

## SUMMARY OF REVIEW COMMENTS REPORT

### F#10076-1901 RIGHT-OF-WAY ALLEY VACATION

### [572 SQUARE FOOT PORTION OF ALLEY BETWEEN E. 8<sup>TH</sup> AND E. 9<sup>TH</sup>]

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## CONDITIONAL APPROVAL COMMENTS

### AUSTIN WATER UTILITY (AWU)

ASSESSMENT: "Case No.: 10076-1901

Austin Water (AW) has no objection to the Right-Of-Way vacation of the **Alley (0.013 acre/ 572 sq. ft.) portion being the remaining of 20-ft wide tract of land**, known as the alley of East 8<sup>th</sup> Street, adjacent to Lots 16 and 17, Sarah and Lydia M. Robertson's Subdivision, out of Outlot 1, Division B, recorded in Volume 2, Page 232, Plat Records Travis County, Texas.

Currently there is an active 6-inch polyvinylchloride wastewater line (built in 2016), within the area requested to be vacated. The following items are needed to complete this request:

1. Survey needs to be update showing existing wastewater manhole
2. AW needs a signed agreement that transfer the City of Austin (COA) property to a private institution.
3. A new Wastewater Line Easement must be dedicated to the city covering the active wastewater line. The size of the new easement is the same as the area requested to be vacated.
4. A clean out needs to be built and accepted by COA standards.

Once items are received and the as-built plans has been received and approved by AW Infrastructure Records the new easement can be requested for released.

Thank you,

Angela Baez

**Project Coordinator**

City of Austin | Austin Water, Infrastructure Management

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## APPROVED COMMENTS

• AUSTIN ENERGY	• PARD / PLANNING & DESIGN
• ATD	• PLANNING & ZONING <u>Long Range Planning</u>
• AT & T	• PLANNING & ZONING <u>Urban Design</u>
• AUSTIN RESOURCE RECOVERY	• PLANNING & ZONING <u>Zoning Review</u>
• DSD (DRAINAGE ENGINEERING)	• PUBLIC WORKS <u>OCE</u>
• DSD (Transportation Planning)	• PUBLIC WORKS <u>Sidewalks &amp; Special Projects</u>
• EMS	• PUBLIC WORKS <u>Urban Trails Program</u>

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- FIRE

- TEXAS GAS

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- GOOGLE

- WATERSHED PROTECTION DEPARTMENT

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- GRANDE COMMUNICATIONS

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## MEMORANDUM

Case No: 10076-1901  
Date: Jan 14, 2019

**SUBJECT: ALLEY VACATION**

( ) Lucy Cabading	AT&T	( ) Robynne Heymans	PARD
( ) Eben Kellogg	Austin Energy	( ) Laura Arthur	DSD (LUR-Drainage)
( ) Mike Turner	Austin Resource Recovery	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Michael Zavala		( ) Sonny Pelayo	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	( ) Annabell 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 right of way vacation of **572 SF portion being the remaining portion of a 20-ft wide tract of land**, known as the alley of E. 8<sup>th</sup> St., adjacent to Lots 16 and 17, Sara and Lydia M. Robertson's Subdivision, out of Outlot 1, Division B, recorded in Volume 2, page 232, Plat Records Travis County, Texas.

### SEE ATTACHED INFORMATION:

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: February 4, 2019**

### **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: \_\_\_\_\_



**CIVILITUDE**  
ENGINEERS & PLANNERS

5110 Lancaster Court  
Austin, Texas 78723  
Firm Registration #12469

Phone 512 761 6161  
Fax 512 761 6167  
hello@civiltude.com  
www.civiltude.com

December 4, 2018

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

Re: **Transmittal Letter**  
Reasons for Vacation  
Application for Street or Alley Vacation  
809 E 9<sup>th</sup> St. Austin TX, 78702

Dear Mrs. Vasquez,

Civiltude, LLC is seeking to vacate a remnant and orphaned portion of the 9<sup>th</sup> St Alley, submitted on behalf of **Guadalupe Neighborhood Development Corporation**. The majority of this Alley was vacated previously by the development next door. This remnant portion is no longer connected to any City's public ROW except for being adjacent to TxDOT's ROW for I35. The packet includes the Application for an Alley Vacation, Special Warranty Deed, landowner information, survey notes, and a location map.

The area to be vacated lies within City jurisdiction. A multi-family development project site plan has been submitted for the property adjacent to the area to be vacated.

Additionally, we present the following details pertaining to the area to be vacated:

1. *Is this a residential or commercial project?*  
This is a commercial (Multi-family) project.
2. *How was the area to be vacated dedicated? By plat or by separate instrument?*  
We believe this piece of ROW was dedicated per plat.
3. *Did the City purchase the area to be vacated? (i.e., by Street Deed)*  
We believe the City did not purchase the area to be vacated.
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.)*  
Both the area to be vacated and the project site are located in the same subdivision.
5. *Is the area to be vacated functional right-of-way, or is it only dedicated on paper?*  
This area is no longer functioning as ROW since it is no longer accessible since a large portion of the ROW had already been vacated.

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.*  
All utilities had been vacated as part of the development next door. The PUE in this alley was released per document #2017079958 (Included with the ROW Vacation Package). The only thing remaining is a small portion of a wastewater line that serves our existing building. We are in the process of confirming if a wastewater easement was dedicated to allow this line to remain in place.
7. *How do you plan to develop the area to be vacated?*  
A portion of a 7 story residential building with one floor of partially underground parking will be located on the vacated ROW, along with 5' clearance for fire access.
8. *Has a site plan been submitted on your project?*  
A site plan has been submitted, reference number SP-2018-0458CSH.
9. *Is your project a Unified Development?*  
The project is not a Unified Development. It has a land status to be one single parcel.
10. *Is your project a S.M.A.R.T. Housing Project?*  
The project is a S.M.A.R.T. Housing Project and the S.M.A.R.T. housing letter is included with the ROW vacation package.
11. *When do you anticipate starting construction of the development?*  
Construction is anticipated to begin August 2019.
12. *What is the current zoning on the adjacent properties?*  
Current zoning of the adjacent properties: CS-MU-NCCD-NP to the north, south, and east with Interstate Hwy 35 to the west.
13. *What is the current status of the adjacent properties?*  
Current status of the adjacent properties: the properties to the north, south, and east is developed as multi-family use, with Interstate Hwy 35 to the west.
14. *What type of parking facilities currently exist?*  
There currently exists surface parking in the form of a driveway, which serves the existing structure.
15. *Will your parking requirements increase with the expansion?*  
The parking requirements will increase with the expansion.
16. *How will the increase be handled?*  
A partially underground parking garage will serve the proposed expansion.
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 have been executed with adjacent owners.

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

The area to be vacated does not lie within the Austin Downtown Plan and the ADP criteria is not applicable.

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?*

The area to be vacated does not lie within UT boundaries.

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

Comprehensive Plan in the following ways: the project, a new S.M.A.R.T housing project amid a residential neighborhood, has the potential to be a space where local businesses can thrive and make themselves accessible to the residents in the surrounding areas. This project invests in the interconnectedness of Austin by placing residential buildings along Hwy 35 corridor, providing residents with convenient access to in close proximity to residential spaces, making it feasible for residents to conduct business locally.

Thank you for your time and consideration.

Sincerely,



Nhat M. Ho, PE, LEED GA  
Vice President



# APPLICATION FOR STREET OR ALLEY VACATION

File No. 10076-1901  
Department Use Only

DATE: 1/11/2019 1/14/2019  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: X; ROW \_\_\_\_\_ Hundred Block: 800  
Name of Street/Alley/ROW: 8 1/2 St. between N 135 frontage and Tendall Development  
Is it constructed: Yes No Property address: 809 E. 9th St. Austin TX, 78702  
Purpose of vacation: Full Block Development

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0206050308  
Survey & Abstract No.: east 23ft of Lot 16 and west 34ft of Lot 17  
Lot(s): 16&17 Block: N/A Outlot: 1 Subdivision Name: Lopez Tower Sarah and Lydia M. Robertson's Subdivision  
Plat Book 2 Page Number 232 Document Number \_\_\_\_\_

Neighborhood Association Name: African American Cultural Heritage District Business Association  
Address including zip code: 901 East 12th St. Austin, TX 78702

## RELATED CASES

Existing Site Plan (circle one): <u>YES</u> /NO	FILE NUMBERS
Subdivision: Case (circle one): YES/ <u>NO</u>	SP-2018-0458CSH
Zoning Case (circle one): <u>YES</u> /NO	N/A
	NPA-2007-0009.01, C14-01-0148.004, C14-01-0148, C14H-2011-0002

## PROJECT NAME, if applicable:

Name of Development Project: La Vista de Lopez  
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: Guadalupe Neighborhood Development Corporation (as shown on Deed)  
Address: 813 E 8th St. Phone: (512) 479-6275 Fax No.: (512) 478-9949  
City: Austin County: Travis State: Texas Zip Code: 78702  
Contact Person/Title: Mark Rogers Cell Phone: (512) 479-6275 Email Address: mark@guadalupendc.org  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Nhat Ho  
Firm Name: Civilitude LLC  
Address: 5110 Lancaster Court  
City: Austin State: Texas Zip Code: 78723  
Office No.: (512) 761-6161 Cell No.: (512) 905-7919 Fax No.: (512) 761-6167  
EMAIL ADDRESS: Nhat@civilitude.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: [Signature]  
Landowner/Applicant

RECEIVED JAN 10 2019

RECEIVED JAN 11 2019

EXHIBIT \_\_\_\_\_

Guadalupe Neighborhood Development Corp.  
809 E. 9<sup>th</sup> Street  
(Remaining Portion of 20' Alley)

LEGAL DESCRIPTION

FIELD NOTES FOR A 572 SQUARE FOOT (0.013 ACRE) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A 20 FOOT WIDE ALLEY AS DEDICATED BY PLAT OF SARAH AND LYDIA M. ROBERTSON'S SUBDIVISION OF A PART OF OUTLOT NO. 1, DIVISION "B" A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 232 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT 4,894 SQUARE FOOT PORTION HAVING ALREADY BEEN VACATED BY ORDINANCE NO. 900322-E AS RECORDED IN VOLUME 11168, PAGE 1376 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 572 SQUARE FOOT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a ½-inch iron rod found at the intersection of the east right-of-way line of Interstate Highway No. 35 (right-of-way varies) and the south right-of-way line of East 9<sup>th</sup> Street (60' right-of-way), being the northwest corner of that certain tract of land as conveyed to Guadalupe Neighborhood Development Corporation by general warranty deed recorded in Document No. 2015088336 of the Official Public Records of Travis County, Texas, said tract being a portion of Lots 16 & 17 of above described Sarah and Lydia M. Robertson's Subdivision, from which a ½-inch iron rod found at the intersection of the south right-of-way line of said East 9<sup>th</sup> Street and the west right-of-way line of Embassy Drive (30' right-of-way) bears, S 71°50'49" E a distance of 273.27 feet; Thence, leaving the south right-of-way line of said East 9<sup>th</sup> Street with the east right-of-way line of said Interstate Highway No. 35, S 16°54'43" W a distance of 128.76 feet to a ½-inch iron rod set with cap stamped "TERRA FIRMA" at the southwest corner of said Guadalupe Neighborhood tract, being the northwest corner of the above described remaining portion of a 20 foot wide alley as dedicated by said Sarah and Lydia M. Robertson's Subdivision, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north line of said remaining portion of a 20 foot wide alley and the south line of said Lots 16 & 17 and said Guadalupe Neighborhood tract, S 71°42'37" E a distance of 57.20 feet to a ½-inch iron rod set with cap stamped "TERRA FIRMA" at the southeast corner of said Guadalupe Neighborhood tract, being a northerly exterior corner of the above described 4,894 square foot portion of alley having already been vacated by Ordinance No. 900322-E, also being the northeast corner of said remaining portion of said 20 foot wide alley, for the northeast corner of the herein described tract;

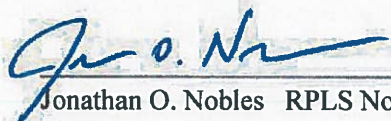
THENCE, leaving the south line of said Guadalupe Neighborhood tract, with a west line of said 4,894 square foot portion of alley vacated by Ordinance No. 900322-E, S 16°54'43" W a distance of 10.00 feet to a ½-inch iron rod found at an inside corner of said 4,894 square foot portion of alley vacated by Ordinance No. 900322-E, being the southeast corner of said remaining portion of said 20 foot wide alley, for the southeast corner of the herein described tract;



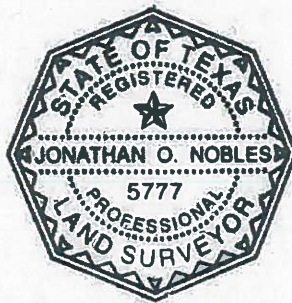
THENCE, with a north line of said 4,894 square foot portion of alley vacated by Ordinance No. 900322-E, N 71°42'37" W a distance of 57.20 feet to a ½-inch iron rod found on the east right-of-way line of said Interstate Highway No. 35, at the most westerly northwest corner of said 4,894 square foot portion of alley vacated by Ordinance No. 900322-E, being the southwest corner of said remaining portion of said 20 foot wide alley, for the southwest corner of the herein described tract;

THENCE, leaving a north line of said 4,894 square foot portion of alley vacated by Ordinance No. 900322-E, with the east right-of-way line of said Interstate Highway No. 35 and the west line of said remaining portion of said 20 foot wide alley, N 16°54'43" E a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 572 square feet (0.013 acre) of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on March 4, 2015 at Terra Firma Land Surveying and are true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles RPLS No. 5777  
BGE, Inc.  
7000 North Mopac, Suite 330  
Austin, Texas 78731  
Telephone: (512) 879-0400  
TBPLS Licensed Surveying Firm No. 10106502



1/8/2019

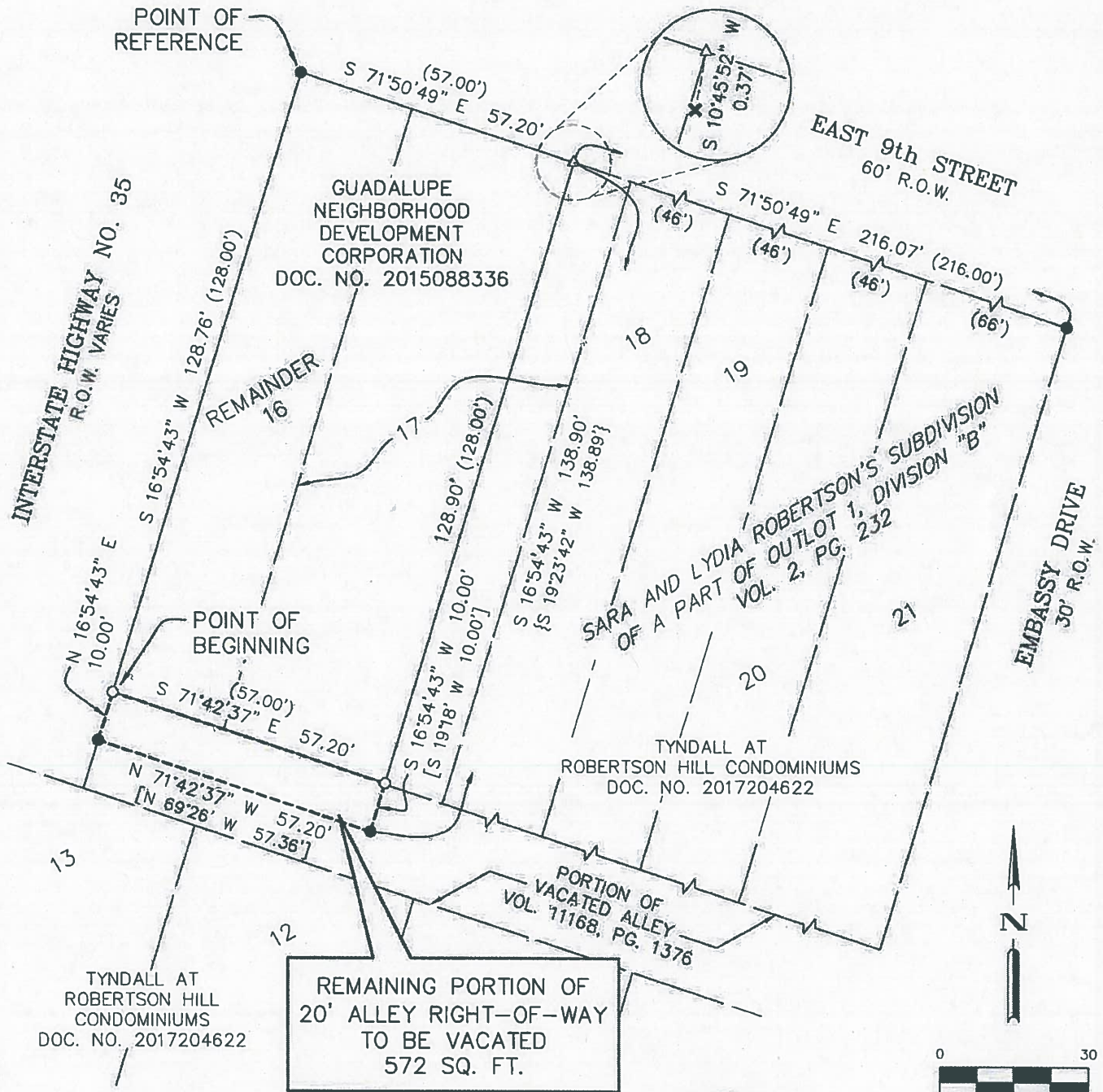
Date

Client: Civilitude  
Date: January 8, 2019  
Job No: 6517-00  
TCAD No: 0206050308  
City Grid: J22

**BASIS OF BEARING:**

Bearing orientation is based on the Texas State Plane Coordinate System, NAD-83, Texas Central Zone 4203.

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



## LEGEND

R.O.W.	RIGHT-OF-WAY
( )	RECORD INFORMATION VOL. 2, PG. 232
[ ]	RECORD INFORMATION VOL. 11168, PG. 1376
{ }	RECORD INFORMATION DOC. NO. 2005050579
●	FOUND 1/2" IRON FOUND
×	FOUND "X"
○	SET 1/2" IRON ROD W/CAP STAMPED "TERRA FIRMA"
△	CALCULATED POINT

## BEARING BASIS NOTE:

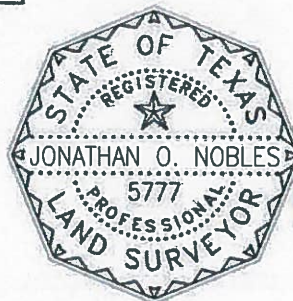
HORIZONTAL DATUM BASED UPON  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NAD83, TEXAS CENTRAL ZONE.



## BGE, Inc.

7000 North Mopac, Suite 330, Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10106502

Copyright 2019



*Handwritten signature and date:*  
11/8/2019

SCALE: 1"=400'

SHEET 3

OF 3





**City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception**

**December 08, 2015**

**File Number: C8I-2015-0361**

**Address: 809 E 9TH ST**

**Tax Parcel I.D. #0206050308**

**Tax Map Date: 08/14/2014**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **the East one-half of lot Sixteen (16) and the West Thirty-four (W. 34') of lot 17, in Outlot 1, Division "B", of the Sarah and Lydia M. Robertson Subdivision** in the current deed, recorded on **Jun 05, 2015**, in **Document #2015088336**, **Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Aug 26, 1954**, in **Volume 1488, Page 367, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Apr 18, 1973**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

**Additional Notes/Conditions:**  
**NONE**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director  
Development Services Department**

LOT-2015-0361



**20605**

Revision Date: 8/14/2014

0 120 Feet

NAD 1983 StatePlane  
Texas Central\_FIPS\_4203 Feet  
Projection Lambert\_Conformal\_Conic

Scale: 1" = 120 Feet

Scale: 1" = 120 Feet

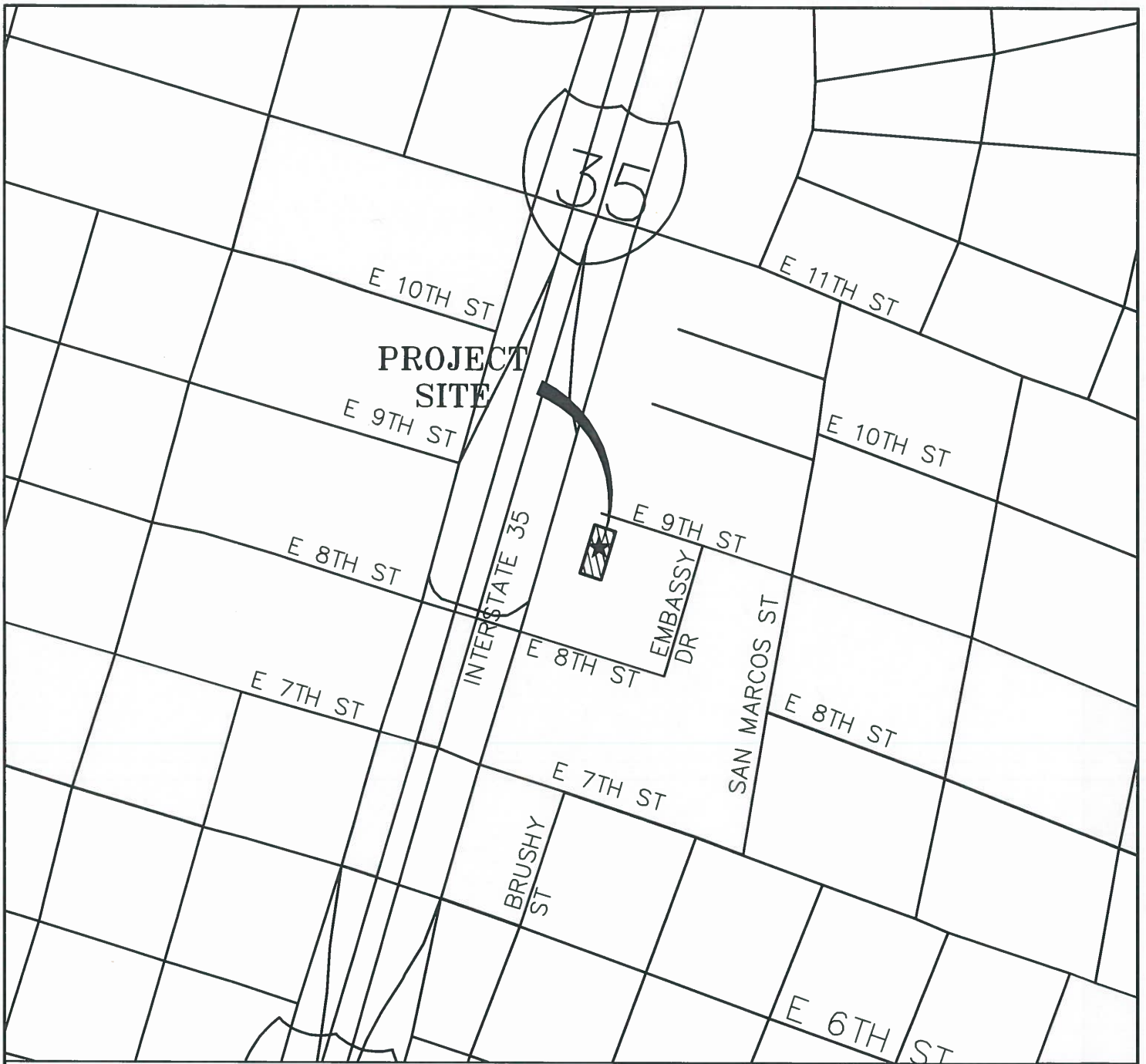
This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises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

**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754

P.O. Box 149012  
Austin, Texas 78714

Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328





# LOCATION MAP

GRID: J22  
MAPSCO: 585T



SCALE: 250'

## Travis CAD

Property Search &gt; 194712 GUADALUPE NEIGHBORHOOD for Year 2019 Tax Year: 2019 - Values not available

## Property

## Account

Property ID:	194712	Legal Description:	E 23FT OF LOT 16 & W 34FT OF LOT 17 OLT 1 DIV B ROBERTSON S & L M SOUTH PART
Geographic ID:	0206050308	Zoning:	NCCD; SF3
Type:	Real	Agent Code:	
Property Use Code:	LIH		
Property Use Description:			

## Protest

Protest Status:  
Informal Date:  
Formal Date:

## Location

Address:	809 E 9 ST TX 78702	Mapsco:	
Neighborhood:	Formerly E0030	Map ID:	020201
Neighborhood CD:	E2000		

## Owner

Name:	GUADALUPE NEIGHBORHOOD	Owner ID:	174571
Mailing Address:	DEVELOPMENT CORPORATION 813 E 8TH ST  AUSTIN , TX 78702-3282	% Ownership:	100.0000000000%
		Exemptions:	CLT, SO, LIH

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: GUADALUPE NEIGHBORHOOD  
% Ownership: 100.0000000000%  
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A

2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

## Improvement / Building

**Improvement #1:** 1 FAM DWELLING **State Code:** A1 **Living Area:** 1448.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1906	1448.0
UBSMT	Unfinished Basement	WW - 3+		1906	200.0
011	PORCH OPEN 1ST F	* - 3+		1906	40.0
011	PORCH OPEN 1ST F	* - 3+		1906	133.0
011	PORCH OPEN 1ST F	* - 3+		1906	120.0
251	BATHROOM	* - *		1906	1.0

**Improvement #2:** Detail Only **State Code:** A3 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
411	SOLAR DEVICES RESIDENTIAL	*		2016	5.7

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1675	7296.00	0.00	0.00	N/A	N/A

## 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	\$14,359	\$21,740	0	36,099	\$0	\$36,099
2017	\$15,015	\$16,113	0	31,128	\$0	\$31,128
2016	\$6,624	\$25,421	0	32,045	\$0	\$32,045
2015	\$43,063	\$187,500	0	230,563	\$0	\$230,563
2014	\$34,130	\$187,500	0	221,630	\$0	\$221,630

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/19/2015	WD	WARRANTY DEED	LOPEZ MARY HELEN	GUADALUPE NEIGHBORHOOD			2015088336
2	6/1/2011	SW	SPECIAL WARRANTY DEED	LOPEZ ELENA S & MARY HELEN &	LOPEZ MARY HELEN			2011091125TR
3	4/19/2011	SW	SPECIAL WARRANTY DEED	LOPEZ ELENA S & MARY HELEN &	LOPEZ MARY HELEN			2011086341TR

Questions Please Call (512) 834-9317

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# Property Profile

Getting Around Search & Identify Data Drawing & Measurement Printing & Reporting Help ☐ Tool Labels



Address Search

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Permits By Address

Change visible map layers

Historic Layers

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Find Layers

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## Site Plan Review...

SP-2018-0458CSH  
LOPEZ TOWER

Hyperlinks

[Austin Build + Connect Case Details link](#)

FOLDERSN  
12044652

Case Number  
SP-2018-0458CSH

Case Name  
LOPEZ TOWER

Status  
IN REVIEW

Description of Work



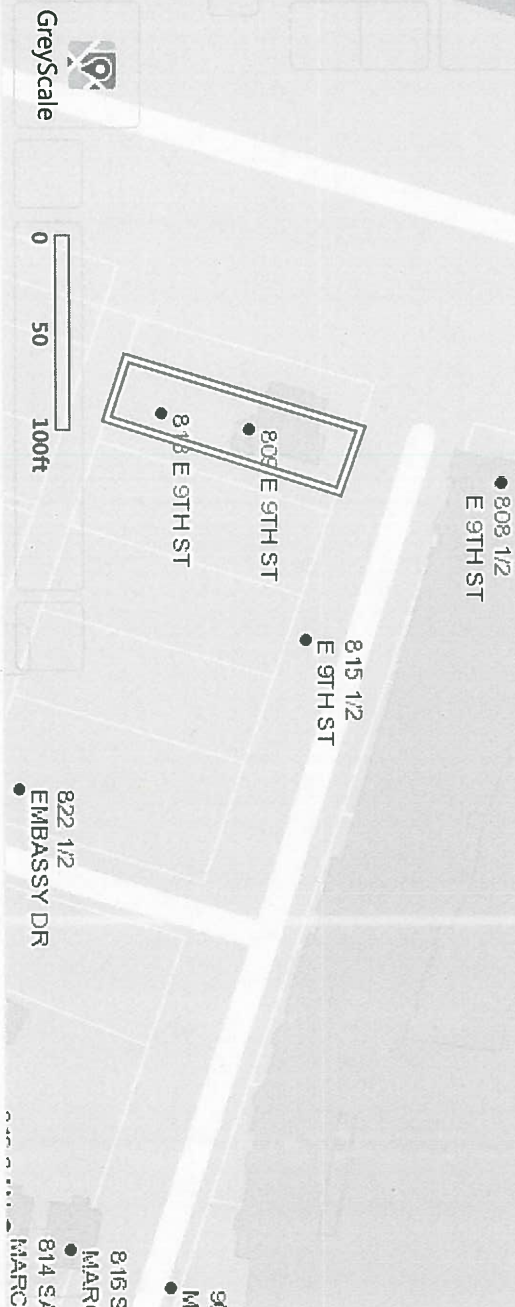
GreyScale

0 50 100ft

Review Cases (1)

Site Plan Review Cases (All)

Case Number	Case Name
FOLDERSN	LOPEZ TOWER
12044652	SP-2018-0458CSH





The State of Texas

County of Travis

Know all men by these presents: That we, Sarah Robertson, a widow, and Lydia M. Robertson, a feme sole, both of the County of Travis, in the State of Texas,

have caused and hereby cause this map or plat of the subdivision of our tracts out of Outlet No. one (1), in Division "D", in the City of Austin, Travis County, Texas, to be recorded in the records of the County of Travis, in the State of Texas, in the office of the County Clerk of said County of Travis, in the State of Texas, and the street designated as Eight Street, being sixty (60) feet wide and three hundred and seventy-two (372) feet long, less a triangular piece (9 x 20' x 22' out of southeast corner of said street; and the street designated as Robertson Street being thirty (30) feet wide and two hundred and seventy-six (276) feet long; and the alley twenty (20) feet wide and three hundred and forty-two (342) feet long extending East and West between 8th. and 9th. streets as shown on said map or plat, are hereby dedicated to public use; save and except, however, that the strip of land shown on said plat lying East of Lot No. Seven (7) and being twenty (20) feet wide and one hundred and forty-eight (148) feet long and extending southward from Eight Street to alley as shown on said plat, is not included in said dedication, but is only left open as a passage-way until such time as Eight Street shall be extended Eastward and when the said Eight Street is so extended westward, the said strip of land is to be closed, and it is the intention in showing the said strip of land on said plat, or by this instrument, to make a perpetual dedication of the said strip of land to the public, but the said passage-way is only left open and to be used as a temporary passage-way until such time as Eight Street shall be extended Eastward as aforesaid.

Witness our hands, this the 13th. day of May, A. D. 1912.

Mrs. Sarah Robertson  
Lydia M. Robertson

In the State of Texas Before me, Thomas F. Taylor, a Notary Public within and for the County of Travis County of Travis & vis, in the State of Texas, on this day personally appeared Sarah Robertson, a widow, and Lydia M. Robertson, a feme sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and severally 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 13th day of May, A.D. 1912:

Notary Public,  
Travis County, Texas,  
Recorded June 8, 1912, at 3 P.M.

000

Thomas F. Taylor,  
Notary Public, Travis County, Texas,  
Recorded June 8, 1912, at 3 P.M.

