

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 2021-047001 LM  
Department Use Only

DATE: July 20, 2021  
Department Use Only

### TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: Harvey Street Partial Vacation Is it constructed: Yes ☐ No ☒  
Property address: 3001 E. 12th Street, 1195 Oak Grove Ave., 2804 Sol Wilson Ave., 3005 E. 12th St., 3007 E. 12th St., 2949 E. 12th St.  
Purpose of vacation: R.O.W. undeveloped for decades, adjacent property owners desire use of this land

### PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: Tr#1 -198744, Tr#2 -198770, Tr#3 -198745, Tr#4-198774 , Tr. #5 -0209140204, Tr. #6 -0209140147  
Survey & Abstract No. Tr.#1 -.42 ac. out of OLT 14, Div. B; Tr.#2- Lot 1 & 2W of Lot 2, OLT 15, Div. B; Tr.#3 .168 ac. Blk E OLT 14 Div B; Tr. #4 -.48 ac. Lot 1 Blk A Resub of Sam Huston Heights Annex Lot 3  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Outlot: and 58.5' x 75' of OLT 14 Division B. - Tract #6  
Subdivision Name: Sam Huston Heights Annex/Homewood Heights; Government Outlots adjoining the Original city of Austin map or plat on File  
Plat Book 93/4 Page Number 223/230 Document Number \_\_\_\_\_ at the Texas General Land Office recorded in Vol 4, Page 3.

Neighborhood Association Name: Rosewood  
Address including zip code: 1000 Glen Oaks Court, Austin, TX. 78702

### RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): YES / <input checked="" type="checkbox"/> NO	
Subdivision: Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C8-1937-1510; C8-93-0194.0A</u>
Zoning Case (circle one): <input checked="" type="checkbox"/> YES / NO	<u>C14-2013-0091, NPA-2013-008.01</u>

### PROJECT NAME, if applicable:

Name of Development Project: NA  
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: See Attachment (as shown on Deed)  
Address: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_  
City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Contact Person/Title: \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_  
Email Address: \_\_\_\_\_  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

### APPLICANT INFORMATION

Name: Pam Madere  
Firm Name: Jackson Walker LLP  
Address: 100 Congress Avenue, Suite 1100  
City: Austin State: TX Zip Code: 78701  
Office No.: ( 512 ) 236-2048 Cell No.: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_  
EMAIL ADDRESS: pmadere@jw.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



Pam Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

July 1 , 2021

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

Re: Case No. 2021-047001 LM - Partial Vacation of Harvey Street for the benefit of adjacent properties addressed as 1195 Oak Grove Avenue (“**Tract #1**”), 3001 E. 12<sup>th</sup> Street (“**Tract #2**”), 2804 Sol Wilson Avenue (“**Tract #3**”), 3005 E. 12<sup>th</sup> Street (“**Tract #4**”), 3007 E. 12<sup>th</sup> Street (“**Tract #5**”), and 2949 E. 12<sup>th</sup> Street, (“**Tract #6**”), collectively (the “**Properties.**”).

Dear Land Management Staff:

The purpose of the requested partial R.O.W. vacation of Harvey Street which was never built is to enable the property owner(s) to enjoy use of this undeveloped R.O.W. without this encumbrance. A partial vacation is requested due to the conflict with Harvey St. R.O.W. overlapping Oak Grove Avenue.

Response to Application Questions:

1. Is this a residential or commercial project? *Commercial and/or mixed use.*
2. How was the area to be vacated dedicated? *The R.O.W. was created by Government Outlots adjoining the Original City of Austin, according to the Map or Plat on File at the Texas General Land Office.*
3. Did the City purchase the area to be vacated? (i.e., by Street Deed) *No.*
4. Are both the area to be vacated and your property in the same “subdivision”? *Yes, see response under #2*
5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper? *It is only on paper.*
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. *No utilities are in the R.O.W.*
7. How do you plan to develop the area to be vacated? *Commercial and/or mixed use.*
8. Has a site plan been submitted on your project? *No.*
9. Is your project a Unified Development? *Not applicable at this time.*
10. Is your project a S.M.A.R.T. Housing Project? *No.*
11. When do you anticipate starting construction of the development? *As soon as practical.*
12. What is the current zoning on the adjacent properties? *Tract 1 and 2 are zoned CS-CO-NP; Tract 3 is zoned CS-MU-CO-NP; Tract 4 is zoned MF-3-NP; Tract 5 is zoned CS-MU-V-CO-NP; Tract 5 is zoned CS-V-CO-NP; Tract 6 is zoned CS-MU-V-CO-NP.*

13. What is the current status of the adjacent properties? *To our knowledge vacant and multi-family.*
14. What type of parking facilities currently exist? *Current uses comply with City of Austin off-site parking requirements.*
15. Will your parking requirements increase with the expansion? *At this time we do not know.*
16. How will the increase be handled? *Any increase will comply with applicable city regulations.*
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? *No.*
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? *No.*
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.*
20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how? *Yes, by encouraging a compact, connected City and mixed use development.*

Sincerely,



Pamela Madere

July 2, 2021

**Via On-Line Submittal and Email**

Land Management  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

Re: Partial R.O.W. Vacation of Harvey Street between Sol Wilson Avenue/Harvey Street and East 12th Street (the “**Harvey St. R.O.W.**”) for the benefit of adjacent properties addressed as 1195 Oak Grove Avenue (“**Tract #1**”), 3001 E. 12th Street (“**Tract #2**”), 2804 Sol Wilson Avenue (“**Tract #3**”), 3005 E. 12th Street (“**Tract #4**”) and 3007 E. 12th Street (“**Tract 5**”) and 2949 E. 12th Street, (“**Tract #6**”), (collectively, the “**Properties**”).

Dear Land Management Staff:

I am working with the property owners and submit this partial vacation application for the Harvey R.O.W. as described above. The Transportation Department has approved the partial vacation submittal due to the conflict with Harvey R.O.W overlapping Oak Grove Avenue R.O.W.

Harvey Street R.O.W.. Harvey Street R.O.W. is shown on an 1891 survey running diagonally from Sol Wilson Avenue to E. 12th Street. However, Harvey Street remains a street in name only. It consists of undeveloped land, has never been used as a right of way, has never been maintained by the City, and the City’s Transportation Department has stated that it does not intend to construct the street in the future. The alignment of this unused portion of Harvey St. R.O.W. is no longer safe or necessary and if this short roadway was ever constructed, it would only create a dangerous intersection at the junction of Oak Grove Avenue and E. 12th Street.

The City has abandoned the R.O.W. and the adjacent landowners own to the center of the street unencumbered by any claim of the City. In fact, several years ago, the current owners of Tracts #1, 2 and 3 spent considerable resources and time remediating the R.O.W. that was contaminated prior to their ownership. Although it is our position that the City has abandoned the R.O.W., we are following the City’s process and submitting this vacation application.

The Harvey St. R.O.W. was created by Government Outlots adjoining the Original City of Austin, according to the Map or Plat on File at the Texas General Land Office recorded in Volume 4, Page 3 of the Plat Records of Travis County, Texas. The Harvey St. R.O.W. is shown on the subdivision plat for the Sam Huston Heights Annex, recorded in 1937 that created Tract #2



and on the resubdivision of Lot 3 and part of Lot 2 of the Sam Huston Heights Annex that created Tract #4. The Harvey St. R.O.W. is also shown on the Homewood Heights Subdivision recorded in 1945 that created Tract #3; Tract #1 has never been platted. Copies of the subdivision plats, related survey and TCAD map of the area are provided in the exhibits included with this application.

Tract #1 (owned by 2017 Shaw Garage LP), and Tracts #2 and #3 (both owned by 2018 East Austin Land Fund 2 LP), are zoned “CS-CO-NP” and “CS-MU-CO-NP” respectively. Tract #1 was developed with an automotive repair garage, but is now vacant. Tracts #2 and #3 are undeveloped. Tract #4 (owned by NMF Housing I) is zoned MF-3-NP and is developed with a multi-family use known as the East 12th Street Apartments, a HUD subsidized affordable apartment complex. Tract #5 is developed with a multi-family condominium and is zoned “CS-MU-CO-NP”. Tract #6 was developed for commercial use, but is now vacant and is zoned CS-MU-V-CO-NP.

There is no active site plan for any proposed development. We are not aware of any existing utilities within the Harvey St. R.O.W., nor are there any easements in this R.O.W. We respectfully request that the City partially vacate this R.O.W. as requested.

The owners of NMF Housing and 3005 E. 12<sup>th</sup> Street will quit claim their portion of the vacated R.O.W. to 2017 Shaw Garage LP and the remainder tracts will also be deeded to this entity upon City Council approval. The quit claim deeds will be provided after the area to be vacated has been appraised and a value has been determined.

Attachments to the Application:

Property Ownership Information Chart  
Location Map  
Exhibits – Subdivision Plats/Survey  
Deed Record

Sincerely,



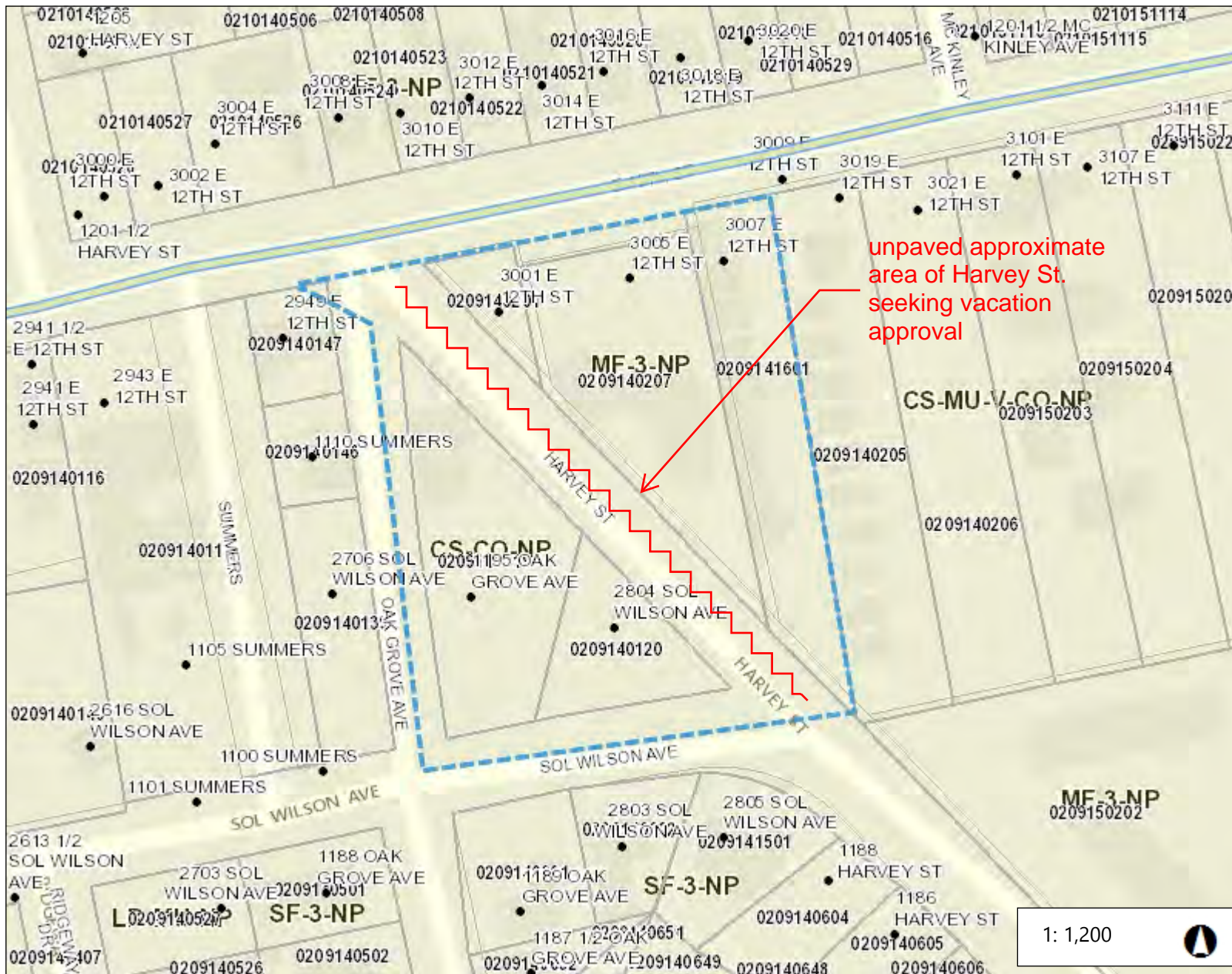
Pamela McClain Madere

Harvey Street R.O.W. Vacation – Property Information	
<b><u>Tract #1 – 1195 Oak Grove Avenue</u></b>  Property ID# 198744  .414 acres OLT 14, Division B  Zoning – CS-CO-NP  Deed #2019047213	Owner Information:  2017 Shaw Garage LP 1108 Lavaca Street, Suite 110-348 Austin, TX. 78701-2172  Contact/title: Pamela Madere, attorney for Owner Phone: 512-236-2048 Email: <a href="mailto:elissa@eurekaholdings.com">elissa@eurekaholdings.com</a>
<b><u>Tract #2 - 3001 E. 12<sup>th</sup> Street</u></b>  Property ID #198770  .0662 acres Lot 1 & West 2' of Lot 2 OLT 15, Div B, Sam Huston Heights Annex Subdiv. Vol. 93, Page 223  Zoning – CS-CO-NP  Deed# 2018005288	Owner Information:  2018 East Austin Land Fund 2 LP 603 W. 8 <sup>th</sup> Street Austin, TX. 78701-2728  Contact/Title: Pamela Madere, attorney for Owner Phone: 512-236-2048 Email: <a href="mailto:elissa@eurekaholdings.com">elissa@eurekaholdings.com</a>
<b><u>Tract #3 – 2804 Sol Wilson Avenue</u></b>  Property ID #198745  .168 acres, Blk E OLT 14 Div B, Homewood Heights Subdivision Vol. 4, Page 230  CS-MU-CO-NP  Deed# 2019001855	Owner Information:  2018 East Austin Land Fund 2 LP 603 W. 8 <sup>th</sup> Street Austin, TX. 78701-2728  Contact/Title: Pamela Madere, attorney for Owner Phone: 512-236-2048 Email: <a href="mailto:elissa@eurekaholdings.com">elissa@eurekaholdings.com</a>

Harvey Street R.O.W. Vacation – Property Information	
<p><b><u>Tract #4 – 3005 E. 12<sup>th</sup> Street</u></b></p> <p>Property ID #198774</p> <p>.484 acres, Lot 1, Blk A, Sam Huston Heights Annex Resubdivision of Lot 3 &amp; portion of Lot 2</p> <p>MF-3-NP</p> <p>Deed: Vol. 12528, Page 0024</p>	<p>Owner Information:</p> <p>NMF Housing 1 1430 Collier Street Austin, TX. 78704-2911</p> <p>Contact/Title: David A. Weden, CAO/CFO Phone: 512-236-2048 Email: Hans.Riedel@integralcare.org</p>
<p><b><u>Tract #5 – 3007 E. 12<sup>th</sup> Street</u></b></p> <p>Parcel ID# <del>0209140204</del> 863929-863933 879859-879862</p> <p>.381 acres, Lot 4, Sam Huston Heights Annex Subdivision</p> <p>CS-MU-V-CO-NP</p> <p>Deed #2014046377</p>	<p>Owner Information</p> <p>3007 East 12<sup>th</sup> Street Condominium Association 3007 E. 12<sup>th</sup> Street #5E Austin, TX. 78702</p> <p>Contact/Title: Ryan Parr, President</p>
<p><b><u>Tract #6 – 2949 E. 12<sup>th</sup> Street</u></b></p> <p>Parcel ID# 0209140147</p> <p>.1007 acres, 58.5' x 75' of OLT 14, Division B</p> <p>CS-MU-V-CO-NP</p> <p>Deed # 2019000539</p>	<p>Owner Information</p> <p>2018 Commercial Fund 2 LP</p> <p>603 W. 8<sup>th</sup> Street Austin, TX. 78701-2728</p> <p>Contact/Title: Pamela Madere, attorney for Owner Phone: 512-236-2048 Email: <a href="mailto:elissa@eurekaholdings.com">elissa@eurekaholdings.com</a></p>



# Property Profile



## Legend

- Addresses
- Street Labels
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Zoning Text

1: 1,200



0.0 0 0.02 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

7/6/21

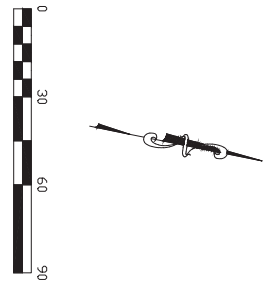
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes

Properties included in the partial vacation of Harvey St. R.O.W.



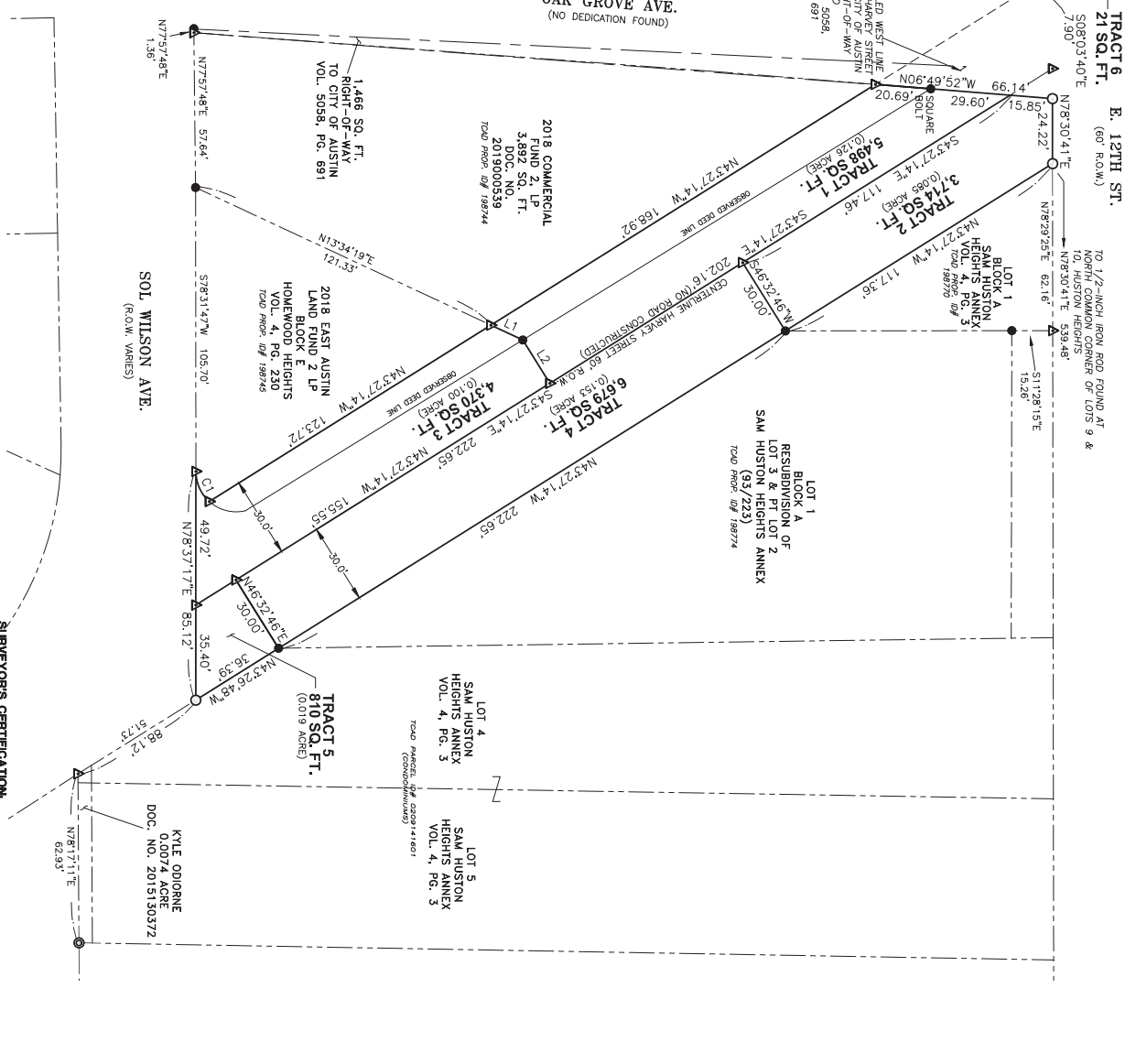
Over all survey showing all  
6 areas to be vacated



CURVE TABLE			
LINE	BEARING	CHORD LENGTH	CHORD BEARING
1	S78°31'17"W	135.69'	128.50'
2	S78°31'17"W	135.69'	128.50'
3	S78°31'17"W	135.69'	128.50'
4	S78°31'17"W	135.69'	128.50'
5	S78°31'17"W	135.69'	128.50'
6	S78°31'17"W	135.69'	128.50'

LINE TABLE			
LINE	BEARING	CHORD LENGTH	CHORD BEARING
1	S78°31'17"W	135.69'	128.50'
2	S78°31'17"W	135.69'	128.50'
3	S78°31'17"W	135.69'	128.50'
4	S78°31'17"W	135.69'	128.50'
5	S78°31'17"W	135.69'	128.50'
6	S78°31'17"W	135.69'	128.50'

**GENERAL NOTES:**  
1. THE SURVEY SHOWS GROUND IMPROVEMENTS ARE SHOWN HEREON.  
2. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.  
3. THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 488530288H, EFFECTIVE DATE OF SEPTEMBER 26, 2008 INDICATES THAT THE SUBJECT TRACT IS IN A FLOOD HAZARD ZONE.  
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT PROPERTY. THERE MAY BE ADDITIONAL RESTRICTIONS, COVENANTS, CONDITIONS, AND/OR EASEMENTS AFFECTING THE TRACT SHOWN HEREON.  
5. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY AND CAN BE REFERENCED AS FILE NO. 2020056.



**SURVEYOR'S CERTIFICATION**

I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED BY ME AND UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
3701 VINELAND DRIVE  
AUSTIN, TX 78722

6/30/21

ABRAM C. DASHNER  
5901

ABRAM DASHNER RPLS, LLC  
3701 VINELAND DRIVE  
AUSTIN, TX 78722  
TBPLS FIRM NO. 10194420  
rpls5901@gmail.com  
512-905-4369

CLIENT INFORMATION  
EUREKA INVESTMENT HOLDINGS

REV	REVISION / DESCRIPTION	DATE
1	REVISED CONFIGURATION	6/29/21

22,605 SQUARE FEET OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF CERTAIN HARVEY STREET RIGHT-OF-WAY ADJACENT TO SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**RIGHT-OF-WAY VACATION EXHIBIT**

MARCH 24, 2021

CHECKED BY:  
JOB NUMBER: 40  
ISSUE DATE: 03/24/2021  
SHEET: 1 OF 1

## EXHIBIT "A"

## E. 12TH ST.

(60' R.O.W.)

CALLED WEST LINE OF HARVEY STREET IN CITY OF AUSTIN R.O.W. DEED  
VOL. 5058, PG. 691TRACT 6  
21 SQ. FT.2018  
COMMERCIAL  
FUND 2, LP  
4,272 SQ. FT.  
DOC. NO.  
20190005392018  
COMMERCIAL  
FUND 2, LP  
3,892 SQ. FT.  
DOC. NO.  
20190005392018  
COMMERCIAL  
FUND 2, LP  
9,236 SQ. FT.  
DOC. NO.  
2019000539410  
SQ. FT.  
R.O.W.  
TO CITY  
OF AUSTIN  
VOL. 5029,  
PG. 30OAK GROVE AVE.  
(UNKNOWN WIDTH)  
(NO DEDICATION FOUND)1,466  
SQ. FT.  
R.O.W.  
TO CITY  
OF AUSTIN  
VOL. 5058,  
PG. 691

LINE TABLE

LINE	BEARING	DISTANCE
L1	S13°34'19"W	13.09
L2	N06°49'52"W	50.29
L3	S46°32'46"W	19.02

2017 SHAW  
GARAGE LP  
0.41 AC  
DOC. NO.  
2019047213  
TCAD PROP. ID# 1987442018 EAST  
AUSTIN LAND  
FUND 2 LP  
BLOCK E  
HOMWOOD HEIGHTS  
VOL. 4, PG. 230  
TCAD PROP. ID# 198745LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 3 & PT LOT 2  
SAM HUSTON  
HEIGHTS ANNEX  
(93/223)  
TCAD PROP. ID#  
198774

## LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH I.D. IRON PIPE
- BRASS PLUG STAMPED "WOODLEY"
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER  
RPLS 5901" STAINLESS STEEL CAP SET
- ( ) RECORD INFORMATION

SOL WILSON AVE.  
(R.O.W. VARIES)

## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA  
SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

025-11

ISSUE DATE:

05/04/2021

SHEET:

1 OF 1

5,498 SQUARE FEET SITUATED IN THE CITY OF  
AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF  
THAT CERTAIN HARVEY STREET (60' R.O.W.)  
RIGHT-OF-WAY OUT OF AND ADJACENT TO A 0.41  
ACRE TRACT CONVEYED TO 2017 SHAW GARAGE LP  
BY DEED RECORDED IN DOCUMENT NO. 2019047213,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.RIGHT-OF-WAY VACATION  
EXHIBITABRAM DASHNER  
RPLS, LLCinfo@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420EUREKA INVESTMENT  
HOLDINGS

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

5,498 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.036  
PROJECT: 025-11(EX1)  
DATE: 05/04/2021

#### DESCRIPTION

5,498 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO A 0.41 ACRE TRACT CONVEYED TO 2017 SHAW GARAGE LP, BY DEED OF RECORD IN DOCUMENT NO. 2019047213, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5,498 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at the north corner of Block E, Homewood Heights, a subdivision of record in Volume 4, Page 230, of the Plat Records of Travis County, Texas, also being the northeast corner of said 0.41 acre tract, for an angle point in the southeast line hereof;

**THENCE**, S13°34'19"W, over and across said Harvey Street right-of-way, along the westerly line of said Block E and the easterly line of said 0.41 acre tract, a distance of 13.09 feet to a calculated point on the southwest right-of-way line of said Harvey Street, for the southwesterly corner hereof;

**THENCE**, N43°27'14"W, along said southwest right-of-way line of said Harvey Street, over and across said 0.41 acre tract, a distance of 168.92 feet to a calculated point in the east line of a 1,466 square foot tract conveyed to the City of Austin for street right-of-way, by Deed of record in Volume 5058, Page 691, of the Deed Records of Travis County, Texas, for a northwesterly corner hereof;

**THENCE**, N06°49'52"W, along the east line of said 1,466 square foot tract, at 20.69 feet passing a square bolt found at the northeast corner of said 1,466 square foot tract, and continuing over and across said Harvey Street right-of-way, for a total distance of 50.29 feet to a calculated point in the calculated centerline of said Harvey Street right-of-way, for the most northerly corner hereof;

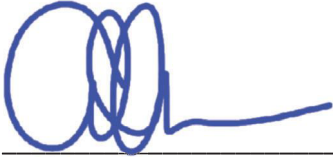
**THENCE**, S43°27'14"E, along the calculated centerline of said Harvey Street right-of-way, a distance of 202.16 feet to a calculated point in said centerline, for the southeast corner hereof;



**THENCE**, S46°32'46"W, continuing over and across said Harvey Street right-of-way, a distance of 19.02 feet to the **POINT OF BEGINNING**, and containing 5,498 square feet (0.126 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

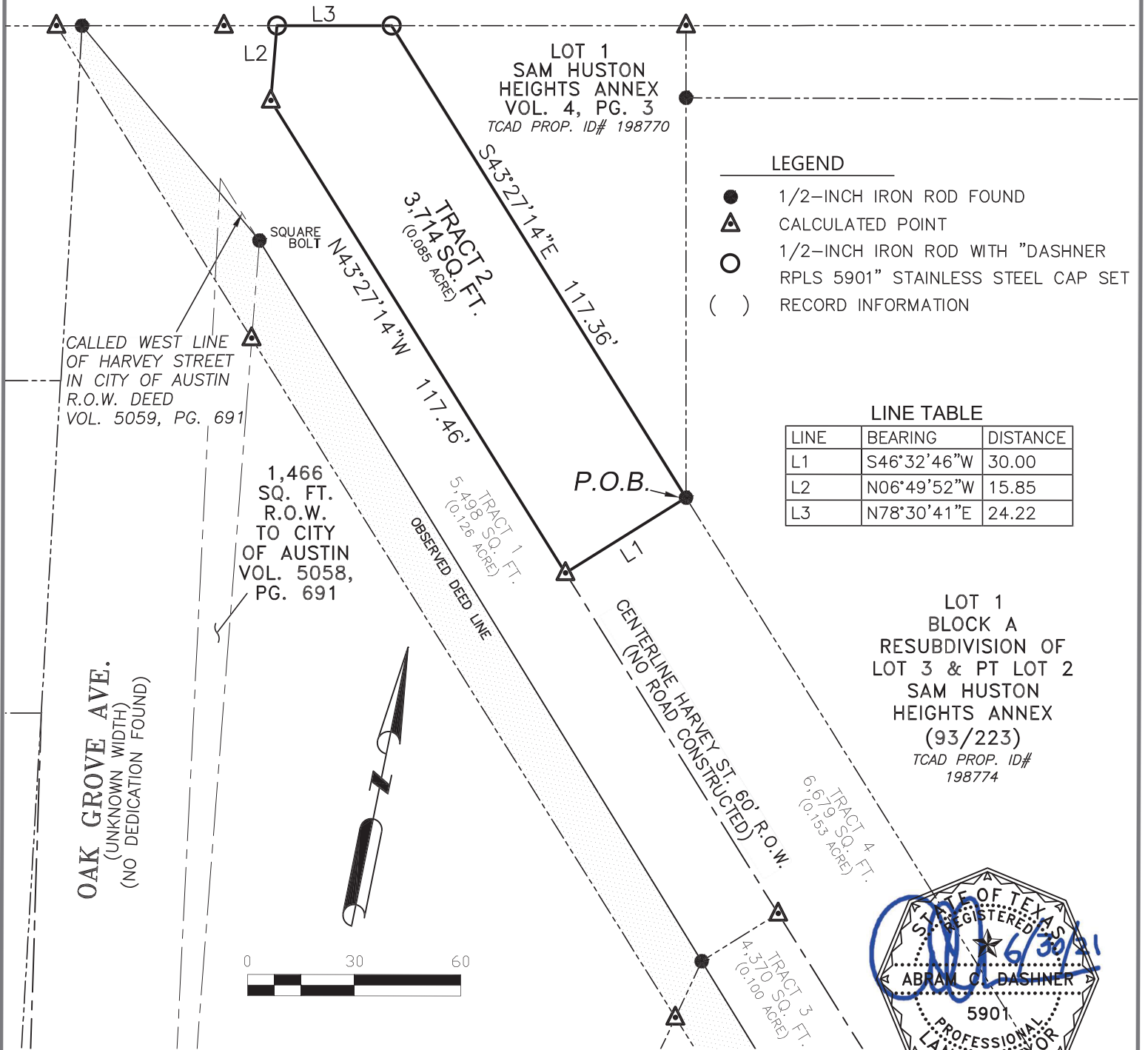


ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



# EXHIBIT "A"

E. 12TH ST.  
(60' R.O.W.)



## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

025-11

ISSUE DATE:

05/04/2021

SHEET:

1 OF 1

3,714 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOL. 4, PG. 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

RIGHT-OF-WAY VACATION EXHIBIT

**ABRAM DASHNER**  
RPLS, LLC

info@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420

EUREKA INVESTMENT  
HOLDINGS

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

3,714 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.037  
PROJECT: 025-11(EX2)  
DATE: 05/04/2021

#### DESCRIPTION

3,714 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOL. 4, PG. 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3,714 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of said Lot 1, also being the southwesterly corner of Lot 1, Block A, Resubdivision of Lot 3 and Part of Lot 2, Sam Huston Heights Annex, a subdivision of record in Volume 93, Page 223, of said Plat Records, for the southeast corner hereof;

**THENCE**, S46°32'46"W, over and across said Harvey Street right-of-way, a distance of 30.00 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along the calculated centerline of said Harvey Street right-of-way, a distance of 117.46 feet to a calculated point on said centerline, for an angle point hereof;

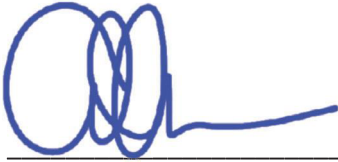
**THENCE**, N06°49'52"W, continuing over and across said Harvey Street right-of-way, a distance of 15.85 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the south right-of-way line of E 12th Street (60' R.O.W.), for the northwesterly corner hereof;

**THENCE**, N78°30'41"E, along said south right-of-way line of said E 12th Street, a distance of 24.22 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of said south right-of-way line and said northeast right-of-way line of Harvey Street, being the west corner of said Lot 1, for the northeast corner hereof;

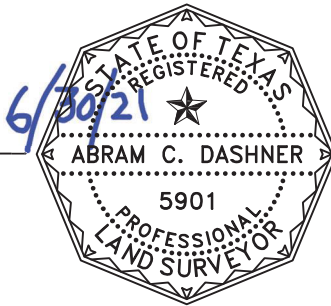
**THENCE**, S43°27'14"E, along the southwesterly line of said Lot 1, being said northeast right-of-way line of Harvey Street, a distance of 117.36 feet to the **POINT OF BEGINNING**, and containing 3,714 square feet (0.085 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



## LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- ( ) RECORD INFORMATION

2017 SHAW  
GARAGE LP  
0.41 AC  
DOC. NO.  
2019047213

TCAD PROP. ID# 198744

P.O.B.

LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 3 & PT LOT 2  
SAM HUSTON  
HEIGHTS ANNEX  
(93/223)

TCAD PROP. ID#  
198774



2018 EAST  
AUSTIN LAND  
FUND 2 LP  
BLOCK E  
HOMEWOOD HEIGHTS  
VOL. 4, PG. 230  
TCAD PROP. ID# 198745



## LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°32'46"E	19.02
L2	S78°37'17"W	49.72
L3	N13°34'19"E	13.09

SOL WILSON AVE.  
(R.O.W. VARIES)

## CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15.00'	48°12'03"	12.62'	N54°31'09"E	12.25'

## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY: AD		4,370 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO BLOCK E, HOMEWOOD HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 230, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.	ABRAM DASHNER RPLS, LLC	EUREKA INVESTMENT HOLDINGS
JOB NUMBER: 025-11	ISSUE DATE: 05/03/2021			
SHEET: 1 OF 1		RIGHT-OF-WAY VACATION EXHIBIT	info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420	

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

4,370 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.039  
PROJECT: 025-11(EX3)  
DATE: 05/04/2021

#### DESCRIPTION

4,370 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO BLOCK E, HOMEWOOD HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 230, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4,370 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at the northeast corner of a 0.41 acre tract conveyed to 2017 Shaw Garage LP by Deed of record in Document No. 2019047213, of the Official Public Records of Travis County, Texas, also being the north corner of said Block E, for a northwesterly corner hereof;

**THENCE**, N46°32'46"E, over and across said Harvey Street right-of-way, a distance of 19.02 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along said centerline, a distance of 155.55 feet to a calculated point in the north right-of-way line of Sol Wilson Avenue (R.O.W. varies), for the southeast corner hereof;

**THENCE**, S78°37'17"W, along said north right-of-way line of Sol Wilson Avenue, a distance of 49.72 feet to a calculated point at the intersection of the southwest right-of-way line of said Harvey Street and said north right-of-way line of Sol Wilson Avenue, being the most southerly southeast corner of said Block E, for the southwest corner hereof;

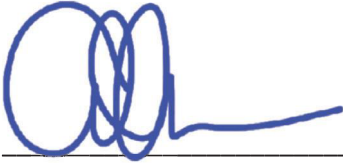
**THENCE**, along the east line of said Block E, being said southwest right-of-way line of Harvey Street, along a non-tangent curve to the left, having a radius of 15.00 feet, a central angle of 48°12'03", an arc length of 12.62 feet, and a chord which bears N54°31'09"E, a distance of 12.25 feet to a calculated point at the end of said curve, for an angle point hereof;

**THENCE**, N43°27'14"W, continuing along said southwest right-of-way line, over and across said Block E, a distance of 123.72 feet to a calculated point in the easterly line of said 0.41 acre tract, also being the westerly line of said Block E, for the most westerly corner hereof;

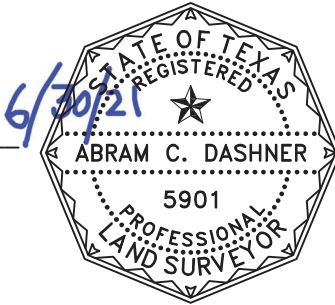
**THENCE**, N13°34'19"E, over and across said Harvey Street right-of-way, along the easterly line of said 0.41 acre tract and the westerly line of said Block E, a distance of 13.09 feet to the **POINT OF BEGINNING**, and containing 4,370 square feet (0.100 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

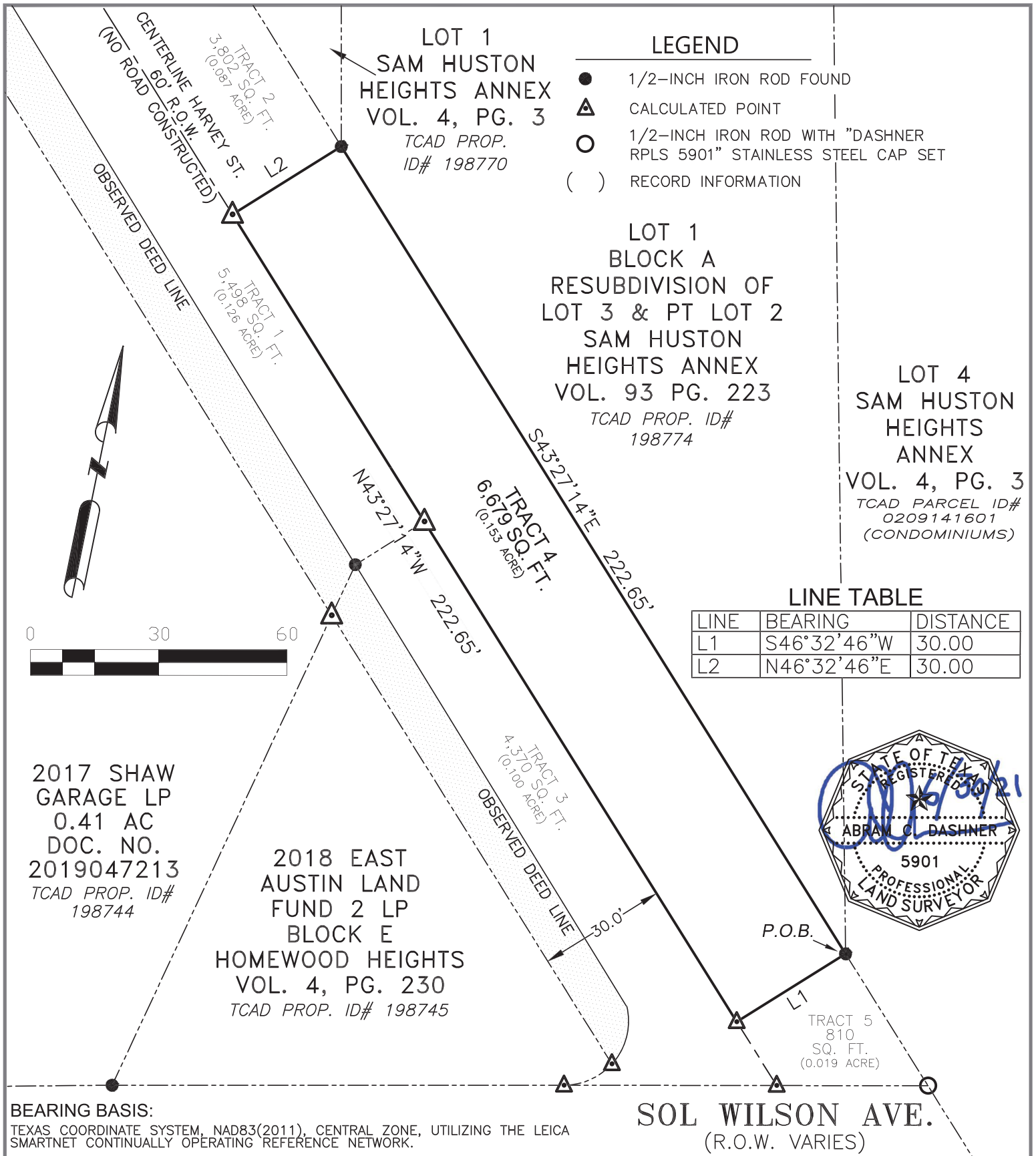


ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420





# EXHIBIT "A"



CHECKED BY: AD		6,679 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A, RESUBDIVISION OF LOT 3 AND PART OF LOT 2, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 93, PAGE 223, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS	ABRAM DASHNER RPLS, LLC	EUREKA INVESTMENT HOLDINGS
JOB NUMBER: 025-11	ISSUE DATE: 05/04/2021			
SHEET: 1 OF 1		RIGHT-OF-WAY VACATION EXHIBIT	info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420	

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

6,679 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.035  
PROJECT: 025-11(EX4)  
DATE: 05/04/2021

### DESCRIPTION

6,679 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A, RESUBDIVISION OF LOT 3 AND PART OF LOT 2, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 93, PAGE 223, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6,679 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of said Lot 1, also being the southwesterly corner of Lot 4, Sam Huston Heights Annex, a subdivision of record in Volume 4, Page 3, of said Plat Records, for the southeast corner hereof;

**THENCE**, S46°32'46"W, over and across said Harvey Street right-of-way, a distance of 30.00 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along the calculated centerline of said Harvey Street right-of-way, a distance of 222.65 feet to a calculated point on said centerline, for the northwest corner hereof;

**THENCE**, N46°32'46"E, continuing over and across said Harvey Street right-of-way, a distance of 30.00 feet to a 1/2-inch iron rod found in said northeast right-of-way line of Harvey Street, being the southwesterly corner of said Lot 1, Block A, also being the southeasterly corner of Lot 1, of said Sam Huston Heights Annex, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along the southwesterly line of said Lot 1, Block A, being said northeast right-of-way line of Harvey Street, a distance of 222.65 feet to the **POINT OF BEGINNING**, and containing 6,679 square feet (0.153 acre) of land, more or less.

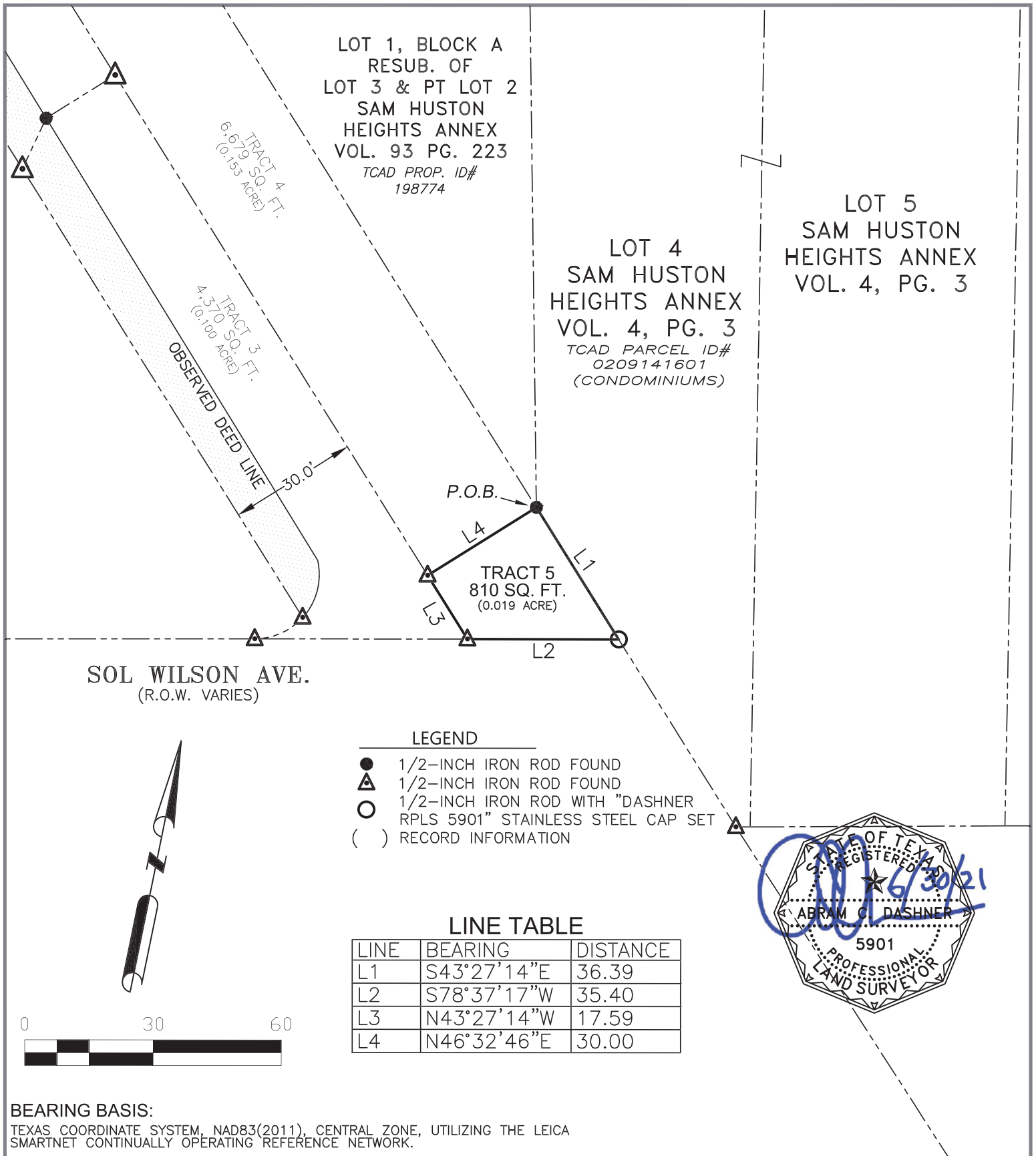
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



# EXHIBIT "A"



CHECKED BY: AD		810 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET RIGHT-OF-WAY ADJACENT TO LOT 4, SAM HOUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.	ABRAM DASHNER RPLS, LLC	EUREKA INVESTMENT HOLDINGS
JOB NUMBER: 025-11	ISSUE DATE: 05/04/2021			
SHEET: 1 OF 1		RIGHT-OF-WAY VACATION EXHIBIT	info@rpls5901.com 512-244-3395 TBPLS FIRM NO. 10194420	

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

810 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.040  
PROJECT: 025-11(EX5)  
DATE: 05/04/2021

### DESCRIPTION

810 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY ADJACENT TO LOT 4, SAM HUSTON HEIGHTS ANNEX, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 810 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of said Harvey Street, being the southeast corner of Lot 1, Block A, Resubdivision of Lot 3 and Part of Lot 2, Sam Huston Heights Annex, a subdivision of record in Volume 93, Page 223, of the Plat Records of Travis County, Texas, also being the southwest corner of said Lot 4, for the northeast corner hereof;

**THENCE**, S43°27'14"E, along said northeast right-of-way line, being the southwest line of said Lot 4, a distance of 36.39 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the north right-of-way line of Sol Wilson Avenue (R.O.W. varies), for the southeast corner hereof;

**THENCE**, S78°37'17"W, along said north right-of-way line of Sol Wilson Avenue, a distance of 35.40 feet to a calculated point on the calculated centerline of said Harvey Street right-of-way, for the southwest corner hereof;

**THENCE**, N43°27'14"W, along said centerline, a distance of 17.59 feet to a calculated point, for the northwest corner hereof;

**THENCE**, N46°32'46"E, continuing over and across said Harvey Street right-of-way, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 810 square feet (0.019 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



# EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	S08°03'40"E	7.90'
L2	N43°27'14"W	9.29'
L3	N78°28'19"E	5.39'

**E. 12TH ST.**  
(60' R.O.W.)

S78°28'19"W  
52.36'

**TRACT 6**  
**21 SQ. FT.**

TCAD PROP. ID# 198767

2018  
COMMERCIAL  
FUND 2, LP  
4,272 SQ. FT.  
DOC. NO.  
2019000539

2018  
COMMERCIAL  
FUND 2, LP  
3,892 SQ. FT.  
DOC. NO.  
2019000539

2018  
COMMERCIAL  
FUND 2, LP  
9,236 SQ. FT.  
DOC. NO.  
2019000539

L3 P.O.B.

S08°03'40"E 67.07'

CALLED WEST LINE  
OF HARVEY STREET  
IN CITY OF AUSTIN  
R.O.W. DEED  
VOL. 5059 PG. 691

1,466  
SQ. FT.  
R.O.W.  
TO CITY  
OF AUSTIN  
VOL. 5058,  
PG. 691

**OAK GROVE AVE.**  
(UNKNOWN WIDTH)  
(NO DEDICATION FOUND)

SQUARE  
BOLT

TRACT 2  
3,714 SQ. FT.  
(0.085 Acre)

TRACT 1  
5,498 SQ. FT.  
(0.126 Acre)  
OBSERVED DEED LINE

LOT 1  
SAM HUSTON  
HEIGHTS ANNEX  
VOL. 4, PG. 3  
TCAD PROP. ID# 198770

## LEGEND

- 1/2-INCH IRON ROD FOUND
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD WITH  
"DASHNER RPLS 5901" CAP SET
- ⊙ IRON PIPE FOUND
- ( ) RECORD INFORMATION

LOT 1  
BLOCK A  
RESUBDIVISION OF  
LOT 3 & PT LOT 2  
SAM HUSTON  
HEIGHTS ANNEX  
(93/223)  
TCAD PROP. ID#  
198774

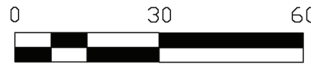


CENTERLINE HARVEY ST. 80' R.O.W.  
(NO ROAD CONSTRUCTED)

TRACT 4  
6,679 SQ. FT.  
(0.153 Acre)

TRACT 3  
4,370 SQ. FT.  
(0.100 Acre)

2017 SHAW  
GARAGE LP  
0.41 AC  
DOC. NO.  
2019047213  
TCAD PROP. ID# 198744



## BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CHECKED BY:

AD

JOB NUMBER:

025-11

ISSUE DATE:

06/29/2021

SHEET:

1 OF 1

21 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO A 4,272 SQUARE FOOT TRACT CONVEYED TO 2018 COMMERCIAL FUND 2, L.P. BY DEED OF RECORD, IN DOCUMENT NO. 2019000539, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

RIGHT-OF-WAY VACATION EXHIBIT

**ABRAM DASHNER**  
**RPLS, LLC**

info@rpls5901.com  
512-244-3395  
TBPLS FIRM NO. 10194420

EUREKA INVESTMENT  
HOLDINGS



ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

[rpls5901@gmail.com](mailto:rpls5901@gmail.com)

512-905-4369

21 SQUARE FEET  
HARVEY STREET R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2021.068  
PROJECT: 025-11(EX6)  
DATE: 06/29/2021

### DESCRIPTION

21 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN HARVEY STREET (60' R.O.W.) RIGHT-OF-WAY OUT OF AND ADJACENT TO A 4,272 SQUARE FOOT TRACT CONVEYED TO 2018 COMMERCIAL FUND 2, L.P. BY DEED OF RECORD, IN DOCUMENT NO. 2019000539, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 21 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the south right-of-way line of E 12<sup>th</sup> Street (60' R.O.W.) at the northeast corner of said 4,272 square foot tract, for the northeasterly corner hereof;

**THENCE**, S08°03'40"W, over and across said Harvey Street right-of-way, along the easterly line of said 4,272 square foot tract, a distance of 7.90 feet to a calculated point on the southwest right-of-way line of said Harvey Street, for the southeasterly corner hereof;

**THENCE**, N43°27'14"W, along said southwest right-of-way line of said Harvey Street, over and across said 4,272 square foot tract, a distance of 9.29 feet to a calculated point at the intersection of the southwest right-of-way line of said Harvey Street and said south right-of-way line of E 12<sup>th</sup> Street, for a northwesterly corner hereof, from which an iron pipe found at the northwest corner of said 4,272 square foot tract bears S78°28'19"W a distance of 52.36';

**THENCE**, N78°28'19"E, along said south right-of-way line of E 12<sup>th</sup> Street, being the north line of said 4,272 square foot tract, a distance of 5.39 feet to the **POINT OF BEGINNING**, and containing 21 square feet of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420



Property

Account

Property ID:	198774	Legal Description:	LOT 1 BLK A HUSTON SAM HEIGHTS ANNEX RESUB OF LT 3 & A PT OF LT 2
Geographic ID:	0209140207	Zoning:	MF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	3005 E 12 ST TX 78702	Mapsco:	
Neighborhood:	05EC1	Map ID:	021011
Neighborhood CD:	05EC1		

Owner

Name:	NMF HOUSING I	Owner ID:	182707
Mailing Address:	1430 COLLIER ST AUSTIN , TX 78704-2911	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$510,885	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$664,115	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,175,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,175,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,175,000	

Taxing Jurisdiction

Owner:	NMF HOUSING I
% Ownership:	100.0000000000%
Total Value:	\$1,175,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
01	AUSTIN ISD	1.102700	\$1,175,000	\$0	\$0.00	
02	CITY OF AUSTIN	0.533500	\$1,175,000	\$0	\$0.00	



Tract 1

03	TRAVIS COUNTY	0.374359	\$1,175,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,175,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$1,175,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.105800	\$1,175,000	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$1,175,000	\$0	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$26,163.31

Improvement / Building

Improvement #1:	APARTMENT 5-25	State Code:	B1	Living Area:	5000.0 sqft	Value: \$510,885
-----------------	----------------	-------------	----	--------------	-------------	------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4		1996	2500.0
2ND	2nd Floor	WW - 4		1996	2500.0
011C	PORCH OPEN 1ST COMM	WW - 4		1996	222.0
011C	PORCH OPEN 1ST COMM	WW - 4		1996	100.0
011C	PORCH OPEN 1ST COMM	WW - 4		1996	200.0
012C	PORCH OPEN 2 COMM	WW - 4		1996	100.0
012C	PORCH OPEN 2 COMM	WW - 4		1996	200.0
132	PLBG 5-FIXT AVG	AVG - *		1996	1.0
193	WATER HTR SUP	SUP - *		1996	1.0
482	LIGHT POLES	* - *		1996	2.0
541	FENCE COMM LF	W6 - *		1996	475.0
551	PAVED AREA	CS - *		1996	4080.0
581C	STORAGE ATT COMM	WW - 4		1996	80.0
591	MASONRY TRIM SF	AVG - *		1996	1220.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4840	21083.00	0.00	0.00	\$664,115	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$510,885	\$664,115	0	1,175,000	\$0	\$1,175,000
2020	\$435,885	\$664,115	0	1,100,000	\$0	\$1,100,000
2019	\$410,885	\$664,115	0	1,075,000	\$0	\$1,075,000
2018	\$480,759	\$569,241	0	1,050,000	\$0	\$1,050,000
2017	\$330,759	\$569,241	0	900,000	\$0	\$900,000
2016	\$375,632	\$474,368	0	850,000	\$0	\$850,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/1995	WD	WARRANTY DEED	NEW MILESTONES FOUNDATION INC	NMF HOUSING I	12528	00024	
2	4/21/1993	WD	WARRANTY DEED	AUSTIN HOUSING FINANCE CORP	NEW MILESTONES FOUNDATION INC	11919	01835	
3	7/8/1991	WD	WARRANTY DEED	INTERREGIONAL JOINT VENTURE	AUSTIN HOUSING FINANCE CORP	11483	01035	

## Travis CAD

Property Search &gt; 198770 2017 PERRY TRACT LP for Year 2021

Tax Year: 2021

## Property

## Account

Property ID:	198770	Legal Description:	LOT 1 *& W 2' OF LOT 2 OLT 15 DIV B HUSTON SAM HEIGHTS ANNEX
Geographic ID:	0209140201	Zoning:	CS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Protest

Protest Status:  
 Informal Date:  
 Formal Date:

## Location

Address:	3001 E 12 ST TX 78702	Mapsco:	
Neighborhood:	VEHICLE SVC/REPAIR GARAGE	Map ID:	021011
Neighborhood CD:	83EAS		

## Owner

Name:	2017 PERRY TRACT LP	Owner ID:	1891452
Mailing Address:	1108 LAVACA ST STE 110-348 AUSTIN, TX 78701	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$103,766	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$103,766	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$103,766	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$103,766	

## Taxing Jurisdiction

Owner: 2017 PERRY TRACT LP  
 % Ownership: 100.0000000000%  
 Total Value: \$103,766

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.102700	\$103,766	\$103,766	\$1,144.23		
02	CITY OF AUSTIN	0.533500	\$103,766	\$103,766	\$553.59		
03	TRAVIS COUNTY	0.374359	\$103,766	\$103,766	\$388.46		

## Tract 2

0A	TRAVIS CENTRAL APP DIST	0.000000	\$103,766	\$103,766	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$103,766	\$103,766	\$114.46
68	AUSTIN COMM COLL DIST	0.105800	\$103,766	\$103,766	\$109.79
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$103,766	\$103,766	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$2,310.53
				Taxes w/o Exemptions:	\$2,310.52

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.0662	2882.40	0.00	0.00	\$103,766	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$103,766	0	103,766	\$0	\$103,766
2020	\$0	\$103,766	0	103,766	\$0	\$103,766
2019	\$0	\$98,000	0	98,000	\$0	\$98,000
2018	\$0	\$80,707	0	80,707	\$0	\$80,707
2017	\$0	\$80,707	0	80,707	\$0	\$80,707
2016	\$0	\$57,648	0	57,648	\$0	\$57,648

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/30/2021	WD	WARRANTY DEED	2018 EAST AUSTIN LAND FUND 2 LP	2017 PERRY TRACT LP			2021123473
2	1/3/2019	WD	WARRANTY DEED	2017 PERRY TRACT LP	2018 EAST AUSTIN LAND FUND 2 LP			2019001856
3	1/3/2018	WD	WARRANTY DEED	PERRY WINDY JEAN	2017 PERRY TRACT LP			2018005288

Questions Please Call (512) 834-9317

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## Travis CAD

Property Search > 198745 2018 EAST AUSTIN LAND FUND 2 LP for Year  Tax Year: 2021

## Property

## Account

Property ID:	198745	Legal Description:	BLK E OLT 14 DIV B HOMEWOOD HEIGHTS
Geographic ID:	0209140120	Zoning:	CS
Type:	Real	Agent Code:	1713590
Property Use Code:			
Property Use Description:			

## Protest

Protest Status:  
Informal Date:  
Formal Date:

## Location

Address:	2804 SOL WILSON AVE TX 78702	Map ID:	021011
Neighborhood:	1EC2		
Neighborhood CD:	1EC2		

## Owner

Name:	2018 EAST AUSTIN LAND FUND 2 LP	Owner ID:	1790268
Mailing Address:	603 W 8TH ST AUSTIN, TX 78701-2728	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$204,900	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$204,900	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$204,900	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$204,900	

## Taxing Jurisdiction

Owner: 2018 EAST AUSTIN LAND FUND 2 LP  
% Ownership: 100.0000000000%  
Total Value: \$204,900

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.102700	\$204,900	\$204,900	\$2,259.44		
02	CITY OF AUSTIN	0.533500	\$204,900	\$204,900	\$1,093.14		
03	TRAVIS COUNTY	0.374359	\$204,900	\$204,900	\$767.06		

### Tract 3

0A	TRAVIS CENTRAL APP DIST	0.000000	\$204,900	\$204,900	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$204,900	\$204,900	\$226.02
68	AUSTIN COMM COLL DIST	0.105800	\$204,900	\$204,900	\$216.78
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$204,900	\$204,900	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$4,562.44
				Taxes w/o Exemptions:	\$4,562.44

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1680	7320.00	0.00	0.00	\$204,900	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$204,900	0	204,900	\$0	\$204,900
2020	\$0	\$204,900	0	204,900	\$0	\$204,900
2019	\$0	\$204,900	0	204,900	\$0	\$204,900
2018	\$0	\$146,400	0	146,400	\$0	\$146,400
2017	\$0	\$146,400	0	146,400	\$0	\$146,400
2016	\$0	\$117,120	0	117,120	\$0	\$117,120

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/2019	WD	WARRANTY DEED	2017 HOBBS LP	2018 EAST AUSTIN LAND FUND 2 LP			2019001855
2	2/14/2018	SW	SPECIAL WARRANTY DEED	TAYS HERBERT & MARK	2017 HOBBS LP			2018022144
3	3/21/2014	WD	WARRANTY DEED	SHEU BIH JAU	TAYS HERBERT & MARK			2014041061TR

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

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## Travis CAD

Property Search &gt; 198774 NMF HOUSING I for Year 2021

Tax Year: 2021

## Property

## Account

Property ID:	198774	Legal Description:	LOT 1 BLK A HUSTON SAM HEIGHTS ANNEX RESUB OF LT 3 & A PT OF LT 2
Geographic ID:	0209140207	Zoning:	MF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Protest

Protest Status:  
 Informal Date:  
 Formal Date:

## Location

Address:	3005 E 12 ST TX 78702	Mapsco:	
Neighborhood:	05EC1	Map ID:	021011
Neighborhood CD:	05EC1		

## Owner

Name:	NMF HOUSING I	Owner ID:	182707
Mailing Address:	1430 COLLIER ST AUSTIN , TX 78704-2911	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$510,885	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$664,115	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$1,175,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$1,175,000	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$1,175,000	

## Taxing Jurisdiction

Owner: NMF HOUSING I  
 % Ownership: 100.0000000000%  
 Total Value: \$1,175,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
01	AUSTIN ISD	1.102700	\$1,175,000	\$0	\$0.00	
02	CITY OF AUSTIN	0.533500	\$1,175,000	\$0	\$0.00	

## Tract 4

03	TRAVIS COUNTY	0.374359	\$1,175,000	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,175,000	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$1,175,000	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.105800	\$1,175,000	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$1,175,000	\$0	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$26,163.31

## Improvement / Building

Improvement #1:	APARTMENT 5-25	State Code:	B1	Living Area:	5000.0 sqft	Value: \$510,885
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
1ST	1st Floor	WW - 4		1996	2500.0	
2ND	2nd Floor	WW - 4		1996	2500.0	
011C	PORCH OPEN 1ST COMM	WW - 4		1996	222.0	
011C	PORCH OPEN 1ST COMM	WW - 4		1996	100.0	
011C	PORCH OPEN 1ST COMM	WW - 4		1996	200.0	
012C	PORCH OPEN 2 COMM	WW - 4		1996	100.0	
012C	PORCH OPEN 2 COMM	WW - 4		1996	200.0	
132	PLBG 5-FIXT AVG	AVG - *		1996	1.0	
193	WATER HTR SUP	SUP - *		1996	1.0	
482	LIGHT POLES	* - *		1996	2.0	
541	FENCE COMM LF	W6 - *		1996	475.0	
551	PAVED AREA	CS - *		1996	4080.0	
581C	STORAGE ATT COMM	WW - 4		1996	80.0	
591	MASONRY TRIM SF	AVG - *		1996	1220.0	

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4840	21083.00	0.00	0.00	\$664,115	\$0

## Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$510,885	\$664,115	0	1,175,000	\$0	\$1,175,000
2020	\$435,885	\$664,115	0	1,100,000	\$0	\$1,100,000
2019	\$410,885	\$664,115	0	1,075,000	\$0	\$1,075,000
2018	\$480,759	\$569,241	0	1,050,000	\$0	\$1,050,000
2017	\$330,759	\$569,241	0	900,000	\$0	\$900,000
2016	\$375,632	\$474,368	0	850,000	\$0	\$850,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/14/1995	WD	WARRANTY DEED	NEW MILESTONES FOUNDATION INC	NMF HOUSING I	12528	00024	
2	4/21/1993	WD	WARRANTY DEED	AUSTIN HOUSING FINANCE CORP	NEW MILESTONES FOUNDATION INC	11919	01835	
3	7/8/1991	WD	WARRANTY DEED	INTERREGIONAL JOINT VENTURE	AUSTIN HOUSING FINANCE CORP	11483	01035	



## Tract 5 - Condominiums



# Property Profile

A DEVELOPMENT SERVICES TOOL


Getting Around


Search & Identify Data


Drawing & Measurement


Printing & Reporting


Help


 Address Search


 Find Review Case


 Permits By Address Search


 Parcel Search


 Find ROW Permits

 Change visible map layers

 Historic Layers

 Point

 Query

 Filter

Find Layers

Identify & Find Data

TCAD Parcels, 321058

TCAD Parcels: 0209141601

Hyperlinks

[TCAD Property Website - Not valid for Condos](#)

Parcel ID's  
0209141601

Property ID  
863928

Condos - Click below for details & hyperlink

Prop ID: 863929 Owner: STEFFEN CARLA LUAN

Prop ID: 863930 Owner: HAIDER RAZA & MELLIE ZADEH

Prop ID: 863931 Owner: SIEGEL HEATHER

Prop ID: 863932 Owner: SKELLY CHLOE


Prop ID: 863933 Owner: PARR RYAN D

Prop ID: 879859 Owner: EVANS RYAN


Prop ID: 879860 Owner: FISHBACK GEORGE T JR


Prop ID: 879861 Owner: TURBEVILLE DUSTY LEE


Prop ID: 879862 Owner: SCHARDI TIVON





Map showing TCAD parcels with 0209141601 highlighted in green. Surrounding streets include 12TH ST, SUMMERS, and HARVEY ST.


 Home

 Layers

 TCAD Parcel...

 GreyScale

 0 30 60ft

 1500

Travis CAD

Tract 6

Property Search > 198767 2018 COMMERCIAL FUND 2 LP for Year 2021

Tax Year: 2021

Property

Account			
Property ID:	198767	Legal Descrip on:	58.5X75' OF OLT 14 DIVISION B
Geographic ID:	0209140147	Zoning:	CS
Type:	Real	Agent Code:	1713590
Property Use Code:			
Property Use Descrip on:			

Protest			
Protest Status:			
Informal Date:			
Formal Date:			

Loca on			
Address:	2949 E 12 ST TX 78702	Mapsco:	
Neighborhood:	1EC2	Map ID:	021011
Neighborhood CD:	1EC2		

Owner			
Name:	2018 COMMERCIAL FUND 2 LP	Owner ID:	1789797
Mailing Address:	603 W 8TH ST AUSTIN, TX 78701-2728	% Ownership:	100.0000000000%
		Exemp ons:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$197,438	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0
(=) Market Value:	=	\$197,438	
(-) Ag or Timber Use Value Reduc on:	-	\$0	
(=) Appraised Value:	=	\$197,438	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$197,438	

Taxing Jurisdic on

Owner:	2018 COMMERCIAL FUND 2 LP
% Ownership:	100.0000000000%
Total Value:	\$197,438

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax		
01	AUSTIN ISD	1.102700	\$197,438	\$197,438	\$2,177.14		
02	CITY OF AUSTIN	0.533500	\$197,438	\$197,438	\$1,053.34		
03	TRAVIS COUNTY	0.374359	\$197,438	\$197,438	\$739.12		

6/30/2021

Tract 6

Travis CAD - Property Details

0A	TRAVIS CENTRAL APP DIST	0.000000	\$197,438	\$197,438	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$197,438	\$197,438	\$217.78
68	AUSTIN COMM COLL DIST	0.105800	\$197,438	\$197,438	\$208.89
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$197,438	\$197,438	\$0.00
Total Tax Rate:		2.226665			
				Taxes w/Current Exemp ons:	\$4,396.27
				Taxes w/o Exemp ons:	\$4,396.28

Improvement / Building

No improvements exist for this property.

Land

#	Type	Descrip on	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	Commercial Land	0.1007	4387.50	0.00	0.00	\$197,438	\$0

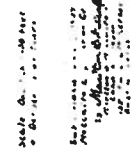
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$197,438	0	197,438	\$0	\$197,438
2020	\$36,278	\$197,438	0	233,716	\$0	\$233,716
2019	\$39,500	\$175,500	0	215,000	\$0	\$215,000
2018	\$141,614	\$153,563	0	295,177	\$0	\$295,177
2017	\$53,016	\$153,563	0	206,579	\$0	\$206,579
2016	\$52,524	\$109,688	0	162,212	\$0	\$162,212

Questions Please Call (512) 834-9317

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7



**SAM HUSTON HEIGHTS ARMY**

**STATE OF TEXAS }  
COUNTY OF TRAVIS }**

STATE OF TEXAS }  
COUNTY OF TARRANT }  
I, the undersigned, a duly qualified and sworn  
Judge of the County of Tarrant, State of Texas,  
do hereby certify that the foregoing is a true and  
correct copy of the original as the same appears  
from the records of said County of Tarrant, State  
of Texas, this 21st day of May, 1907.

John W. Woodgett,  
Judge Tarrant County, Texas.

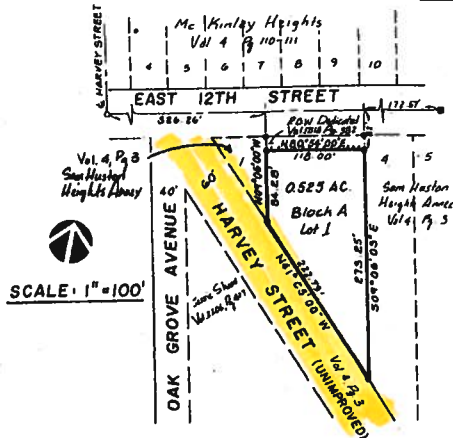
2000-01-01  
2000-01-01

Filed for record June 9, A.D. 1937 at 3:13 PM  
Received June 11, A.D. 1937 at 9:4 AM

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0.10	20.0	0.10	20.0	0.10	20.0
0.20	20.0	0.20	20.0	0.20	20.0
0.30	20.0	0.30	20.0	0.30	20.0
0.40	20.0	0.40	20.0	0.40	20.0
0.50	20.0	0.50	20.0	0.50	20.0
0.60	20.0	0.60	20.0	0.60	20.0
0.70	20.0	0.70	20.0	0.70	20.0
0.80	20.0	0.80	20.0	0.80	20.0
0.90	20.0	0.90	20.0	0.90	20.0
1.00	20.0	1.00	20.0	1.00	20.0
1.10	20.0	1.10	20.0	1.10	20.0
1.20	20.0	1.20	20.0	1.20	20.0
1.30	20.0	1.30	20.0	1.30	20.0
1.40	20.0	1.40	20.0	1.40	20.0
1.50	20.0	1.50	20.0	1.50	20.0
1.60	20.0	1.60	20.0	1.60	20.0
1.70	20.0	1.70	20.0	1.70	20.0
1.80	20.0	1.80	20.0	1.80	20.0
1.90	20.0	1.90	20.0	1.90	20.0
2.00	20.0	2.00	20.0	2.00	20.0
2.10	20.0	2.10	20.0	2.10	20.0
2.20	20.0	2.20	20.0	2.20	20.0
2.30	20.0	2.30	20.0	2.30	20.0
2.40	20.0	2.40	20.0	2.40	20.0
2.50	20.0	2.50	20.0	2.50	20.0
2.60	20.0	2.60	20.0	2.60	20.0
2.70	20.0	2.70	20.0	2.70	20.0
2.80	20.0	2.80	20.0	2.80	20.0
2.90	20.0	2.90	20.0	2.90	20.0
3.00	20.0	3.00	20.0	3.00	20.0
3.10	20.0	3.10	20.0	3.10	20.0
3.20	20.0	3.20	20.0	3.20	20.0
3.30	20.0	3.30	20.0	3.30	20.0
3.40	20.0	3.40	20.0	3.40	20.0
3.50	20.0	3.50	20.0	3.50	20.0
3.60	20.0	3.60	20.0	3.60	20.0
3.70	20.0	3.70	20.0	3.70	20.0
3.80	20.0	3.80	20.0	3.80	20.0
3.90	20.0	3.90	20.0	3.90	20.0
4.00	20.0	4.00	20.0	4.00	20.0
4.10	20.0	4.10	20.0	4.10	20.0
4.20	20.0	4.20	20.0	4.20	20.0
4.30	20.0	4.30	20.0	4.30	20.0
4.40	20.0	4.40	20.0	4.40	20.0
4.50	20.0	4.50	20.0	4.50	20.0
4.60	20.0	4.60	20.0	4.60	20.0
4.70	20.0	4.70	20.0	4.70	20.0
4.80	20.0	4.80	20.0	4.80	20.0
4.90	20.0	4.90	20.0	4.90	20.0
5.00	20.0	5.00	20.0	5.00	20.0
5.10	20.0	5.10	20.0	5.10	20.0
5.20	20.0	5.20	20.0	5.20	20.0
5.30	20.0	5.30	20.0	5.30	20.0
5.40	20.0	5.40	20.0	5.40	20.0
5.50	20.0	5.50	20.0	5.50	20.0
5.60	20.0	5.60	20.0	5.60	20.0
5.70	20.0	5.70	20.0	5.70	20.0
5.80	20.0	5.80	20.0	5.80	20.0
5.90	20.0	5.90			

MISC FILM CODE

00009421352

RESUBDIVISION OF LOT 3 & A PART OF LOT 2  
OF SAM HUSTON HEIGHTS ANNEX

## LEGEND

- IRON ROD FOUND
- ..... SIDEWALK LOCATION
- CONCRETE MONUMENT PER C.O.A. Paving Plat P-29410

SITE



## NOTES:

## LOCATION MAP

1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE C.O.A. WATER AND WASTEWATER SYSTEMS.
3. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. PRIOR TO NEW CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW. RAINFALL RUNOFF WILL BE HELD TO THE AMOUNT EXISTING PRIOR TO SUCH DEVELOPMENT BY THE USE OF PONDING OR OTHER APPROVED METHODS.
5. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PERIODS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
6. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
7. ACCESS FOR LOT 1 IS PROHIBITED FROM HARVEY STREET. LOTS ALONG HARVEY STREET MAY BE ASSESSED FOR A PROPORTIONATE SHARE OF THE COST OF STREET IMPROVEMENTS IF STREETS ARE CONSTRUCTED BY THE CITY.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG EAST 12TH STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
9. SIDEWALKS ALONG THE FOLLOWING STREETS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE: HARVEY ROAD. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE 1 OF THE CITY LAND DEVELOPMENT CODE.
14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SECTION 13-7-14, OF THE LAND DEVELOPMENT CODE.
15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED July 21st, 1994, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 12023, PG. 544, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

16. DEVELOPMENT IS RESTRICTED TO 11 UNITS.

## FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0165 2, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

## SURVEYOR CERTIFICATE:

I, JOHN NOELL, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYING BY: URBAN DESIGN GROUP

John Noell  
JOHN NOELL R.P.L.S. NO. 2433  
4417 SPICEDWOOD SPRINGS ROAD, SUITE 800  
AUSTIN, TEXAS 78759

1-31-94  
DATE

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT NEW MILESTONES FOUNDATION INC., ACTING HEREIN BY AND THROUGH JUDITH VUDOF, ITS PRESIDENT, OWNER OF .525 ACRES OF LAND OUT OF OUTLOT 15, DIVISION 8, OF THE CITY OF AUSTIN BEING THE SAME PROPERTY DESCRIBED AS THE EASTERN 58 FEET OF LOT 2 AND LOT 3, SAM HUSTON HEIGHTS ANNEX SUBDIVISION, A PLAT RECORDED IN BOOK 4, PAGE 3, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN VOLUME 11919, PAGE 185, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HERON, TO BE KNOWN AS "RESUBDIVISION OF LOT 3 AND A PART OF LOT 2 SAM HUSTON HEIGHTS ANNEX", SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN HERON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 31st DAY OF February, 1994 A.D.

JUDITH VUDOF, PRESIDENT  
NEW MILESTONES FOUNDATION, INC.  
1430 COLLIER STREET  
AUSTIN, TX 78704 647-4141

STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF February, 1994 BY JUDITH VUDOF, PRESIDENT.

K. Nicole Martin  
NOTARY PUBLIC  
PRINT NAME  
MY COMMISSION EXPIRES 11/1/97



## APPROVED FOR ACCEPTANCE:

Tracy W. ... DIRECTOR  
DEPARTMENT OF PLANNING AND DEVELOPMENT

6/21/94  
DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, ON THE 14th DAY OF JUNE, 1994, A.D.

M. Scott Roberts  
CHAIRPERSON, SCOTT ROBERTS

Cathy Vazquez-Revilla  
SECRETARY, CATHY VAZQUEZ-REVILLA

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION HAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF July, 1994, A.D. AT 9:45 O'CLOCK P.M., AND DULY RECORDED ON THE 21st DAY OF July, 1994, A.D. AT 8:45 O'CLOCK P.M. IN PLAT BOOK 93, PAGE(S) 223.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 21st DAY OF July, 1994, A.D.

DANA DEBEAUVOUR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: Deanna Gonzalez  
DEPUTY DEANNA GONZALEZ

FILED FOR RECORD AT 3:45 O'CLOCK P.M., THIS THE 21st DAY OF July, 1994, A.D.

DANA DEBEAUVOUR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: Deanna Gonzalez  
DEPUTY DEANNA GONZALEZ