, <sup>my undivided one-third (1/3) interest in the</sup> ~~absolute~~ real property described in the attached Exhibit "A" which is incorporated herein by reference.

TO HAVE AND TO HOLD the herein described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, Grantee's heirs, successors and assigns forever; and Grantors do hereby bind Grantors, Grantor's heirs, executors and administrators or successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under me but not otherwise.

☐ If checked the note or notes executed or assumed by Grantees and described in the attached Exhibit "B" are secured by a vendor's lien herein retained. Superior Title in and to the property, premises and improvements described in Exhibit "A" is hereby retained until the promissory note or notes executed or assumed herein by Grantees have been fully paid according to the face, tenor, effect and reading thereof when this Deed shall become absolute.

☐ If checked, the Vendor's Lien retained herein to secure payment of the note payable to ..... Payee, together with Superior Title in and to said property are hereby TRANSFERRED, ASSIGNED, SOLD AND CONVEYED to the above named Payee for value received.

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

EXECUTED this 8th day of June, 1984.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

Dawson Tinnin  
DAWSON TINNIN

8614 627

STATE OF TEXAS ( )  
COUNTY OF TRAVIS ( )

BEFORE ME, the undersigned authority, on this day personally appeared DAWSON TINNIN .....  
..... 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 8th day of June  
1984 ..

*Preston W. Rotenberg*  
Notary Public in and for Travis County, Texas  
PRESTON W. ROTENBERG  
(Printed or stamped name of notary)  
9-27-87

STATE OF TEXAS ( )  
COUNTY OF ( )

BEFORE ME, the undersigned authority, on this day personally appeared .....  
..... known to me to be the person... whose name ...  
subscribed to the foregoing instrument, and acknowledged to me that ... he ... executed the same for the  
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ..... day of .....  
19.....

Notary Public in and for ..... County, Texas  
(Printed or stamped name of notary)

STATE OF TEXAS ( )  
COUNTY OF ( )

BEFORE ME, the undersigned authority, on this day personally appeared .....  
..... of ..... a corporation, known to me to be  
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that ... he ... ex-  
ecuted the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act  
and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ..... day of .....  
19.....

Notary Public in and for ..... County, Texas  
(Printed or stamped name of notary)

EXHIBIT "A"

An undivided one-third (1/3) interest in:

Lots 14, 15, 16, Block 4 ARBOLES ESTATES,  
Section 3, an addition or subdivision in  
Austin, Travis County, Texas, the map or  
plat of which is recorded in Volume 3,  
Page 241, Travis County Plat Records,  
locally known as 901 Dawson Road, Austin,  
Texas.

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

JUN 18 1984



*Dario Angeles*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
JUN 17 7 55 AM '84  
Dario Angeles  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

8644 628



DOC. NO.

00118581

WARRANTY DEED FILM CODE

00004437323

DATE: Dec 28, 1988

3:03 PM 6380

5.00 INDX  
2 2 12/29/88  
1185.81-DOC#  
17.61-CHE#

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James S. Ramsey

Grantee's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

1/2 undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

NONE

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, warranty.mr

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0914

executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

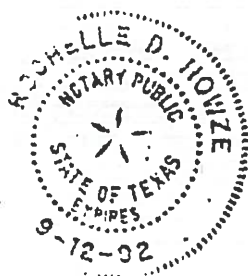
Mary Jane Ramsey  
Grantor

12-28-88  
Date

(acknowledgement)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me by Mary Jane Ramsey (Grantor) on the 28th day of December, 1988.



Rochelle D. Howze  
Notary Public, State of Texas  
Notary's name (printed):  
Rochelle D. Howze  
Notary's commission expires: 9-12-92

NOTARY SEAL

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

FILED

DEC 29 1988

88 DEC 29 PM 2:59



Kana Robinson  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

CLERK  
TRAVIS COUNTY, TEXAS

warranty.jfr

Return to:

Bonnie Austin

400 Congress Ave #250

Austin, TX 78701

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0915



DOC. NO.

WARRANTY DEED

FILM CODE  
00004437326

00118578

DATE: 12-28-88

3:03 PM 6380

500  
5.00 INDX  
2 2 12/29/88  
1185.78-DOC#  
17.61-CHK#

Grantor: James S. Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James Thomas Ramsey

Grantee's Mailing Address (including county):

7909 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

14.7% undivided interest (community interest) in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor reserves for himself and his assigns, the full possession, benefit, and use of Property, as well as of the rents, issues, and profits therefrom for and during his natural life.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, warranty.jr

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0820

grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

James S. Ramsey  
Grantor

12-28-88  
Date

(acknowledgement)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me by  
James S. Ramsey (Grantor) on the 28th day of  
December, 1988.



Rochelle D. Howze  
Notary Public, State of Texas  
Notary's name (printed):  
Rochelle D. Howze  
Notary's commission expires: 9-12-92

NOTARY SEAL

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

DEC 29 1988

FILED

88 DEC 29 PM 2:59



Carol A. Sullivan  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

warranty.jr

Return to:

Bonnie Austin  
900 Congress Ave #250  
Austin, TX 78701

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0921



DOC. NO.  
00118579

WARRANTY DEED

FILM CODE  
00004437327

DATE: Dec. 28, 1988

3:03 PM 6380

5.00 INDX  
2 2 12/29/88  
1185.79-DOC#  
17.61-CHEK#

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd., Austin, Travis County, Texas 78745

Grantee: James Thomas Ramsey

Grantee's Mailing Address (including county):

7909 Manchaca Rd., Austin, Travis County, Texas 78745

Considerations:

Love and affection

Property (including any improvements):

14.7% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records, locally known as 901 Dawson Road, Austin, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor reserves for herself and her assigns, the full possession, benefit, and use of Property, as well as of the rents, issues, and profits therefrom for and during her natural life.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, warranty.mr

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0922

grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

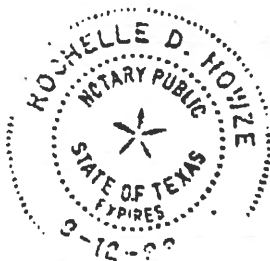
Mary Jane Ramsey  
Grantor

12-28-88  
Date

(acknowledgement)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me by Mary Jane Ramsey (Grantor) on the 28th day of December, 1988.



Rochelle D. Houze  
Notary Public, State of Texas  
Notary's name (printed):  
Rochelle D. Houze

Notary's commission expires: 9-12-92

NOTARY SEAL

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

FILED

DEC 29 1988

88 DEC 29 PM 2:59

DAVID L. BROWN  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



David L. Brown  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

warranty.mr

Return to:

Bonnie Austin

900 Congress Ave #250

Austin, TX 78701

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10845 0923

1176

FILM CODE

00005441410

GIFT WARRANTY DEED

Date: June 3, 1996

Grantor: James S. Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd.  
Austin, Travis County, Texas 78745

Grantee: JAMES THOMAS RAMSEY

Grantee's Mailing Address (including county):

7709 Manchaca Rd.  
Austin, Travis County, Texas 78745

Consideration:

Love and affection

Property (including any improvements):

1. That certain tract or parcel of land situated in Travis County, Texas, known locally as 901 Dawson, Austin, Texas, more particularly described as:

A 35.3% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records,

the property being the same property to which Grantor conveyed a 14.7% undivided interest to Grantee by Warranty Deed dated December 28, 1988, of record in volume 10845, page 920 (Doc. No. 00118578), Real Property Records, Travis County, Texas; and

2. the full possession, benefit, and use of the Property, as well as of the rents, issues, and profits therefrom, which Grantor had reserved for himself and his assigns for and during his natural life, in the above-described instrument dated December 28, 1988.

Reservations from and Exceptions to Conveyance and Warranty: None.

Grantor, for the consideration, GRANTS, GIVES AND CONVEYS as a gift to Grantee said undivided interest in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE

Gift Warranty Deed

1 of 2

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

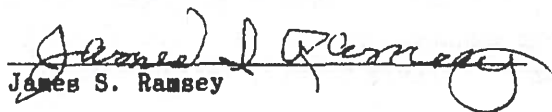
12700 0903



AND TO HOLD to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular said undivided interest in and to the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

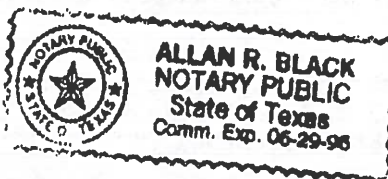
Ad valorem taxes for 1996 to be paid by Grantee.

  
James S. Ramsey

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 3, 1996, by James S. Ramsey.



  
Notary Public, State of Texas

RETURN TO:  
JAMES THOMAS RAMSEY  
7709 Manchaca Rd.  
Austin, Texas 78745

FILED

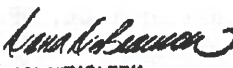
96 JUN -4 PM 4:02

DANA L. L. L. L. L.  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

JUN 4 1996



  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Gift Warranty Deed

2 of 2

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12700 0904

RECEIPT#: B00040314 TRANS#: B5749 DEPT: REGULAR RECORD \$11.00  
CASHIER: KYTUE FILE DATE: 6/4/96 TRANS DATE: 6/4/96  
PAID BY: CHECK# 102

11VA

FILM CODE

00005441411

GIFT WARRANTY DEED

Date: June 3, 1996

Grantor: Mary Jane Ramsey

Grantor's Mailing Address (including county):

7811 Manchaca Rd.  
Austin, Travis County, Texas 78745

Grantee: JAMES THOMAS RAMSEY

Grantee's Mailing Address (including county):

7709 Manchaca Rd.  
Austin, Travis County, Texas 78745

Consideration:

Love and affection

Property (including any improvements):

1. That certain tract or parcel of land situated in Travis County, Texas, known locally as 901 Dawson, Austin, Texas, more particularly described as:

A 35.3% undivided interest in Lots No. 14, 15, and 16, Block 4, Arboles Estates, Section 3, an addition or subdivision in Austin, Travis County, Texas, the map or plat of which is recorded in Volume 3, page 241, Travis County Plat Records,

the property being the same property to which Grantor conveyed a 14.7% undivided interest to Grantee by Warranty Deed dated December 28, 1988, of record in volume 10845, page 922 (Doc. No. 00118579), Real Property Records, Travis County, Texas; and

2. the full possession, benefit, and use of the Property, as well as of the rents, issues, and profits therefrom, which Grantor had reserved for herself and her assigns for and during her natural life, in the above-described instrument dated December 28, 1988.

Reservations from and Exceptions to Conveyance and Warranty: None.

Grantor, for the consideration, GRANTS, GIVES AND CONVEYS as a gift to Grantee said undivided interest in and to the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE

Gift Warranty Deed

1 of 2

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12700 0905

AND TO HOLD to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular said undivided interest in and to the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Ad valorem taxes for 1996 to be paid by Grantee.

Mary Jane Ramsey  
Mary Jane Ramsey

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 3, 1996, by Mary Jane Ramsey.



ALLAN R. BLACK  
NOTARY PUBLIC  
State of Texas  
Comm. Exp 06-29-96

Allan R. Black  
Notary Public, State of Texas

RETURN TO:  
JAMES THOMAS RAMSEY  
7709 Manchaca Rd.  
Austin, Texas 78745

STATE OF TEXAS

COUNTY OF TRAVIS

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

JUN 4 1996



Dana L. Johnson  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

96 JUN -4 PM 4:03

DANA L. JOHNSON  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Gift Warranty Deed

2 of 2

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12700 0906

RECEIPT#: B00040314 TRANS#: B5750 DEPT: REGULAR RECORD \$11.00  
CASHIER: KHUE FILE DATE: 6/4/96 TRANS DATE: 6/4/96  
PAID BY: CHECK# 102



**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: December 29, 2014

GRANTOR: James Thomas Ramsey and wife, Larita Ramsey

GRANTOR'S MAILING ADDRESS:

PO BOX 1742 Dripping Spg, TX 78620

GRANTEE: Justin Hubbert and spouse, Lauren Hubbert, owning, occupying and claiming other property as homestead

GRANTEE'S MAILING ADDRESS:

360 Nueces St. #1013  
Austin, TX 78701

**CONSIDERATION:**

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$446,250.00, and is executed by Grantee, payable to the order of Prosperity Bank. The note is secured by a vendor's lien retained in favor of Prosperity Bank in this deed and by a deed of trust of even date from Grantee to David Zalman, Trustee.

**PROPERTY (including any improvements):**

Lots 14, 15 and 16, Block 4, ARBOLES ESTATES, SECTION NO. 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 241, of the Plat Records of Travis County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

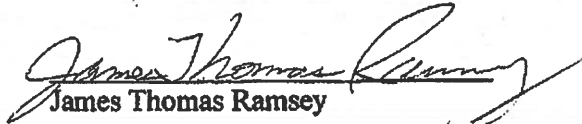
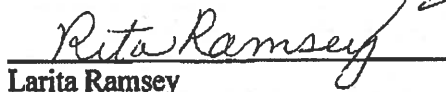
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2015 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Prosperity Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Prosperity Bank and are transferred to that party.

  
James Thomas Ramsey  
  
Larita Ramsey

Acknowledgement

State of Texas  
County of Williamson

This instrument was acknowledged before me on the 29 day of  
Dec., 2014, by James Thomas Ramsey and wife, Larita Ramsey.

AWS  
Notary Public, State of \_\_\_\_\_

Prepared by:  
Hancock & McGill, L.L.P.  
Attorneys at Law  
File No. 14011219  
After Recording Return To:

(02)  
AUSTIN TITLE COMPANY  
THE SUMMIT AT LA FRONTERA  
810 HESTERS CROSSING, #155  
ROUND ROCK, TX 78681-7841 1401219-680



Dd1219-sw

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Page 3



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

January 02 2015 02:01 PM

FEE: \$ 38.00 2015000199

# 1935 Austin city council meeting , Arboles estate

Report Spam

Updated Jun 12th, 2015

221

the following particulars:

To zone as "A" Residence District and First Height and Area District all that property known as Rosedale B, C, and D, and the property west extending to the city limit line, except that portion designated as Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 7, Rosedale B, which shall be zoned as "C" Commercial District and Second Height and Area District, all of said property having been taken into the city limits by ordinance passed October 19, 1933;

To amend the Use designation of that property located south of Barton Springs Road and east of the railroad right-of-way, being more particularly described as the west four acres of Block 10-B of the Isaac Decker League, so as to change same from "A" Residence District to "C" Commercial District.

No one appearing to protest the proposed zoning of that property known as Rosedale B, C, and D, and the property west extending to the city limit line, Councilman Wolf moved that the City Attorney be instructed to draw an amendment to the Zoning Ordinance in accordance with the proposal. The motion carried by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

William Yelderman, Attorney for Nannie E. Dawson, protested the proposed change in zoning of the property located south of Barton Springs Road and east of the railroad right-of-way, being more particularly described as the west four acres of Block 10-B of the Isaac Decker League, from "A" Residence District to "C" Commercial District. Written protests by Mrs. J. W. Templer, Ruth D. Tinnin, N. A. Dawson, Mrs. Jane Parker, and Nannie E. Dawson were also received. Councilman Gillis moved that the zoning of this property remain unchanged. The motion was seconded by Councilman Wolf and carried by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

Councilman Wolf introduced the following ordinance:

AN ORDINANCE REPEALING AN ORDINANCE ENTITLED "AN ORDINANCE TO PROVIDE FOR LICENSING AND REGULATING PERSONS, FIRMS, AND CORPORATIONS TO ENGAGE IN BUYING AND SELLING FRUITS AND VEGETABLES AT WHOLESALE WITHIN THE CORPORATE LIMITS OF THE CITY OF AUSTIN, REQUIRING THE ISSUANCE OF LICENSES, EXEMPTING IN PART CERTAIN PERSONS, DEFINING TERMS, PROVIDING ENFORCEMENT, PRESCRIBING DUTIES OF ENFORCING OFFICERS, PROHIBITING THE SUPERSEDING THEREOF BY OTHER ORDINANCES, PROVIDING FOR THE DISPLAY OF LICENSES, FIXING PENALTIES, DESCRIBING OPERATING AND EFFECT."

The ordinance was read the first time and Councilman Wolf moved that the rule be suspended and the ordinance be passed to its second reading. The motion carried by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

The ordinance was read the second time and Councilman Wolf moved that the rule be

by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

The ordinance was read the third time and Councilman Wolf moved that same be finally passed. The motion carried by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

The request of E. H. Smartt, Attorney for the owners of certain property west of Exposition Boulevard on the Enfield Road, for an extension of the water main to serve said property, was referred to the City Manager.

The complaint of Chester Schacht relative to the rank growth of willow trees in the bed of Waller Creek below the bridge on Second Street was referred to the City Engineer for investigation, with instructions to have said trees out if they are found to be on the City's property.

220

for the years 1933 and 1934 were owing, in the aggregate amount of \$147.61, and that penalties have accrued in the aggregate amount of \$7.37; therefore

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

THAT upon prompt payment of said taxes, together with interest, the penalties shall be remitted.

The resolution was adopted by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

There being no further business, upon motion of Councilman Wolf, seconded by Councilman Gillis, the Council recessed, subject to call of the Mayor, by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

220

for the years 1933 and 1934 were owing, in the aggregate amount of \$147.61, and that penalties have accrued in the aggregate amount of \$7.37; therefore

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

THAT upon prompt payment of said taxes, together with interest, the penalties shall be remitted.

The resolution was adopted by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

There being no further business, upon motion of Councilman Wolf, seconded by Councilman Gillis, the Council recessed, subject to call of the Mayor, by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

Attest:

*Halle McKee* City Clerk

Approved:

*Tom Miller*



REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, August 22, 1935.

The meeting was called to order at 10:15 A. M., with Mayor Tom Miller presiding, Roll call showed the following members present: Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; absent, Councilman Alford, 1.

The reading of the Minutes was dispensed with.

A committee from the Chamber of Commerce submitted a proposal for the construction of a City-County Auditorium, stating that the County Commissioners were favorable to the project if funds for same could be secured. Further consideration of the matter was postponed to a meeting of the City Council, City Manager, and the Committee.

A committee of clergymen from Hyde Park submitted a petition asking that the ordinance regulating the conduct and dress of bathers be enforced at Ship's Pool, particularly with reference to the wearing of robes to and from the pool by the bathers. After considerable discussion, it was moved by Councilman Gillis, seconded by Councilman Bartholomew, that the matter be referred to Jas. A. Garrison, Superintendent of Recreation, for investigation and report back to the Council at its next regular meeting, and that a copy of said report be sent to the clergymen. The motion carried by the following vote: Ayes, Councilmen Bartholomew, Gillis, Mayor Miller, and Councilman Wolf, 4; nays, none; Councilman Alford absent, 1.

Mayor Miller declared the hearing open, in accordance with published notice thereof, on the proposal of the City Council to amend the Zoning Ordinance of the City of Austin in

*your computer,*



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14H-2015-0053**

**Contact: Steve Sadowsky, 512-974-6454**

**Public Hearing: Jul 28, 2015, Planning Commission**

**Aug 13, 2015, City Council**

Paul Kans and Carla Underhill

Your Name (please print)

205 W. 33rd

Your address(es) affected by this application

Carla Underhill

Signature

7-19-15

Date

Daytime Telephone: 512-477-2309

Comments:

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If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number(s): NRD-2015-0063 PR-2015-074216**

**Contact:** Beth Johnson, 512-974-7801 or  
[elizabeth.johnson@austintexas.gov](mailto:elizabeth.johnson@austintexas.gov)

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Martinez Family Living Trust

Your Name (please print) Steven Martinez, Trustee

☒ I am in favor  
☐ I object

2520 Jarratt Ave.

Your address(es) affected by this application

[Signature]  
Signature

7/20/15  
Date

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

If you use this form to comment, it may be returned to:  
City of Austin  
Planning and Zoning Department  
Beth Johnson  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104

July 14, 2015

To: Mr. Steve Sadowsky and Historic Commissioners

Fm: Sipriano Arellano, Jr.

Re: Case #HDP - 2015 - 0501 2211 Willow Street Austin, Texas 78702

YOUTUBE PETITION TO HISTORIC COMMISSIONERS

<http://bit.ly/2211willow>

I am currently the owner of the above referenced property. I arrived in this home as a small child in the 1950's and have remained most of my adult life. Subsequently, I inherited the property after both of my parents passed away.

I am also a disabled American Veteran (Vietnam) with a desire to now retire. The sale of my home is now my only remaining asset. The City of Austin's Historic Department is currently blocking my sale due to refusing to release the building permit to my buyer.

I have read the above Historic Case Review you prepared on my home for further recommended research. You noted that the structure is listed in the Comprehensive Cultural Resources Survey (1984) as a Priority 2. My understanding for a Priority 2 is that the home would actually hold the integrity of the original exterior structure and would deserve historic attention as a contributing structure to Austin's history. The home at 2211 Willow Street is not inside the National Register of Historic Places nor the Willow-Spence Historic District of Austin. However, I do understand that it does lay within the E. Cesar Chavez Neighborhood Plan which notes in item #3 that the neighborhood "create and preserve all physical features and activities to reinforce neighborhood cultures".

I would like to innumerate below why 2211 Willow Street does NOT communicate historic architecture at this point in its structural lifetime, in addition, should neither be considered for rehabilitation or a reflection of the "working man" culture.

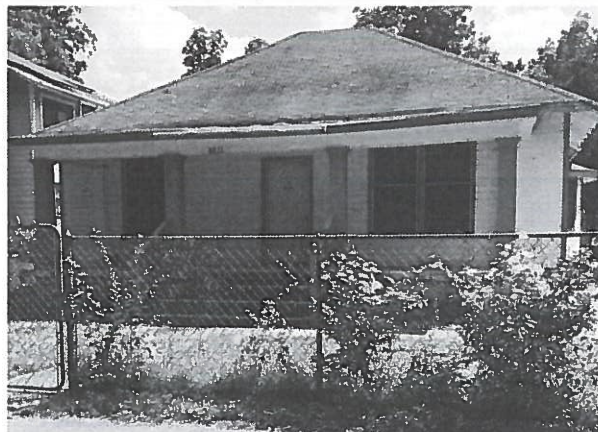
1. A fire occurred next door that completely destroyed 2213 Willow in the 1980's. That fire severely damaged the entire east side of the 2211 structure including the roof
2. The entire east side of the home was rebuilt including a complete replacement of the entire roof structure down to the beams and changed the pitch design
3. All of the window openings (including the front) were raised up and replaced with aluminum windows
4. Years earlier, a friend of the family accidentally backed into the front porch and caused damage to the west side porch area. My father then completely rebuilt the front porch including the overhanging roof area that had also begun to have leakage. He adjusted the angle of the previous construction and replaced all of the existing porch posts with much larger ones and a different molding base and caps.

5. Two years before the fire, my father tore off all of the west side area of siding and opened the area to install an oversized bay window (another decline in any architectural integrity)
6. Ramps were later added to the exterior of the home due to my Vietnam war disability.
7. The property is twice the size as the original structure including attached and detached 'outbuildings' that have now taken up all of the parking spaces since the empty lot next door has sold. That lot next door has never been developed according to the researchable history. This lot was our parking area for many years. Once that lot is built on, there will be no off street parking for my home which will cause a decline in value.
8. Due to all of the "add-ons" my parents had previously done to the smaller home, I have been advised that the impervious cover is excessively over the city's guidelines and also encroaches the building set back lines in the rear including the area at the right side. This would leave no off street parking for this home unless the back structures were torn down (which would also need a demo permit).

I attempted to locate the type of architectural match at the Austin Research Center that you are trying to preserve inside this East Side Austin neighborhood based on your report. The left photo is the design you feel needs preservation and on the right is the picture of my home at 2211 Willow:



Austin Research Center



2211 Willow

Please advise the Commissioners to release the demo permit at your next Historic Advisory meeting for 2211 Willow Street. I have a need to sell my home to care for myself as a disabled veteran in my retirement years. I would be grateful for this sensitive consideration.

Kindest Regards,

Siprianao Arellano, Jr.



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**Case Number(s): HDP-2015-0530 PR-2015-066539**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Wayne Rebhorn

Your Name (please print)

1113 Bluebonnet Lane

Your address(es) affected by this application

Wayne Rebhorn

Signature

7/21/15

Date

Comments: I am in favor of The demolition  
but only if what replaces The house  
is an eco friendly development like The  
one built on The corner where Robt. E.  
Lee becomes McRidge & Below  
If The developer is going to put up  
4-5 story apartment on cond blocks,  
Then I object.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

A neighbor said he  
thinks they'll be building  
a single-family house  
That's fine!

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

**Numero de caso: HDP-2015-0530 PR-2015-066539**

**Persona designada:** Steve Sadowsky, 512-974-6454

**Audiencia Publica:** July 27, 2015 Historic Landmark Commission

☐ I am in favor  
☐ I object

\_\_\_\_\_  
Su nombre (en letra de molde)

\_\_\_\_\_  
Su domicilio(s) afectado(s) por esta solicitud

\_\_\_\_\_  
Firma

\_\_\_\_\_  
Fecha

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

Si usted usa esta forma para proveer comentarios, puede retornarlos

a: City of Austin

Planning & Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104



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**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

MARK WINFORD

Your Name (please print)

1004 LUND ST.

Your address(es) affected by this application

Mark Winford

Signature

7-20-15

Date

Comments: This demolition permit  
will allow denser development  
which the neighborhood  
cannot support. Development here  
would also pollute Little  
Barton Creek.

If you use this form to comment, it may be returned to:

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**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

AMANDA WINFORD

Your Name (*please print*)

1004 LUND STREET

Your address(es) affected by this application

*[Signature]*

Signature

☐ I am in favor  
☒ I object

7-20-15

Date

Comments:

No Condos!  
This is a residential  
neighborhood and shouldn't  
be given over to development.  
Rebuilding a single family home  
or duplex is fine.

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**Case Number(s): HDP-2015-0532 PR-2015-066302**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

MICHAEL FRANCIS

Your Name (*please print*)

500 LOCKHART DRIVE

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor  
☐ I object

7-21-15

Date

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

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

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**Case Number(s): HDP-2015-0532 PR-2015-066302**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Donna J Morrow

Your Name (please print)

604 Terrace Dr 78704

☐ I am in favor  
☒ I object

Your address(es) affected by this application

D. Morrow

Signature

7/20/15

Date

Comments: I oppose this demolition, as  
Lockhart Dr is an otherwise  
historically intact block of houses  
from 1930's and is in the proposed  
Bluebonnet Hills Local Historic District.

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**Case Number(s): HDP-2015-0532 PR-2015-066302**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Michele White

Your Name (*please print*)

505 Terra Dr. 78704

Your address(es) affected by this application

M White

Signature

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

7.21.15

Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Case Number(s): HDP-2015-0534 PR-2015-066501**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

GAIL MINAULT

Your Name (*please print*)

4518 AVE C AUSTIN 78751

Your address(es) affected by this application

*[Signature]*

Signature

☒ I am in favor  
☐ I object

7/19/15  
Date

Comments: THE DOWDYS PLAN TO DEMOLISH THEIR CURRENT HOUSE, WHICH IS IN BAD SHAPE, & BUILD A NEW ONE. THEY HAVE SHOWED ME THE PLANS, & THE HOUSE THEY PLAN TO BUILD IS ATTRACTIVE & FULLY IN ACCORD WITH THE SCALE & STYLE OF THE NEIGHBORHOOD.

If you use this form to comment, it may be returned to:

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Case Number(s): HDP-2015-0564 PR-2015-069901

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: July 27, 2015 Historic Landmark Commission

DONNA J. MORROW

Your Name (please print)

☐ I am in favor  
☒ I object

504 TERRACE DR 78704

Your address(es) affected by this application

[Signature]

Signature

7/20/15

Date

Comments: I oppose this demolition as  
Lockhart Dr. is an otherwise historically  
intact block of houses from 1930's  
and is in the Bluebonnet Hills Local  
Historic District (proposed).

If you use this form to comment, it may be returned to:

City of Austin  
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P. O. Box 1088  
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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number(s): HDP-2015-0564 PR-2015-069901**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Michele White

Your Name (*please print*)

☒ I am in favor  
☐ I object

505 Terrace Dr. 78704

Your address(es) affected by this application

M White

Signature

7.21.15

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
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If you use this form to comment, it may be returned to:

City of Austin

Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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**Case Number(s): HDP-2015-0564 PR-2015-069901**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** July 27, 2015 Historic Landmark Commission

Michael Francis  
Your Name (please print)

500 LOCKHART DRIVE  
Your address(es) affected by this application

[Signature] 7-21-15  
Signature Date

☒ I am in favor  
☐ I object

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