

**M E M O R A N D U M**

**TO:** Andrew Rivera, Planning Commission Coordinator  
Planning and Zoning Department

**FROM:** Kim Vasquez, Property Agent Senior  
Land Management  
Office of Real Estate Services

**DATE:** July 17, 2017

**SUBJECT:** F#9642-1601 - Vacation of a portion of unconstructed right-of-way of Grove Boulevard, located at 500 Montopolis Drive

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. The area being requested for vacation will be used for future property development. All affected departments and private utility franchise holders have reviewed this request and recommend approval, **subject to an easement for a 16-foot wide pedestrian and bicycle trail.**

The right of way vacation application was presented before the Planning Commission on April 26, 2016 meeting; with the Commissioners unanimously granting staff's recommendation of the application on a consent agenda. It is being brought forward again as there has been a change in agreement; whereas previously the property owner had agreed to dedicate a new street alignment on the property. Presently, the property owner will instead agree to dedicate and construct a 16-foot wide pedestrian and bicycle trail across the property connecting Montopolis Drive to Kemp Street.

The applicant has requested that this item be submitted for placement on the **July 25, 2017 Planning Commission Agenda** for their consideration.

Staff contact: Kim Vasquez 512-974-9241, [kim.vasquez@austintexas.gov](mailto:kim.vasquez@austintexas.gov)

Applicant: Amanda Swor, Senior Project Manager, Drenner Group, PC

Abutting Landowner: KEEP Investment Group, LLC

The applicant and/or their representative will be present at the meeting to answer any questions regarding the project and vacation request.

Kim Vasquez, Property Agent Senior  
Land Management  
**OFFICE OF REAL ESTATE SERVICES**

Attachments

## SUMMARY OF REVIEWERS' COMMENTS REPORT

F#9642-1601 UNCONSTRUCTED ROAD VACATION [500 MONTOPOLIS]

**CONDITIONAL APPROVAL COMMENTS****PARD**

ASSESSMENT: "PARD approves the right-of-way vacation contingent upon providing an easement for a 16-foot wide paved pedestrian & cyclist path from Montopolis Drive to Kemp Street as described in the email from Robert Spillar on June 1, 2017". – **Jackie Chuter, PARD**

**DEVELOPMENT SERVICES – LAND USE REVIEW WITH TRANSPORTATION**

ASSESSMENT: "DS staff supports the 0.736 acre right-of-way vacation as requested by the applicant with the condition that the property owner provides an easement and construction of a 16 foot wide paved pathway for pedestrian and bicycle trail". – **Sangeeta Jain, DSD Land Use Review Transportation**

**AUSTIN TRANSPORTATION DEPARTMENT**

ASSESSMENT: "...While ATD advocates for full connectivity whenever possible, we understand that the planned Grove extension is likely not to connect to Montopolis as originally envisioned and prescribed in the E. Riverside Drive Regulating Plan. Conditions in the community have changed including the redevelopment of property along Grove Boulevard as a Nature Preserve and the absence of a key piece of ROW that would have allowed for a roadway extension. While a roadway connection may not be feasible, ATD would request the dedication of an easement and the construction of a 16-foot wide paved path along the property from Montopolis to Kemp St. to allow for future pedestrian and bicycle connectivity from the Montopolis neighborhood to Roy Guerrero Park, the Nature Preserve, and the on-street bicycle facilities on Grove Boulevard. This would be consistent with the right-of-way owned by the City between Kemp Street and the Park. We would likely request that the design of the path be sensitive to the context of the surrounding community and historic nature of the site, but paved for accessibility. We are willing to work with the developer to position this future trail connection and design it in a manner to minimally affect their site. I believe they indicated that they would be amenable to a pedestrian connection. In my professional opinion, a trail connection here would add to the historic nature of the repurposed old school building, connecting it with the neighborhoods it once served and fulfilling the intent of a compact and connected community as identified in Imagine Austin.

Through the development process, we would request that the developer of 500 Montopolis complete the construction of this path as part of their development in lieu of constructing the roadway that would normally be required".... – **Robert Spiller, Director, ATD**

**APPROVED COMMENTS**

• AT&T	• GRANDE COMMUNICATIONS
• AUSTIN ENERGY	• PARKS & RECREATION (PARD)
• GOOGLE	• DEVELOPMENT SERVICES <u>Land Use Review (Engineering)</u>
• AUSTIN RESOURCE RECOVERY	• PLANNING & ZONING <u>Neighborhood Planning</u>
• AUSTIN TRANSPORTATION	• PLANNING & ZONING <u>Urban Design</u>
• AUSTIN WATER	• PLANNING & ZONING <u>Zoning Review</u>
• CAPITAL METRO	• PUBLIC WORKS <u>Sidewalks &amp; Special Projects</u>
• CTM-GAATN	• TEXAS GAS
• EMS	• SPECTRUM/CHARTER (TIME WARNER)
• FIRE	• WATERSHED PROTECTION <u>Engineering</u>

**REVISED MEMORANDUM**

Case No.: 9642-1601

Date: June 8, 2017

SUBJECT: **STREET VACATION**

( ) Lucy Cabading	AT&T	( ) Jackie Chuter	PARD
( ) Melody Giambruno	Austin Energy	( ) Joydeep Goswami	DSD (LUR-Engineering)
( ) Katrina Fenrick	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Anna Martin	Austin Transportation	( ) Mark Walters	P&Z (Comp. Planning)
( ) Angela Baez	Austin Water	( ) Humberto Rey	P&Z (Urban Design)
( ) Roberto Gonzalez	Capital Metro	( ) Wendy Rhoades	P&Z (Zoning Review)
( ) Bruna Quinonez	Code Compliance	( ) David Boswell	PWD – Office of City Eng'r
( ) Carlos Dematos	CTM – GAATN	( ) Janae Ryan	PWD (connectivity)
( ) Milissa Warren	EMS	( ) Christian Barraza	Texas Gas
( ) Rolando Rodriguez	Fire	( ) Kevin Rooney	Time Warner
( ) Scott Cunningham	Google	( ) Annabell Ulary	WPD (Engineering)
( ) Daniel Pina	Grande Communication		

A request has been received for the vacation of [an unconstructed portion of right-of-way](#) dedicated to the City of Austin by Deed recorded in Volume 10395, Page 412, Travis County Real Property Records (Located at 500 Montopolis Dr.)

Please review this request and return your comments to Kim Vasquez (974-9241), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date:

**June 16, 2017**

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

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

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**Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

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

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

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

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

**From:** [CLMD Land Management](#)  
**To:** ["g03803@att.com"](#); ["Giambruno, Melody \(Melody.Giambruno@austinenergy.com\)"](#); [Fenrick, Katrina](#); [Austin, Lee](#); [Borkar-Desai, Dipti](#); [Martin, Anna](#); [Baez, Angela](#); ["Roberto.Gonzalez@capmetro.org"](#); [Quinonez, Bruna](#); [DeMatos, Carlos](#); [Warren, Milissa](#); [Rodriguez, Rolando](#); [Scott Cunningham \(scunningham@google.com\)](#); ["Daniel Pina"](#); [Chuter, Jackie](#); [Goswami, Joydeep](#); [Jain, Sangeeta](#); [Walters, Mark](#); [Rey, Humberto](#); [Rhoades, Wendy](#); [Boswell, David](#); [Dusza, Eric](#); [Ryan, Janae](#); ["christian.barraza@onegas.com"](#); [Kevin.Rooney@charter.com](#); [Ulary, Annabell](#)  
**Cc:** [Turner, Mike - ARR](#); [Bollich, Eric](#); [Spillar, Rob](#); [Marquez, David](#); [Magana, David](#); [Bohrer, Katina](#); [Boyle, Joseph W](#); [Smith, Mashell](#)  
**Subject:** RE: F#9642-1601 ROW Vacation - 500 Montopolis: Request for Updated Vacation Approval Comment (Deadline 6/16/17)  
**Date:** Thursday, June 08, 2017 5:16:00 PM  
**Attachments:** [Fwd 500 Montopolis.msg](#)  
[F#9642-1601 - Packet.pdf](#)  
[Revised Comment Memo 6.8.17.pdf](#)  
**Importance:** High

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Greetings,

We received earlier approvals for the right-of-way vacation at 500 Montopolis with condition of the proposed relocation of the street right-of-way as cited in the applicant's transmittal letter. Lately we received recent changes to the application due to the neighborhood's community outreach of the site's development plans. Mainly there will no longer be a right-of-way dedication as proposed but instead the property owner is requested to provide an easement and construction of a 16 foot wide paved pathway for pedestrian and bicycle trail.

The change alters the right-of-way vacation application as it is now considered modified, as such we are requesting all reviewers to review the application a second time. **It is an urgent request to provide the revised comment no later than June 16, 2017.**

Attached:

1. Email from Austin Transportation regarding the change from a right-of-way dedication to an easement for trail connection.
2. Original vacation packet review
3. Revised street vacation memo

Please contact me for any questions.

Thank you,

**Kim Vasquez**

Property Agent Senior

City of Austin | Office of Real Estate Services

505 Barton Springs Rd, Suite 1350

Austin, TX 78704

512-974-9241 Office

[Kim.vasquez@austintexas.gov](mailto:Kim.vasquez@austintexas.gov)

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**From:** CLMD Land Management

**Sent:** Tuesday, January 26, 2016 3:51 PM

**To:** 'g07099@att.com' <g07099@att.com>; Giambruno, Melody  
<Melody.Giambruno@austinenergy.com>; Fenrick, Katrina <Katrina.Fenrick@austintexas.gov>;  
Turner, Mike - ARR/QA <Mike.Turner2@austintexas.gov>; Austin, Lee  
<Lee.Austin@austintexas.gov>; Borkar-Desai, Dipti <Dipti.Borkar-Desai@austintexas.gov>; Martin,  
Anna <Anna.Martin@austintexas.gov>; Dierenfield, Laura <Laura.Dierenfield@austintexas.gov>;  
Baez, Angela <Angela.Baez@austintexas.gov>; 'Roberto.Gonzalez@capmetro.org'  
<Roberto.Gonzalez@capmetro.org>; Quinonez, Bruna <Bruna.Quinonez@austintexas.gov>;  
DeMatos, Carlos <Carlos.DeMatos@austintexas.gov>; Warren, Milissa  
<Milissa.Warren@austintexas.gov>; Alvarez, Frank <Frank.Alvarez@austintexas.gov>; Scott  
Cunningham (sccunningham@google.com) <sccunningham@google.com>; 'Luis Mata'  
(Luis.Mata@mygrande.com) <Luis.Mata@mygrande.com>; Lamensdorf, Marilyn  
<Marilyn.Lamensdorf@austintexas.gov>; Wright, Cora <Cora.Wright@austintexas.gov>; Soliz,  
Ricardo <Ricardo.Soliz@austintexas.gov>; Marquez, David <David.Marquez@austintexas.gov>; Jain,  
Sangeeta <Sangeeta.Jain@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>; Rey,  
Humberto <Humberto.Rey@austintexas.gov>; Rhoades, Wendy  
<Wendy.Rhoades@austintexas.gov>; Boswell, David <David.Boswell@austintexas.gov>; Barrera,  
Nadia <Nadia.Barrera@austintexas.gov>; 'christian.barraza@onegas.com'  
<christian.barraza@onegas.com>; 'joseph.boyle@twcable.com' <joseph.boyle@twcable.com>;  
Bohrer, Katina <Katina.Bohrer@austintexas.gov>

**Cc:** CLMD Land Management <LandManagement@austintexas.gov>

**Subject:** F#9642-1601

Hello,

Please review the attached ROW Vacation packet and respond by **February 9<sup>th</sup>, 2016**

Please send response to: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Thank you,

Eric

**Eric J. Hammack**  
Real Estate Supervisor  
Land Management Section  
Office of Real Estate Services  
City of Austin  
(512) 974-7079

**Vasquez, Kim**

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**From:** Amanda W. Swor <ASwor@drennergroupp.com>  
**Sent:** Wednesday, June 07, 2017 2:34 PM  
**To:** Smith, Mashell  
**Subject:** FW: 500 Montopolis

**Amanda W Swor, Director of Entitlements & Policy**  
**Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704**  
**512-807-2904 direct | 512-496-8573 cell | [aswor@drennergroupp.com](mailto:aswor@drennergroupp.com) | [www.drennergroupp.com](http://www.drennergroupp.com)**

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**From:** Martin, Anna [mailto:Anna.Martin@austintexas.gov]  
**Sent:** Thursday, June 1, 2017 5:15 PM  
**To:** Amanda W. Swor <ASwor@drennergroupp.com>  
**Subject:** Fwd: 500 Montopolis

Forwarding to correct email address.

Sent from my iPhone

Begin forwarded message:

**From:** "Spillar, Rob" <[Rob.Spillar@austintexas.gov](mailto:Rob.Spillar@austintexas.gov)>  
**Date:** June 1, 2017 at 10:19:15 AM CDT  
**To:** "Houston, Ora" <[Ora.Houston@austintexas.gov](mailto:Ora.Houston@austintexas.gov)>  
**Cc:** "Chincanchan, David" <[David.Chincanchan@austintexas.gov](mailto:David.Chincanchan@austintexas.gov)>, "Linseisen, Andrew" <[Andrew.Linseisen@austintexas.gov](mailto:Andrew.Linseisen@austintexas.gov)>, "Rusthoven, Jerry" <[Jerry.Rusthoven@austintexas.gov](mailto:Jerry.Rusthoven@austintexas.gov)>, "[aswar@drennergroupp.com](mailto:aswar@drennergroupp.com)" <[aswar@drennergroupp.com](mailto:aswar@drennergroupp.com)>, "[stephanie@keeprealestate.com](mailto:stephanie@keeprealestate.com)" <[stephanie@keeprealestate.com](mailto:stephanie@keeprealestate.com)>, "Martin, Anna" <[Anna.Martin@austintexas.gov](mailto:Anna.Martin@austintexas.gov)>  
**Subject:** 500 Montopolis

Council Member Houston,

I am writing to follow up on our meeting last week regarding the proposed extension of Grove Boulevard to Montopolis Street as it relates to the proposed development at 500 Montopolis Street (the site of the Old Negro School). I committed to respond to the group this week.

While ATD advocates for full connectivity whenever possible, we understand that the planned Grove extension is likely not to connect to Montopolis as originally envisioned and prescribed in the E. Riverside Drive Regulating Plan. Conditions in the community have changed including the redevelopment of property along Grove Boulevard as a Nature Preserve and the absence of a key piece of ROW that would have allowed for a roadway extension. While a roadway connection may not be feasible, ATD would request the dedication of an easement and the construction of a 16-foot wide paved path along the property from Montopolis to Kemp St. to allow for future pedestrian and bicycle connectivity from the Montopolis neighborhood to Roy Guerrero Park, the Nature Preserve, and the on-street bicycle facilities on Grove Boulevard. This would be consistent with the right-of-way owned by the City between Kemp Street and the Park. We would likely request that the design of the path be sensitive to the context of the surrounding community and historic nature of the site, but paved for

accessibility. We are willing to work with the developer to position this future trail connection and design it in a manner to minimally affect their site. I believe they indicated that they would be amenable to a pedestrian connection. In my professional opinion, a trail connection here would add to the historic nature of the repurposed old school building, connecting it with the neighborhoods it once served and fulfilling the intent of a compact and connected community as identified in Imagine Austin.

Through the development process, we would request that the developer of 500 Montopolis complete the construction of this path as part of their development in lieu of constructing the roadway that would normally be required.

Please feel free to contact me or Anna Martin, my Area Traffic Engineer for this project, with any questions or concerns.

Robert Spillar  
Director  
Austin Transportation Department

**DRENNER**  
**GROUP**

direct dial: (512) 807-2904  
[aswor@drennergroupp.com](mailto:aswor@drennergroupp.com)

January 25, 2016

Mr. Eric Hammack  
Office of Real Estate Services  
City of Austin  
505 Barton Springs Road, Suite 1350  
Austin, TX 78704

Via Hand Delivery

Re: Street Vacation - for a 0.736 acre portion of public right-of-way located at 500 Montopolis Drive, Austin, Texas 78741 (the "Property").

Dear Mr. Hammack:

As representatives of the owner of the above stated Property, we respectfully submit the enclosed street vacation application package for the site located at 500 Montopolis Drive. The requested vacation is for a 0.736 acre portion of public right-of-way. The street was dedicated via a warranty deed recorded in Book 10395, Page 412 of the Travis County Official Public Records. A copy of this deed is included for your records.

The existing right-of-way runs through the property and gets larger on the western end of the property. The existing configuration anticipated the development as Grove Boulevard as a primary access point to Montopolis Drive. Because of floodplain issues and other development constraints this is no longer the development plan. As such, the property owners are proposing the release and rededication of the right-of-way. The rededication of right-of-way is not required for development of the property. The relocation will serve as a preferred alignment for the Austin Transportation Department and will allow for a more desirable connection. Please see enclosed letter from the Austin Transportation Department.

Per the application requirements, please see the enclosed attachment "A" for the vacation detail.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Gordon Derr, Austin Transportation Department  
Anna Martin, Austin Transportation Department  
Austin Stowell, Keep Investment Group, LLC (*via electronic delivery*)

January 25, 2016  
Page 2

Attachment "A"

1. Is this a residential or commercial project?

**Residential**

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

**The street was dedicated via a warranty deed recorded in Book 10395, Page 412 of the Travis County Official Public Records.**

3. Did the City purchase the area to be vacated? ie: Street Deed?

**Yes, it was dedicated by a street deed.**

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

**The property and deed area are currently unsubdivided.**

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

**The right-of-way is paper only.**

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

**No.**

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

**The vacated right-of-way will be reconfigured to better address the needs of the City of Austin.**

January 25, 2016  
Page 3

8. Has a Site Plan been submitted on your project?

**No**

9. Is your project a Unified Development?

**No.**

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

**No.**

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

**Once approvals have been obtained, development is anticipated to begin in 2016.**

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

**The current zoning is SF-3-NP.**

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

**The property is adjacent to a vacant building.**

14. What type of parking facilities currently exist?

**No parking exists.**

15. Will your parking requirements increase with the expansion?

**No further parking requirements will result with the new construction.**

16. How will the increase be handled?

**N/A**

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

**No agreements or easements are required with adjacent landowners.**

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

**The property does not lie within the boundaries of the Downtown Austin Plan.**

19. Does the area to be vacated lie within UT boundaries: E. of Lamar, W. of I-35, N. of Martin Luther King and S. of 45th Street?

**No.**

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

**Yes, the applicant is proposing to relocate the right-of-way in a manner that supports the goals of a compact and connected city.**

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 9642-1601  
Department Use OnlyDATE: 1-26-16  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW ☒ Hundred Block: \_\_\_\_\_  
 Name of Street/Alley/ROW: Grove Boulevard Is it constructed: Yes ☒  
 Property address: 500 Montopolis Drive  
 Purpose of vacation: Realignment of Right-of-Way

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0303170204  
 Survey & Abstract No.: Abstract 24 Del Valle South Acre 1.027  
 Lot(s): N/A Block: N/A Outlot: N/A  
 Subdivision Name: N/A  
 Plat Book N/A Page Number N/A Document Number N/A

Neighborhood Association Name: Montopolis Neighborhood Association  
 Address including zip code: Meetings held at 1200 Montopolis Drive 78741

## RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <input checked="" type="checkbox"/> NO	<u>N/A</u>
Subdivision: Case (circle one): YES / <input checked="" type="checkbox"/> NO	<u>N/A</u>
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C14-01-0060 (Neighborhood Plan)</u>

## PROJECT NAME, if applicable:

Name of Development Project: \_\_\_\_\_  
 Is this a S.M.A.R.T. Housing Project (circle one): YES / ☒ NO  
 Is this within the Downtown Austin Plan Boundaries (circle one): YES / ☒ NO

## OWNER INFORMATION

Name: KEEP Investment Group LLC (as shown on Deed)  
 Address: 905 Nueces Street Phone: ( ) \_\_\_\_\_ Fax No.: (512) 590-8709  
 City: Austin County: Travis State: TX Zip Code: 78701  
 Contact Person/Title: Austin Stowell / Owner Cell Phone: (512) 294-8468  
 Email Address: Austin@keeprealestate.com  
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Amanda Swor  
 Firm Name: Drenner Group  
 Address: 200 Lee Barton Drive, Suite 100  
 City: Austin State: TX Zip Code: 78704  
 Office No.: (512) 807-2904 Cell No.: ( ) \_\_\_\_\_ Fax No.: (512) 807-2917  
 EMAIL ADDRESS: aswor@drennergroupp.com

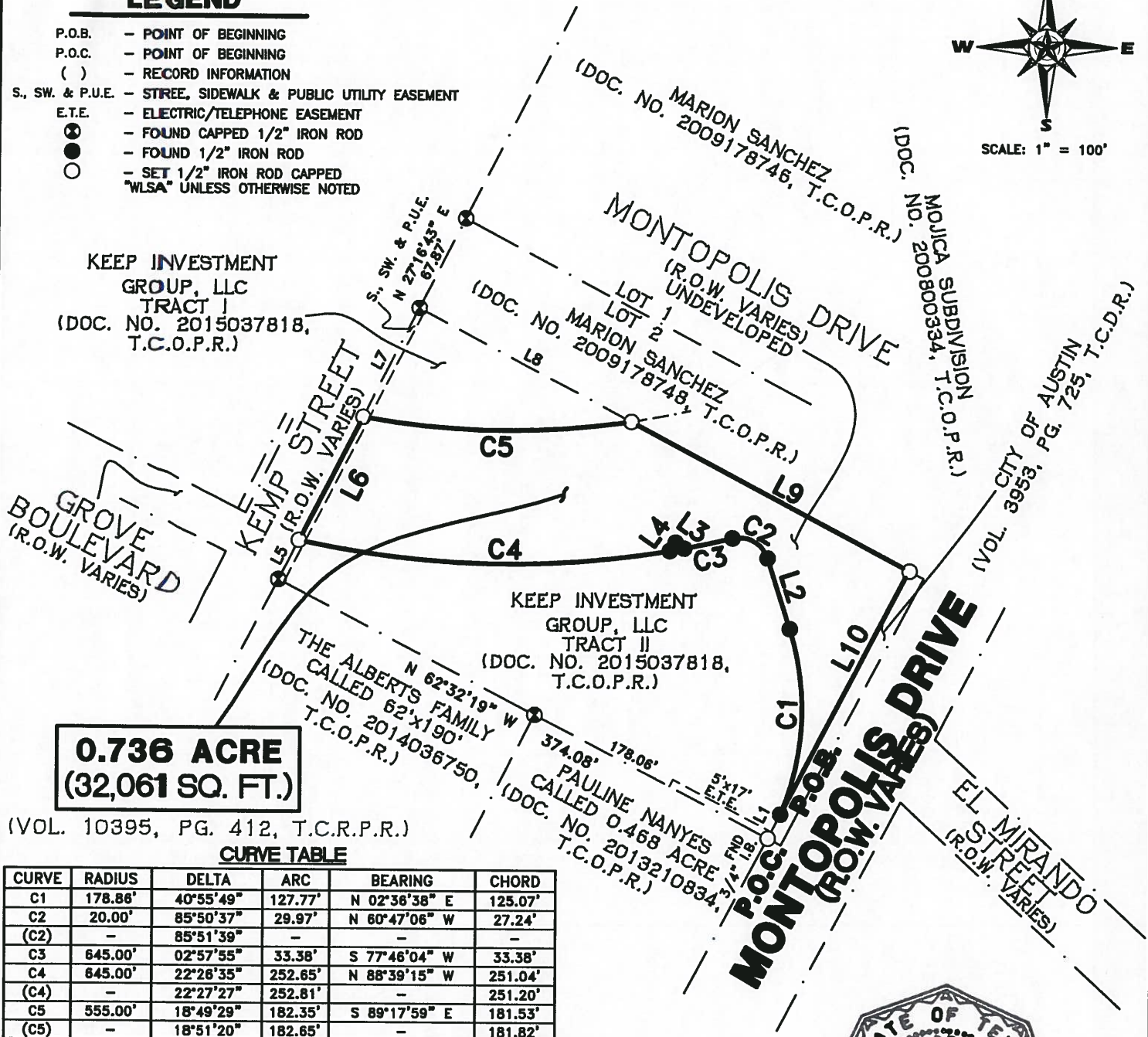
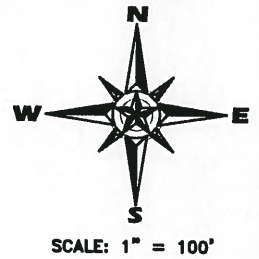
The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: Amanda Swor  
 Landowner/Applicant

EXHIBIT FOR VACATION OF 0.736 ACRE (32,061 SQ. FT.) BEING A VARIABLE WIDTH UNDEVELOPED  
RIGHT-OF-WAY TO THE CITY OF AUSTIN BEING KNOWN AS MONTOPOLIS DRIVE, RECORDED IN VOLUME  
10395, PAGE 412, T.C.R.P.R., TRAVIS COUNTY, TEXAS.

## LEGEND

- P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF BEGINNING  
( ) - RECORD INFORMATION  
S, SW. & P.U.E. - STREET, SIDEWALK & PUBLIC UTILITY EASEMENT  
E.T.E. - ELECTRIC/TELEPHONE EASEMENT  
⊗ - FOUND CAPPED 1/2" IRON ROD  
● - FOUND 1/2" IRON ROD  
○ - SET 1/2" IRON ROD CAPPED  
"WLSA" UNLESS OTHERWISE NOTED



**Windrose Land Services Austin**

4120 Commercial Center Dr.  
Suite 300

Austin, Texas 78744

TEL (512) 326-2100 FAX (512) 326-2770

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MICHAEL TURNER  
TEXAS R.P.L.S. NO. 6441

DATE

DRAWN BY: MDL  
DATE: 12/07/15

JOB NO. 30425-ROW  
SHEET 1 OF 3

## WARRANTY DEED

4 27 3711

Date: August 28, 1987

3:11 PM 1978

9.00 INDX  
2 1 08/31/87  
-99-DOCS  
17.32-CHK

Grantor: ROSS R. WILLHOITE, Trustee for Montopolis Church  
of Christ, and DAVID E. WILLHOITE, Individually  
and as Trustee for Montopolis Church of Christ

Grantor's Mailing Address: 255 Bastrop Hwy., Austin, Texas 78741

Grantee: CITY OF AUSTIN, a municipal corporation, situated  
in the Counties of Travis, Williamson and Hays,  
State of Texas

Grantee's Mailing Address:

P. O. Box 1088, Austin, Texas 78767-1088, Atten: Real Estate  
Division

Consideration: Cash and other good and valuable consideration

Property (including any improvements):

All that certain tract, piece or parcel of  
land, lying and being situated in the County of  
Travis, State of Texas, described in Exhibit  
"A" attached hereto and made apart hereof for  
all purposes, to which reference is here made  
for a more particular description of said  
property.

Reservations from and Exceptions to Conveyance and Warranty:

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, any  
outstanding royalty and mineral reservations,  
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.

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, 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 whosoever lawfully claiming or to claim the same or any part  
thereof, except as to the reservations from and exceptions to  
conveyance and warranty.

## EXHIBIT "A"

Montopolis Church of Christ  
to  
The City of Austin  
(For Street Purposes)  
(Grove Boulevard)

## FIELD NOTES

DESCRIPTION OF 0.740 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE SANTIAGO DEL VALLE GRANT IN AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT 1.82 ACRE TRACT OF LAND CONVEYED IN A DEED FROM DAVID E. WILLHOITE TO MONTOPOLIS CHURCH OF CHRIST DATED DECEMBER 26, 1968 AND RECORDED IN VOLUME 3604 PAGE 1243 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar set on the existing northwest line of Montopolis Drive, for easterly corner of the aforementioned Montopolis Church of Christ tract, and for the southerly corner of that 0.2 of an acre tract of land retained in a deed from St. Edwards Baptist Church to dated March 12, 1935 and recorded in Volume 520 Page 380 of the Travis County Deed Records, for the easterly corner of the hereon described tract of land;

THENCE leaving the PLACE OF BEGINNING and the aforementioned St. Edwards Baptist Church tract with the existing northwest line of Montopolis Drive S31° 01' 52"W 185.70 feet to a 1/2" rebar set for the southerly corner of the herein described tract of land;

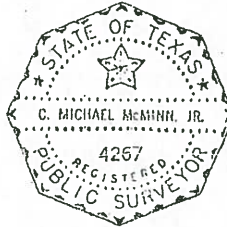
THENCE leaving Montopolis Drive and crossing the Montopolis Church of Christ tract the following seven courses;

1. With the left breaking curve having the following characteristics: Central angle = 40° 55' 49"; radius length = 178.86 feet; arc length = 127.77 feet; tangent length = 66.75 feet; and a chord which bears N05° 29' 43"E 125.07 feet to a 1/2" rebar set;
2. N14° 58' 12"W 50.00 feet to a 1/2" rebar set at the beginning of a left breaking curve;
3. With said left breaking curve having the following characteristics: Central angle = 85° 51' 39"; radius length = 20.00 feet; arc length = 29.97 feet; tangent length = 18.61 feet; and a chord which bears N57° 54' 01"W 27.24 feet to a 1/2" rebar set at a point of reverse curvature;
4. With a right breaking curve having the following characteristics: Central angle = 02° 57' 55"; radius length = 645.00 feet; arc length = 33.38 feet; tangent length = 16.70 feet; and a chord which bears S 80° 39' 09" W 33.38 feet to a 1/2" rebar set;
5. N 52° 32' 01"W 6.97 feet to a 1/2" rebar set;
6. S37° 27' 59"W 6.95 feet to a 1/2" rebar set on a right breaking curve;
7. With a right breaking curve having the following characteristics: Central angle = 22° 27' 27"; radius length = 645.00 feet; arc length = 252.81 feet; tangent length = 128.05 feet; and a chord which bears N 85° 45' 44"W 251.20 feet to a 1/2" rebar set in the existing southeast line of Kemp Street for the westerly corner of the herein described tract of land;

THENCE with the existing southeast line of Kemp Street N30° 14' 43"E 93.61 feet to a 1/2" rebar set for the northwest corner of the herein described tract of land;

THENCE leaving Kemp Street and crossing the Montopolis Church of Christ tract with a left breaking curve having the following characteristics: Central angle =  $18^{\circ} 51' 20''$ ; radius length = 555.00 feet; arc length = 182.65 feet; tangent length = 92.16 feet; and a chord which bears  $S86^{\circ} 25' 39'' E$  181.82 feet to a 1/2" rebar set in the common line of the aforereferenced St. Edwards Baptist Church tract and the Montopolis Church of Christ tract;

THENCE with the common line of the Montopolis Church of Christ tract and the St. Edwards Baptist Church tract  $S59^{\circ} 16' 28'' E$  214.43 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds 0.740 of an acre, more or less, or land area as described from record information and measurements made on the ground during March and April 1986 by MESA Surveying of Austin, Texas.



Victor M. Zepeda, Inc. d/b/a  
MESA Surveying

*C. Michael McMinin, Jr.*  
C. Michael McMinin, Jr.  
Registered Public Surveyor #4267

Revised April 21, 1986

Client: City of Austin  
Date: April 8, 1986  
County: Travis, Texas  
Survey: Santiago Del Valle  
CIP No: 627-816  
MESA Project # M052-068-2-C

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, c.

AUG 31 1987

1d4/0.740



FILED

1987 AUG 31 PM 2:20

COUNTY CLERK  
TRAVIS COUNTY, TEXAS

OK William O. Schramm 5-13-87 00395 0415

# Travis CAD - Map of Property ID 285062 for Year 2015



## Property Details

### Account

Property ID: 285062  
 Geo ID: 0303170204  
 Type: Real  
 Legal Description: ABS 24 DELVALLE S ACR 1.027 (PRORATE 3/13/15 - 12/31/15)

### Location

Situs Address: 500 MONTOPOLIS DR TX  
 Neighborhood: EXEMPT COMMERCIAL PPTY  
 Mapsco: 616P  
 Jurisdictions: 03, 02, 0A, 2J, 01, 68

### Owner

Owner Name: KEEP INVESTMENT GROUP LLC  
 Mailing Address: , 905 NUECES ST, AUSTIN, TX 78701

### Property

Appraised Value: \$176,339.00

<http://propaccess.traviscad.org/Map/View/Map/1/285062/2015>

powered by:  
**PropertyACCESS**  
[www.trueautomation.com](http://www.trueautomation.com)

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

# Item C-12

## Proposed Right-of-Way Vacation at 500 Montopolis Dr



TCAD Parcels



Proposed Vacation

2015 Aerial Imagery, City of Austin

City of Austin



Real Estate Services



0 50 100  
Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 7/7/2017

