



## MEMORANDUM

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

**FROM:** Kim Vasquez, Property Agent Sr., Office of Real Estate Services

**DATE:** November 28, 2018

**SUBJECT:** F#10048-1810 and F#10049-1810 Alley Vacation of W. 17<sup>th</sup> St.  
(Entire 20-ft Wide Alley Traversing Block 33, Division E, of the Government  
Tracts Adjoining City of Austin)

---

Attached are the departmental comments and other information pertinent to the two alley vacation applications F#10048-1810 and F#10049-1810. The area being requested for vacation will be used for future development of the entire block. All affected departments and private utility franchise holders have reviewed the request and recommend approval, subject to the following conditions:

- (1) Retain a wastewater easement for Austin Water Utility; and
- (2) Any relocation of AT&T and Charter/Spectrum existing utilities within the alley will be at the owner's expense.

The applicant has requested that this item be submitted for placement on **December 11, 2018 Planning Commission Agenda.**

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

Applicant: Michael Whellan  
Armbrust & Brown, PLLC, (512) 435-2320, [MWhellan@abaustin.com](mailto:MWhellan@abaustin.com)

Abutting Owners: Stephen McNally; Travis Hotel Group, LLC

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

Attachments

## SUMMARY OF REVIEW COMMENTS REPORT

F#10049-1810 ALLEY VACATION (4,857 SF PORTION)

[BETWEEN W 17<sup>TH</sup> ST AND W 18<sup>TH</sup> ST, AND GUADADLUPE ST AND SAN ANTONIO ST]

## CONDITIONAL APPROVAL COMMENTS

## AUSTIN WATER

ASSESSMENT: Case No.: 10049-1810 Alley Vacation (4,857 sq. ft.) West 17<sup>th</sup> Street.

See response given below:

Austin Water (AW) has no objection to the vacation of **4,857 sq. ft.** portion out of a 20-ft wide tract of land, known as the alley dedicated in the Plat of Outlot 33, Division "E", right of way between West 17<sup>th</sup> Street and West 18<sup>th</sup> Street, and extending from Guadalupe Street to San Antonio Street in the City of Austin Travis County, Texas.

However, there is an active 6-inch concrete wastewater line within the requested area for vacation, which requires protection and considerations. This line provides service to multiple properties including the West Campus Apartments locate at 1715 Guadalupe Street, built in 2014.

In exchange for AW approval on the vacation request, a new wastewater easement must be dedicated to the city covering the active wastewater line. Once the new wastewater line diverting proposed and existing wastewater flows is completed, tested, and approved by City of Austin and as-built plans for the new wastewater line has been received and approved by AW infrastructure Records the new easement can be request for released." – **Angela Baez, Austin Water**

## AT&amp;T

ASSESSMENT: "Records show an aerial fiber and copper cable in this tract. Facilities along this tract can't be vacated until an agreement is reached for relocation" – **David Williams, AT&T**

## CHARTER/SPECTRUM COMMUNICATIONS

ASSESSMENT: "Spectrum approves under the condition of the relocation of existing equipment is provided by the Customer/Owner/Developer." – **Timothy White, Charter Communications**

## APPROVED COMMENTS

• AUSTIN ENERGY	• DEVELOPMENT SERVICES <u>Land Use Review Drainage Engineering</u>
• AUSTIN RESOURCE RECOVERY	• GRANDE COMMUNICATIONS
• AUSTIN TRANSPORTATION	• PLANNING & ZONING <u>Neighborhood Planning</u>
• CODE COMPLIANCE	• PLANNING & ZONING <u>Urban Design</u>
• CTM-GAATN	• PLANNING & ZONING <u>Zoning Review</u>
• FIRE	• PUBLIC WORKS <u>Sidewalks &amp; Special Projects</u>
• GOOGLE	• PUBLIC WORKS <u>Street &amp; Bridge Operations</u>
• PARKS & RECREATION DEPARTMENT (PARD)	• PUBLIC WORKS <u>Urban Trails Program</u>
• DEVELOPMENT SERVICES <u>Land Use Review Transportation</u>	• WATERSHED PROTECTION DEPARTMENT
• TEXAS GAS SERVICES	• EMS

## MEMORANDUM

Case No: 10049-1810  
Date: Oct 9, 2018

**SUBJECT: ALLEY VACATION**

( ) Lucy Cabading	AT&T	( ) Robynne Heymans	PARD
( ) Eben Kellogg	Austin Energy	( ) Mehrnaz Mehraein	DSD (LUR-Drainage)
( ) Mike Turner	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Michael Zavala		( ) Rolando Rodriguez	FIRE
( ) Rob Spillar	Austin Transportation Director	( ) Joe White	
( ) Lee Austin	(cc: Eric Bollich)	( ) Timothy White	Charter/Spectrum
( ) Dhamrat Ravi		( ) Aaron Diaz	Texas Gas Services
( ) Leslie Altamirano		( ) Humberto Rey	P&Z (Urban Design)
( ) Mike Schofield		( ) Wendy Rhoades	P&Z (Zoning Review)
( ) Nathan Wilkes		( ) Janae Spence	PWD (Urban Trails Connectivity)
( ) Angela Baez	Austin Water	( ) Annabel Ulary	WPD (Engineering)
( ) Jenna Neal	Austin Water	( ) Mark Walters	P&Z (Comp. Planning)
( ) Bruna Quinonez	Code Compliance	( ) Eric Dusza	PWD (Sidewalk & Special Projects)
( ) Carlos DeMatos	CTM – GAATN	( ) David Boswell	PWD (Office of Engineering Street & Bridge)
( ) Anthony Platt	Google		Grande Communication
( ) Andy Creel	Google	( ) Daniel Pina	EMS
( ) Frederic Ritter	Google	( ) Milissa Warren	

An application request has been received for the vacation of **4,857 SF portion out of a 20-ft wide tract of land**, known as the alley right of way between W. 17<sup>th</sup> St. and W. 18<sup>th</sup> St., and extending from Guadalupe St. to San Antonio St.

Please review this request and return your comments to Kim Vasquez (512) 974-9241.

Email [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)  
Mail City of Austin  
Office of Real Estate Services, 13th Floor  
P.O. Box 1088  
Austin, TX 78767

**\*\*\*Due Date: October 29, 2018**

**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).

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

October 2, 2018

City of Austin  
Office of Real Estate Services  
505 Barton Springs Road, Suite 1350  
Austin, Texas 78704  
Attn: Land Management Division

Re: Alley Vacation Applications (2) – Alley running between West 18<sup>th</sup>  
and West 17<sup>th</sup> Streets immediately west of Guadalupe Street

Greetings:

Attached are two applications for the vacation of the alley running between West 18<sup>th</sup> and West 17<sup>th</sup> Streets west of Guadalupe Street. The property currently owned by Stephen McNally is expected to be conveyed to the owner of the remaining property, Travis Hotel Group LLC or its successor in interest, during the processing of this alley vacation.

The purpose of this request is to allow for future development of the block as one project. Below are answers to the application questions.

1. Is this a residential or commercial project?

Applicant anticipates a commercial development consisting of an office and Travis County courts facility.

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

The alley was dedicated by the Plat of the City of Austin dated July 1876 and available at the Austin History Center as L-0033.

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

We found no deed or easement.

4. Are both the area to be vacated and your property in the same “subdivision”?

The alley to be vacated is located within one of the Outlots of the City of Austin and all properties adjacent to the alley are in the same Outlot.

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

Currently, the alley is paved and used for surface parking access.

6. Are there any utility 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.

Yes, there is an operational wastewater line in the alley. The plan would be to dedicate easements as necessary and relocate the wastewater line as part of the project to maintain service to the buildings across Guadalupe. Service to the only remaining building on the block will not be required because it will be demolished.

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

The development plans are for a Travis County courts facility and a future office building.

8. Has a site plan been submitted on your project?

No.

9. Is your project a Unified Development?

It is anticipated the owner's contiguous properties will be replatted to a single lot or part of a Unified Development Agreement.

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

No.

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

Construction is anticipated to begin in 2019.

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

DMU

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

Adjacent properties are surface parking and a commercial/residential building that will be

demolished as part of the development.

14. What type of parking facilities currently exist?

Surface parking is available adjacent to the alley.

15. Will your parking requirements increase with the expansion?

Any redevelopment would meet or exceed code requirements for parking.

16. How will the increase be handled?

Parking will be handled on site below grade.

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.

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

The property lies in the Uptown/Capitol District and meets AU-5 as it will provide opportunities for Downtown office and employment uses. Keeping Travis County courts in downtown allows easier access for City of Austin and Travis County residents from all parts of the City and County by utilizing the existing and future planned transit systems.

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH- 35, north of Martin Luther King Boulevard, and south of 45th Street?

No, the area to be vacated lies south of Martin Luther King Boulevard.

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

This proposed alley vacation supports the Priority Programs in the areas of Compact and Connected and Workforce. The redevelopment will increase employment opportunities close to downtown with urban transit options, such as train, bus and bike way.

Thank you in advance for your time and consideration of this application. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2394.

Respectfully,



Michael J. Whellan



## APPLICATION FOR STREET OR ALLEY VACATION

File No. 10049-1810  
Department Use OnlyDATE: 10/9/18  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: X; ROW \_\_\_\_\_ Hundred Block: 1700  
 Name of Street/Alley/ROW: 17th & 18th St between San Antonio & Guadalupe Is it constructed: Yes No  
 Property address: 1700 Guadalupe St.  
 Purpose of vacation: Redevelopment of block

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0210021711, 0210021714, 0210021713, 0210021712, & 0210021705  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): All Block: \_\_\_\_\_ Outlot: 33, Division E  
 Subdivision Name: Mitzi Davis Subdivision (portion of Outlot 33)  
 Plat Book 46 Page Number 56 Document Number \_\_\_\_\_

Neighborhood Association Name: \_\_\_\_\_  
 Address including zip code: \_\_\_\_\_

## RELATED CASES

## FILE NUMBERS

Existing Site Plan (circle one): YES / NO  
 Subdivision: Case (circle one): YES / NO C8S-69-55  
 Zoning Case (circle one): YES / NO

## PROJECT NAME, if applicable:

Name of Development Project: 1700 Guadalupe  
 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: Travis Hotel Group LLC (as shown on Deed)  
 Address: 1108 Lavaca St., Suite 110-348 Phone: ( ) \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_  
 City: Austin County: Travis State: Texas Zip Code: 78701  
 Contact Person/Title: Nick Seaman Cell Phone: ( ) \_\_\_\_\_  
 Email Address: 214-696-7726  
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Judy Santerre  
 Firm Name: Armbrust & Brown, PLLC  
 Address: 100 Congress Avenue, Suite 1300  
 City: Austin State: Texas Zip Code: 78701  
 Office No.: (512) 435-2394 Cell No.: (512) 461-4501 Fax No.: ( ) \_\_\_\_\_  
 EMAIL ADDRESS: jsanterre@abaustin.com

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

Signed By: \_\_\_\_\_  
 Landowner/Applicant

F#:  
EXHIBIT “ “

**ALLEY VACATION**

**1708 GUADALUPE STREET**

**BEING 4857 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE EXISTING 20 FOOT WIDE ALLEY AS DEDICATED IN THE PLAT OF OUTLOT 33, DIVISION “E”, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at an iron pipe found at the point of intersection of the northerly right-of-way line of West 17<sup>th</sup> Street (60' ROW) with the westerly right-of-way line of Guadalupe Street (80' ROW) for the southeast corner of that certain called 0.409 of an acre tract of land, being Lot A, of the Mitzi Davis Subdivision as recorded in Volume 46, Page 56, of the Plat Records of Travis County, Texas, said lot A being conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000329 of the Official Public Records of Travis County, Texas;

**THENCE N 18° 46' 57" E**, along the westerly right-of-way line of Guadalupe Street, a distance of 182.48 feet to a set spindle for the northeast corner of said Lot A, same being the southeast corner of and **THE TRUE POINT OF BEGINNING** for this alley vacation description;

**THENCE N 71° 01' 10" W**, along the common dividing line between said alley and said Lot A, a distance of 139.36 feet to a ½" iron rod found for the northwest corner of said Lot A same being the northeast corner of that certain called E. 25' of W 138' of S 128' of Outlot 3, Division E as conveyed by deed to Stephen McNally as recorded in Volume 10331, Page 486 of the Real Property Records of Travis County, Texas;

**THENCE N 18° 11' 51" E**, through said alley, along a prolongation of the common dividing line between said tracts of land, a distance of 10.00 feet to a calculated point in the centerline of said alley;

**THENCE N 71° 01' 10" W**, along the centerline of said alley, a distance of 68.86 feet to a calculated point for a re-entrant corner of this partial alley vacation said point being on the prolongation of the common dividing line between the west line of that certain called the center 44' of the W 138' of the south 128' of Outlot 33, Division E, as conveyed to Stephen McNally as recorded in Volume 10031, Page 486, of the Official Public Records of Travis County, Texas, with he east line of that certain called the W 69' of the S 128' of Outlot 33, Division E as conveyed to the Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas;

**THENCE S 18° 44' 47" W**, through said alley, along the prolongation of said common dividing line a distance of 10.00 feet to a ½" iron rod found for the northwest corner of said McNally tract of land, same being same being the northeast corner of said Travis Hotel Group LLC tract of land;

**THENCE N 71° 01' 10" W**, along the common dividing line between said alley and said Travis Hotel Group LLC tract of land, a distance of 69.00 feet to a ½" iron rod found at the point of intersection with the easterly right-of-way line of San Antonio Street for the southwest corner of this partial alley vacation, same being the northwest corner of said Travis Hotel Group LLC tract of land;

**THENCE N 18° 44' 47" E**, through said alley, along said right-of-way line, a distance of 20.00 feet to a ½" iron rod set with a plastic cap stamped “ALL POINTS” for the northwest corner of this alley vacation, same being the southwest corner of that certain called W 138' of N 128' of Outlot 3, Division E as conveyed by deed to Travis Hotel Group LLC as recorded in Document Number 2015000330 of the Official Public Records of Travis County, Texas,

**THENCE S 71° 01' 10" E**, along the common dividing line between said tract of land and said alley, passing a ½" iron rod set for the southeast corner of said tract of land, same being the southwest corner of that certain called the S 42' of E 138' of N 128' of Outlot 3, Division E tract of land at a distance of 138.00 feet, continuing along the common dividing line of said tract and said alley, for a **TOTAL** distance of 277.33 feet to a ½" iron rod set with a plastic cap stamped “ALL POINTS” for the southeast corner of said tract of land, being on the west right-of-way line of said Guadalupe Street for the northeast corner of this alley vacation;




1708 GUADALUPE STREET

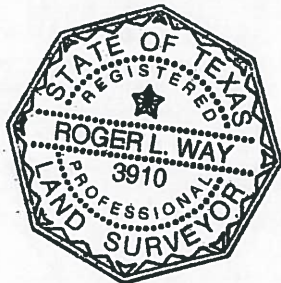
Page 2 of 2

THENCE S 18° 46' 57" W, along said right-of-way line a distance of 20.00 feet to THE POINT OF BEGINNING, and containing 4857 square feet of land, more or less.

This description is based upon an on the ground title survey of the above said tracts of land by All Points Surveying dated September 03<sup>rd</sup>, 2015.

This metes and bounds description is to accompany an illustration map of same date.

  
\_\_\_\_\_  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 01B39016



Date 9/20/18

TCAD PARCEL ID:  
AUSTIN GRID:

ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

# SKETCH TO ACCOMPANY PROPOSED ALLEY VACATION

SCALE: 1"=50'

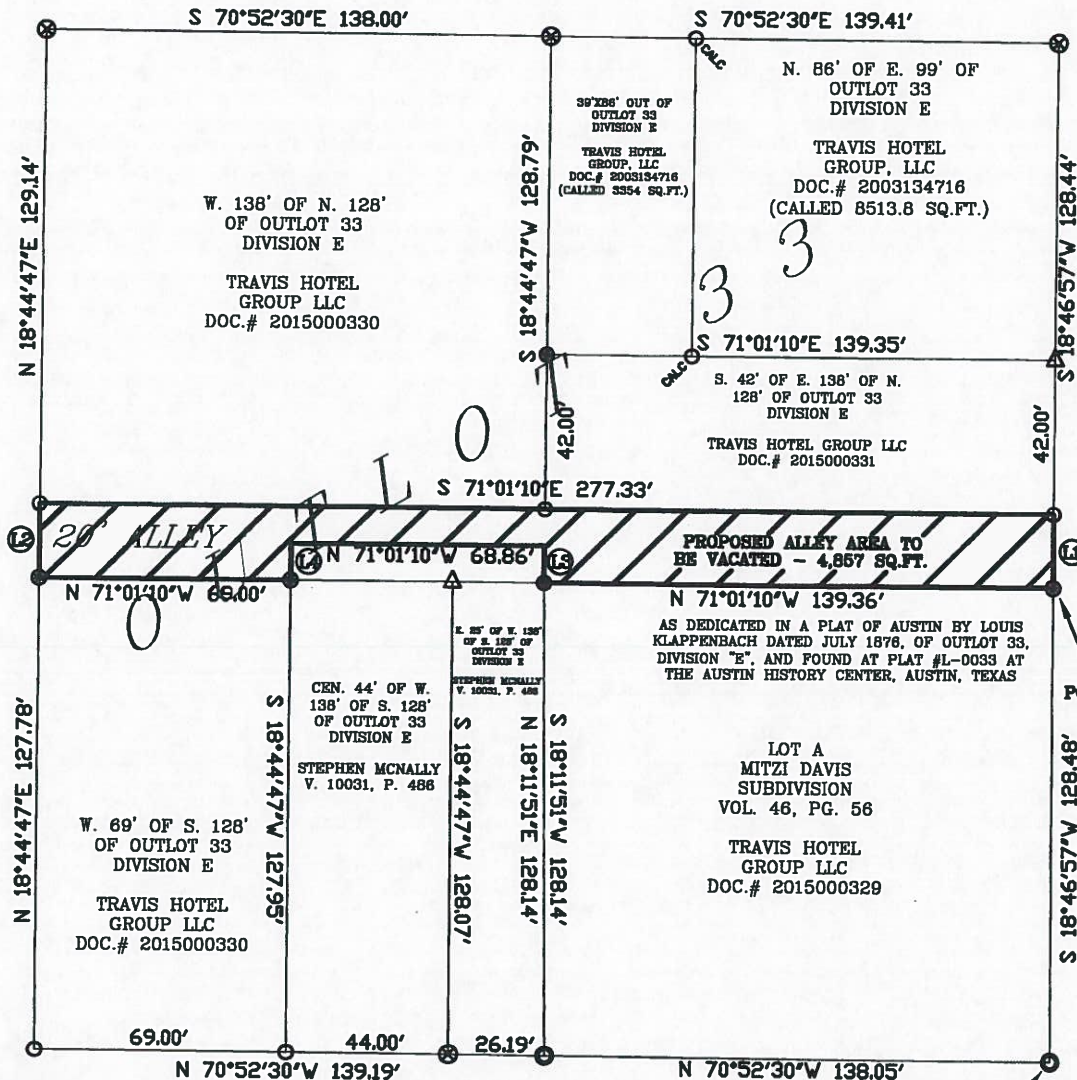
## LEGEND

○	IRON ROD SET
●	IRON ROD FND.
○	PIPE FND.
○	SPINDLE SET
○	SPINDLE FND.
△	NAIL SET
⊗	X SET

**WEST 18th STREET**  
(60' R.O.W.)

**SAN ANTONIO STREET**  
(80' R.O.W.)

**GUADALUPE STREET**  
(80' R.O.W.)



## LINE TABLE

①	L-S 18°46'57"W 20.00'
②	L-N 18°44'47"E 20.00'
③	L-N 18°11'51"E 10.00'
④	L-S 18°44'47"W 10.00'

**WEST 17th STREET**  
(60' R.O.W.)

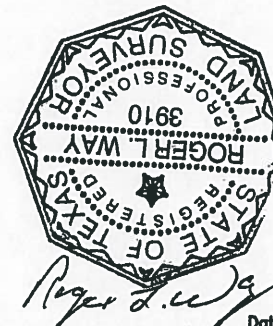
POINT OF COMMENCEMENT



**ALL POINTS SURVEYING**

1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION # 10118900

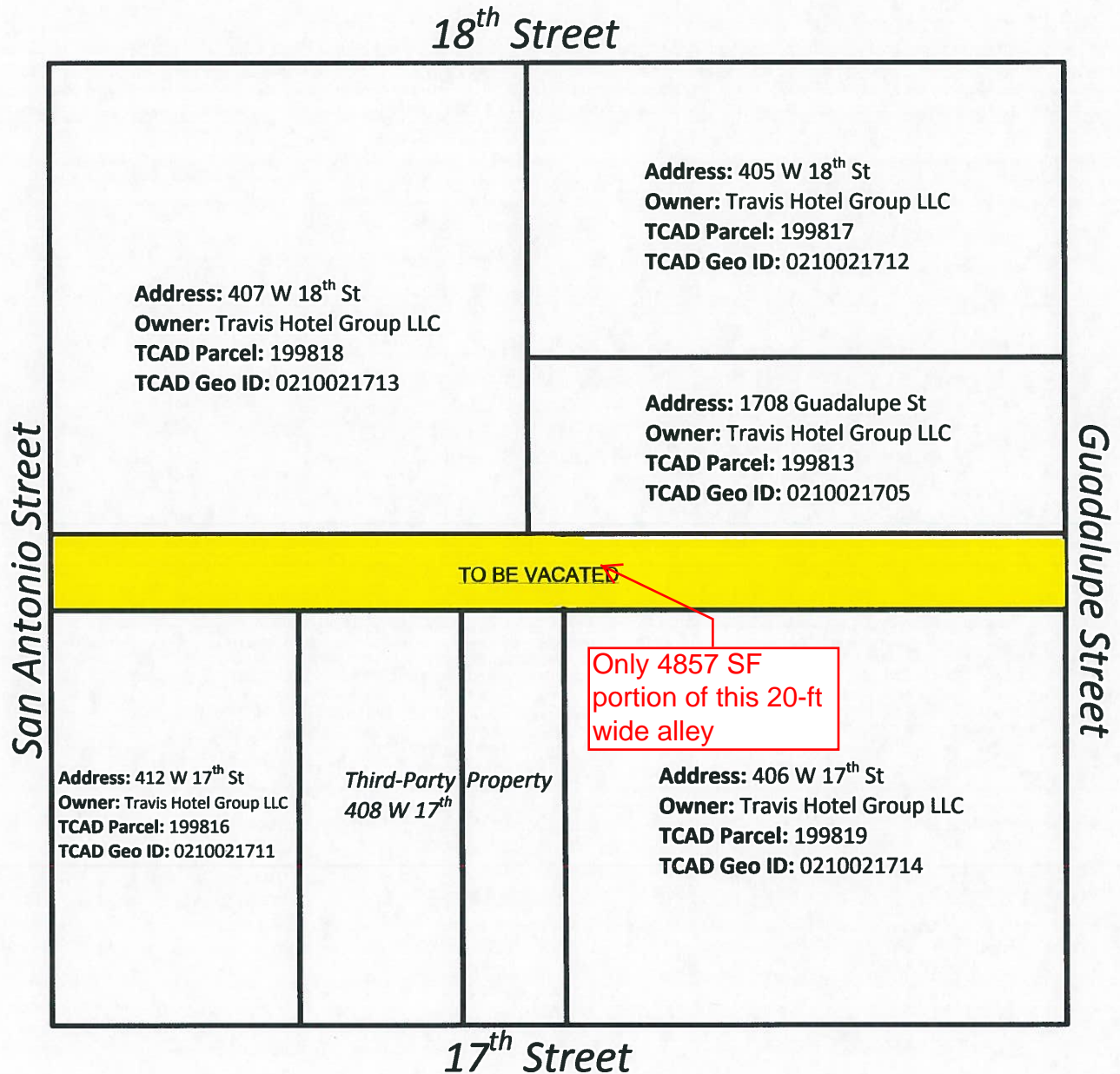


Date:  
Job No.

09-20-18  
09B23618

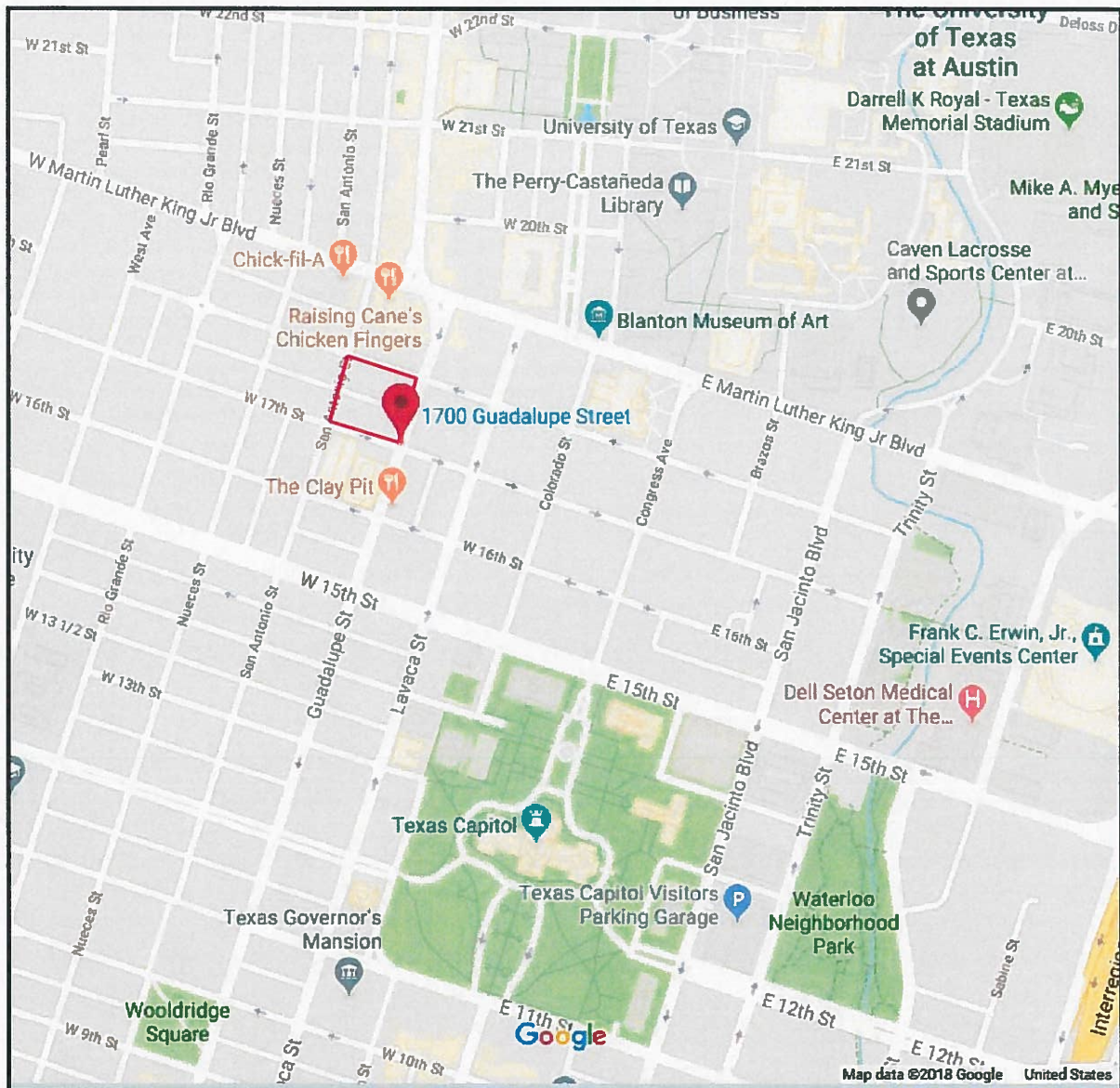
**Alley Vacation**

Located between the north and south halves of Outlot 33, Division E, City of Austin, also described as between 17th Street and 18th Street at San Antonio Street and Guadalupe Street.





## Location Map









## Travis CAD

Property Search Results > 199819 TRAVIS HOTEL GROUP LLC  
for Year 2018

Tax Year: 2018

## Property

## Account

Property ID:	199819	Legal Description:	LOT A OLT 33 DIV E DAVIS MITZI SUBD
Geographic ID:	0210021714	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

## Protest

Protest Status:  
Informal Date:  
Formal Date:

## Location

Address:	406 W 17 ST TX 78701	Mapsco:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

## Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	183539
Mailing Address:	% MICHAEL B TREGONING 2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,225,875	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,225,875	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,225,875	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,225,875	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
% Ownership: 100.0000000000%  
Total Value: \$2,225,875

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$2,225,875	\$2,225,875	\$26,532.43
02	CITY OF AUSTIN	0.444800	\$2,225,875	\$2,225,875	\$9,900.69
03	TRAVIS COUNTY	0.369000	\$2,225,875	\$2,225,875	\$8,213.48
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,225,875	\$2,225,875	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$2,225,875	\$2,225,875	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$2,225,875	\$2,225,875	\$2,390.25
68	AUSTIN COMM COLL DIST	0.100800	\$2,225,875	\$2,225,875	\$2,243.68
Total Tax Rate:		2.213985			
				Taxes w/Current Exemptions:	\$49,280.53
				Taxes w/o Exemptions:	\$49,280.54

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	0.4088	17807.00	0.00	0.00	\$2,225,875	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$2,225,875	0	2,225,875	\$0	\$2,225,875
2017	\$0	\$1,773,577	0	1,773,577	\$0	\$1,773,577
2016	\$0	\$1,602,630	0	1,602,630	\$0	\$1,602,630
2015	\$0	\$1,602,630	0	1,602,630	\$0	\$1,602,630
2014	\$67,797	\$1,246,490	0	1,314,287	\$0	\$1,314,287

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000329TR
2	4/27/2006	SW	SPECIAL WARRANTY DEED	HARDIN RICHARD G &	HEADINGTON ARMORY PARTNERS LP			2006079313TR
3	12/23/2004	WD	WARRANTY DEED	STARLIGHT L P &	HARDIN RICHARD G &			2004236979TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.24

Database last updated on: 8/22/2018 1:55 AM

© N. Harris Computer Corporation

## Travis CAD

Property Search Results > 199818 TRAVIS HOTEL GROUP LLC  
for Year 2018

Tax Year: 2018

## Property

## Account

Property ID: 199818 Legal Description: W 138' OF N128' OLT 33 DIVISION E  
 Geographic ID: 0210021713 Zoning: DMU  
 Type: Real Agent Code: ID:1556593  
 Property Use Code:  
 Property Use Description:

## Protest

Protest Status:  
 Informal Date:  
 Formal Date:

## Location

Address: 407 W 18 ST TX 78701 Mapsco:  
 Neighborhood: 1CBD1 Map ID: 021001  
 Neighborhood CD: 1CBD1

## Owner

Name: TRAVIS HOTEL GROUP LLC Owner ID: 1641984  
 Mailing Address: 2711 N HASKELL AVE STE 2800 % Ownership: 100.000000000000%  
 DALLAS , TX 75204-2940

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$59,331	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,232,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$2,291,706	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$2,291,706	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,291,706	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$2,291,706

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

01	AUSTIN ISD	1.192000	\$2,291,706	\$2,291,706	\$27,317.14
02	CITY OF AUSTIN	0.444800	\$2,291,706	\$2,291,706	\$10,193.51
03	TRAVIS COUNTY	0.369000	\$2,291,706	\$2,291,706	\$8,456.39
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,291,706	\$2,291,706	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$2,291,706	\$2,291,706	\$2,460.95
68	AUSTIN COMM COLL DIST	0.100800	\$2,291,706	\$2,291,706	\$2,310.04
Total Tax Rate:		2.213985			
				Taxes w/Current Exemptions:	\$50,738.03
				Taxes w/o Exemptions:	\$50,738.03

## Improvement / Building

**Improvement #1:** Detail Only State Code: F3 Living Area: 1.0 sqft Value: \$59,331

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D55 - 1		2015	1.0
551	PAVED AREA	AA - *		2015	17859.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4100	17859.00	0.00	0.00	\$2,232,375	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$59,331	\$2,232,375	0	2,291,706	\$0	\$2,291,706
2017	\$59,331	\$2,143,080	0	2,202,411	\$0	\$2,202,411
2016	\$0	\$1,607,310	0	1,607,310	\$0	\$1,607,310
2015	\$0	\$1,607,310	0	1,607,310	\$0	\$1,607,310
2014	\$499,870	\$1,250,130	0	1,750,000	\$0	\$1,750,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000330TR
2	2/20/2007	SW	SPECIAL WARRANTY DEED	LJ AMBASSADOR LTD	HEADINGTON ARMORY PARTNERS LP			2007031972TR
3	12/27/2006	SW	SPECIAL WARRANTY DEED	KIRKPATRICK JOHN OTIS & LOIS K	LJ AMBASSADOR LTD			2006247319TR

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.



## Travis CAD

Property Search Results > 199817 TRAVIS HOTEL GROUP LLC  
for Year 2018

Tax Year: 2018

## Property

## Account

Property ID:	199817	Legal Description:	N 86' OF E 138' OF OLT 33 DIVISION E
Geographic ID:	0210021712	Zoning:	DMU
Type:	Real	Agent Code:	ID:1556593
Property Use Code:			
Property Use Description:			

## Protest

Protest Status:

Informal Date:

Formal Date:

## Location

Address:	405 W 18 ST TX 78701	Mapsco:	
Neighborhood:	1CBD1	Map ID:	021001
Neighborhood CD:	1CBD1		

## Owner

Name:	TRAVIS HOTEL GROUP LLC	Owner ID:	183539
Mailing Address:	% MICHAEL B TREGONING 2711 N HASKELL AVE STE 2800 DALLAS , TX 75204-2940	% Ownership:	100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,483,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,483,375	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,483,375	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,483,375	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC

% Ownership: 100.000000000000%

Total Value: \$1,483,375



Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$1,483,375	\$1,483,375	\$17,681.83
02	CITY OF AUSTIN	0.444800	\$1,483,375	\$1,483,375	\$6,598.05
03	TRAVIS COUNTY	0.369000	\$1,483,375	\$1,483,375	\$5,473.66
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,483,375	\$1,483,375	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$1,483,375	\$1,483,375	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$1,483,375	\$1,483,375	\$1,592.93
68	AUSTIN COMM COLL DIST	0.100800	\$1,483,375	\$1,483,375	\$1,495.24
Total Tax Rate:		2.213985			
				Taxes w/Current Exemptions:	\$32,841.71
				Taxes w/o Exemptions:	\$32,841.70

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	0.2724	11867.00	0.00	0.00	\$1,483,375	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,483,375	0	1,483,375	\$0	\$1,483,375
2017	\$0	\$1,424,040	0	1,424,040	\$0	\$1,424,040
2016	\$0	\$1,068,030	0	1,068,030	\$0	\$1,068,030
2015	\$0	\$1,068,030	0	1,068,030	\$0	\$1,068,030
2014	\$0	\$830,690	0	830,690	\$0	\$830,690

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/3/2003	SW	SPECIAL WARRANTY DEED	ALLSTATE INSURANCE COMPANY	TRAVIS HOTEL GROUP LLC	00000	00000	2003134716TR
2	8/7/2001	ST	SUBSTITUTE TRUSTEE DEED	TEXSON MANAGEMENT GROUP INC	ALLSTATE INSURANCE COMPANY	00000	00000	2001132349TR
3	7/1/1997	WD	WARRANTY DEED	UPTOWN INVESTMENTS #1 LLC	TEXSON MANAGEMENT GROUP INC	12987	00611	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

## Travis CAD

Property Search Results > 199813 TRAVIS HOTEL GROUP LLC  
for Year 2018

Tax Year: 2018

## Property

## Account

Property ID: 199813 Legal Description: S 42' OF W 138' OF N128' OF OLT 33 DIVISION E  
 Geographic ID: 0210021705 Zoning: DMU  
 Type: Real Agent Code: ID:1556593  
 Property Use Code:  
 Property Use Description:

## Protest

Protest Status:  
 Informal Date:  
 Formal Date:

## Location

Address: 1708 GUADALUPE ST TX 78701 Mapsco:  
 Neighborhood: 1CBD1 Map ID: 021001  
 Neighborhood CD: 1CBD1

## Owner

Name: TRAVIS HOTEL GROUP LLC Owner ID: 1641984  
 Mailing Address: 2711 N HASKELL AVE STE 2800 % Ownership: 100.000000000000%  
 DALLAS , TX 75204-2940

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$733,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$733,375	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$733,375	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$733,375	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$733,375

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
--------	-------------	----------	-----------------	---------------	---------------	--

01	AUSTIN ISD	1.192000	\$733,375	\$733,375	\$8,741.83
02	CITY OF AUSTIN	0.444800	\$733,375	\$733,375	\$3,262.05
03	TRAVIS COUNTY	0.369000	\$733,375	\$733,375	\$2,706.16
0A	TRAVIS CENTRAL APP DIST	0.000000	\$733,375	\$733,375	\$0.00
2C	DOWNTOWN PUB IMP DIST	0.000000	\$733,375	\$733,375	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$733,375	\$733,375	\$787.53
68	AUSTIN COMM COLL DIST	0.100800	\$733,375	\$733,375	\$739.24
Total Tax Rate:		2.213985			
				Taxes w/Current Exemptions:	\$16,236.81
				Taxes w/o Exemptions:	\$16,236.81

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1347	5867.00	0.00	0.00	\$733,375	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$733,375	0	733,375	\$0	\$733,375
2017	\$0	\$704,040	0	704,040	\$0	\$704,040
2016	\$0	\$528,030	0	528,030	\$0	\$528,030
2015	\$0	\$528,030	0	528,030	\$0	\$528,030
2014	\$815,443	\$410,690	0	1,226,133	\$0	\$1,226,133

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000331TR
2	7/28/2005	SW	SPECIAL WARRANTY DEED	HARREN STEVE G CHILDRENS TRUST	HEADINGTON ARMORY PARTNERS LP			2005143972TR
3	12/12/2003	WD	WARRANTY DEED	HARREN STEVE G	HARREN STEVE G CHILDRENS TRUST	00000	00000	2003290610TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

## Travis CAD

Property Search Results > 199816 TRAVIS HOTEL GROUP LLC  
for Year 2018

Tax Year: 2018

## Property

## Account

Property ID: 199816 Legal Description: W 69' OF S 128' OF OLT 33 DIVISION E  
 Geographic ID: 0210021711 Zoning: DMU  
 Type: Real Agent Code: ID:1556593  
 Property Use Code:  
 Property Use Description:

## Protest

Protest Status:  
 Informal Date:  
 Formal Date:

## Location

Address: 412 W 17 ST TX 78701 Mapsco:  
 Neighborhood: 06CBD Map ID: 021001  
 Neighborhood CD: 06CBD

## Owner

Name: TRAVIS HOTEL GROUP LLC Owner ID: 1641984  
 Mailing Address: 2711 N HASKELL AVE STE 2800 % Ownership: 100.000000000000%  
 DALLAS , TX 75204-2940

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$5,988	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,105,375	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,111,363	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,111,363	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,111,363	

## Taxing Jurisdiction

Owner: TRAVIS HOTEL GROUP LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$1,111,363

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
--------	-------------	----------	-----------------	---------------	---------------	--



01	AUSTIN ISD	1.192000	\$1,111,363	\$1,111,363	\$13,247.45
02	CITY OF AUSTIN	0.444800	\$1,111,363	\$1,111,363	\$4,943.34
03	TRAVIS COUNTY	0.369000	\$1,111,363	\$1,111,363	\$4,100.93
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,111,363	\$1,111,363	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$1,111,363	\$1,111,363	\$1,193.43
68	AUSTIN COMM COLL DIST	0.100800	\$1,111,363	\$1,111,363	\$1,120.26
Total Tax Rate:		2.213985			
				Taxes w/Current Exemptions:	\$24,605.41
				Taxes w/o Exemptions:	\$24,605.41

### Improvement / Building

Improvement #1: Detail Only State Code: F1 Living Area: sqft Value: \$5,988

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
551	PAVED AREA	AA - *		1905	8832.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2030	8843.00	0.00	0.00	\$1,105,375	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$5,988	\$1,105,375	0	1,111,363	\$0	\$1,111,363
2017	\$5,988	\$795,870	0	801,858	\$0	\$801,858
2016	\$5,988	\$795,870	0	801,858	\$0	\$801,858
2015	\$5,652	\$795,870	0	801,522	\$0	\$801,522
2014	\$6,200	\$619,010	0	625,210	\$0	\$625,210

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2014	WD	WARRANTY DEED	HEADINGTON ARMORY PARTNERS LP	TRAVIS HOTEL GROUP LLC			2015000330TR
2	2/20/2007	SW	SPECIAL WARRANTY DEED	LJ AMBASSADOR LTD	HEADINGTON ARMORY PARTNERS LP			2007031972TR
3	12/27/2006	SW	SPECIAL WARRANTY DEED	KIRKPATRICK JOHN OTIS & LOIS K	LJ AMBASSADOR LTD			2006247319TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.



MITZI DAVIS SUBDIVISION

APPROVED FOR ACCEPTANCE  
Date: April 17, 1969.

*Boyle M. Osborn*  
Boyle M. Osborn  
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY  
THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS  
Date: April 17, 1969.

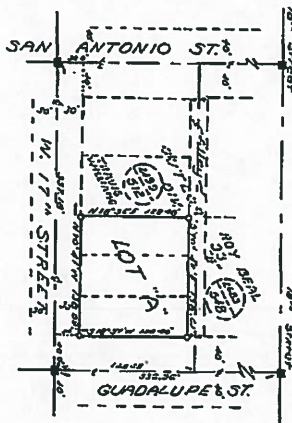
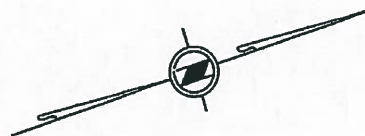
*Frank B. Burr*  
Frank B. Burr  
Vice-Chairman  
Secretary

FILED FOR RECORD P. M. this 17 day of April, D. 1969.  
At 7:30 o'clock  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas

By: *John T. Davis*  
John T. Davis  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emilie Limberg, Clerk of County Court,  
with and for the County and State aforesaid, do  
hereby certify that the within and foregoing instru-  
ment of writing with its certificate of authentication  
was filed for record in my office on the 17 day of April,  
A.D. 1969 at 7:30 o'clock P. M. and duly received of  
the 17 day of April, D. 1969 at 1:32 o'clock P. M.  
In the Plat Records of said County in Book 46, Page 56.  
WITNESS MY HAND AND SEAL OF OFFICE OF THE County  
Court of said County, the date last above written.  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas

By: *John T. Davis*  
John T. Davis  
Deputy



THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That I, John T. Davis, joined by my husband, John T.  
Davis, known to me to be the persons whose names are sub-  
scribed to the foregoing instrument and acknowledged to me  
that each had executed the same for the purposes and con-  
sideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of April  
A. D. 1969.  
*John T. Davis*  
John T. Davis  
Notary Public in and for Travis County, Texas

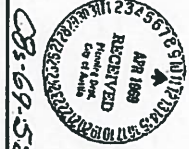
*John T. Davis*  
John T. Davis  
Notary Public in and for Travis County, Texas

Notary Public in and for Travis County, Texas



AS 346 P. 14.17  
PLAT 18319

LEGEND  
■ Concrete Monument Found  
○ Corner Found  
● Travis County Deed Records  
Scale 1" = 100 feet



Surveyed March 22, 1968  
Metz Engineering Company  
By: *William G. Metz*  
William G. Metz  
Registered Public Surveyor #335  
Austin, Texas



