



FINANCIAL AND ADMINISTRATIVE SERVICES

Campus Real Estate Office

1616 Guadalupe St • UTA 2.508 • Austin, TX 78701 • (512) 471-8400

November 26, 2019

Ms. Mashell Smith
City of Austin
Office of Real Estate Services
One Texas Center
505 Barton Springs Rd.
Austin, Texas 78704

Subject: Application for Vacation of Alley Right of Way – UT Austin – East Campus

Dear Ms. Smith,

In accordance with the "Policies and Procedures for Requesting Street or Alley Vacations", we are transmitting a Vacation Application and supporting documents and requesting a preliminary meeting to discuss the partial vacation of an alley remnant located in UT Austin's East Campus area. Please refer to the attached ROW Vacation application packet for a portion of alley located between Concho Street and Comal Street, immediately north of East 21st Street.

The alley vacation being requested is for a 0.01 acre (449 sq. ft.) remnant of alley dedicated by a plat of record in Volume 1, Page 25, P.R.T.C. The remnant under consideration is landlocked and inaccessible for public use or transit. It remains as alley ROW only because it was not included as part of a previous alley vacation, which was approved and recorded in Doc. #2017136708.

The following is in response to the itemized information request on the "Policies and Procedures for Requesting Street or Alley Vacations":

- 1) This is located in an area designated for future Graduate Student Housing.
- 2) The alley was created by plat.
- 3) We have no indication that the City purchased the alley remnant to be vacated.
- 4) Alley and property are in the same subdivision.
- 5) The alley remnant to be vacated is unconstructed.
- 6) There are no known utilities in the alley remnant to be vacated.
- 7) The alley remnant to be vacated is located in an area designated for future Graduate Student Housing.
- 8) SP-2017-0167D.
- 9) The future project is part of the University of Texas, but is not considered a unified development under City jurisdiction.
- 10) The project is not a S.M.A.R.T. Housing Project.
- 11) The timing of the project has not been determined.
- 12) The adjacent properties are State property and do not fall under zoning restrictions.
- 13) The adjacent properties are currently land only.
- 14) There are currently surface parking lots on portions of the property.
- 15) Future parking requirements will depend.
- 16) See # 15.
- 17) All properties adjacent to the areas to be vacated are owned by the applicant.
- 18) The alley remnant to be vacated do not lie within the Austin Downtown Plan (DAP).
- 19) The alley remnant to be vacated lie east of I-35, within UT Austin's East Campus area.



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Sincerely,

A handwritten signature in blue ink, appearing to read "EJH", with a long horizontal stroke extending to the right.

Eric J. Hammack
Assistant Director, Campus Real Estate Office
The University of Texas at Austin

Enclosures

APPLICATION FOR STREET OR ALLEY VACATION

RECEIVED NOV 26 2019

app completed 12/3/2019

File No. 10228-1912
Department Use OnlyDATE: 12/3/2019
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: X; ROW _____ Hundred Block: _____
 Name of Street/Alley/ROW: COMAL STREET / CONCHO STREET Is it constructed: Yes (No)
 Property address: 2109 COMAL STREET & 2108 CONCHO ST.
 Purpose of vacation: CLEAR TITLE. ALLEY ON BOTH ENDS IS ALREADY VACATED.

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: TCAD: 202122 & 202114
 Survey & Abstract No.: OUTLOT 45, DIVISION B, AMELIA BRASS SUBD. VOL. 1/Pg. 25
 Lot(s): 4 & 12 Block: 17 Outlot: 45
 Subdivision Name: AMELIA BRASS SUBDIVISION
 Plat Book 1 Page Number 25 Document Number _____

Neighborhood Association Name: BLACKLAND NEIGHBORHOOD ASSOCIATION
 Address including zip code: 2200 E. 22ND ST., AUSTIN, TX, 78722

RELATED CASES

Existing Site Plan (circle one): (YES) / NO
 Subdivision: Case (circle one): YES / (NO)
 Zoning Case (circle one): YES / (NO)

FILE NUMBERS
SP-2017-0167D

PROJECT NAME, if applicable:

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

OWNER INFORMATION

Name: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM (as shown on Deed)
 Address: 210 W. 7TH STREET Phone: (512) 471-8441 Fax No.: (____)
 City: AUSTIN County: TRAVIS State: TX Zip Code: 78701
 Contact Person/Title: ERIC HAMMACK Cell Phone: (____)
 Email Address: ERIC.J.HAMMACK@AUSTIN.UTEXAS.EDU
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: ERIC HAMMACK
 Firm Name: UNIVERSITY OF TEXAS
 Address: 1616 GUADALUPE ST. SUITE 2.508
 City: AUSTIN State: TX Zip Code: 78701
 Office No.: (512) 471-8441 Cell No.: (____) Fax No.: (____)
 EMAIL ADDRESS: ERIC.J.HAMMACK@AUSTIN.UTEXAS.EDU

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

*Rec'd email 12/3 completing application
 information missing

EXHIBIT "___"

DESCRIPTION OF A 0.01 ACRE (449 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF OUTLOT 45, DIVISION "B" OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, ON FILE WITH THE GENERAL LAND OFFICE, TRAVIS COUNTY, TEXAS, SAME BEING A PART OF A 10 FOOT ALLEY DEDICATED BY THE AMELIA BRASS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ADJACENT TO THE FOLLOWING:

- **LOT 4, BLOCK 17, OF SAID AMELIA BRASS SUBDIVISION CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016179346, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS**
- **LOT 12, BLOCK 17, OF SAID AMELIA BRASS SUBDIVISION CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM BY WARRANTY DEED OF RECORD IN DOCUMENT 2009117487, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.01 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

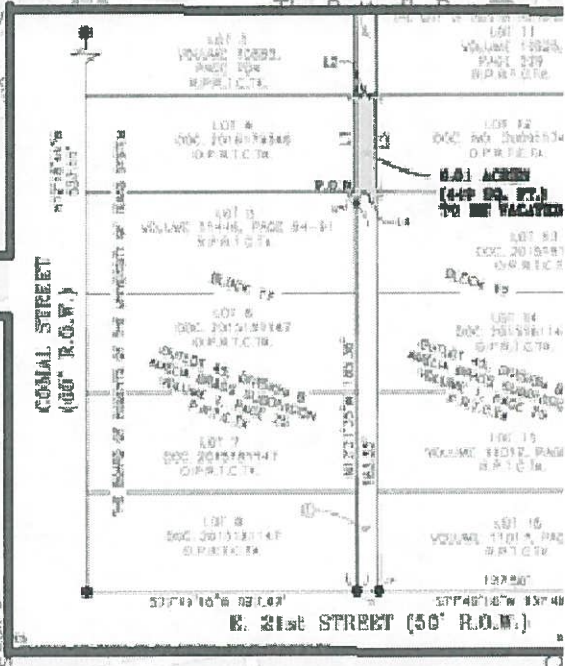
COMMENCING at a 3/8" iron pipe found at the southeast corner of Lot 16, Block 17 of said Amelia Brass Subdivision, being also the northwest intersection of the right of way lines of Concho Street (a variable width right-of-way) and East 21st Street (50' wide right-of-way);

THENCE S77°49'16"W, with the south line of said Lot 16 and the north right of way line of said East 21st Street, passing at a distance of 127.50 feet a 5/8" iron rod with SAM cap found for the southwest corner of said Lot 16, same being the southeast corner of a 0.04 acre (1,848 square foot) portion of a 10-foot alley vacated (Exhibit "G") per Deed Without Warranty to the Board of Regents of the University of Texas System recorded in Document 2017136708, Official Public Records, Travis County, Texas, continuing across said 0.04 acre tract, for a total distance of 137.48 feet to a 5/8" iron rod with SAM cap found for the common corner of Lot 8, Block 17, of said Amelia Brass Subdivision and said 0.04 tract;

THENCE N12°21'35"W, with the east line of said Lot 8, and the east line of Lots 7 through 5, Block 17 of said Amelia Brass Subdivision, same being the west line of said 0.04 acre tract, passing at 183.33 feet a 1" iron pipe found, and continuing for a total distance of 185.38 feet to a calculated point for the **POINT OF BEGINNING**, same being a corner common to said Lot 5, Lot 4, Block 17 of said Amelia Brass Subdivision, said 0.04 acre tract and the southwest corner of this tract;

THENCE N12°21'35"W, with the east line of said Lot 4, and the west right-of-way line of said 10-foot alley, a distance of 45.10 feet to a calculated point for the common corner of said Lot 4, Lot 3, Block 17, of said Amelia Brass Subdivision, a 0.589 acre (25,646 sq. ft.) portion of alley vacated per Quitclaim Deed to the University of Texas at Austin of Record in Volume 12724, Page 87, Real Property Records, Travis County, Texas, and the northwest corner of this tract;

PATH: \\SAMINC\AUS\PROJECTS\1017039090\100\SURVEY\06PLATS\39090 UT ALLEY VACATION_R1.DWG



Subdivision of Blocks No. 17 & 18
Of Callow No. 45 Div. B
Being North 20th and part of 11th and 16th
of St. A. ~~Intersecting~~
its corner by
Amelia Briggs.

26	27	28	29	30	31	32
115	116	117	118	119	120	121

115 116 117 118 119 120 121

33	34	35	36	37	38	39
122	123	124	125	126	127	128

122 123 124 125 126 127 128

9/8/83	0	10	11	12	13	14 A	15	16
7/8/83	1	2	3	4	5	6	7	8
	45	44	43	42	41	40	39	38

Cornal Street 60 feet

Travis CAD

Property Search > 202122 UNIVERSITY OF TEXAS SYSTEM for Year 2019

Tax Year: 2019

Property

Account

Property ID:	202122	Legal Description:	LOT 4 BLK 17 OLT 45 DIV B BRASS
Geographic ID:	0211070412	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	2109 COMAL ST TX 78702	Mapsco:	
Neighborhood:	UTEXM	Map ID:	021001
Neighborhood CD:	UTEXM		

Owner

Name:	UNIVERSITY OF TEXAS SYSTEM	Owner ID:	1672000
Mailing Address:	BOARD OF REGENTS ATTN: REAL ESTATE 210 W 7TH ST AUSTIN , TX 78701-2903	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$38,797	
(+) Land Homesite Value:	+	\$190,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$228,797	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$228,797	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$228,797	

Taxing Jurisdiction

Owner: UNIVERSITY OF TEXAS SYSTEM
 % Ownership: 100.000000000000%
 Total Value: \$228,797

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.122000	\$228,797	\$0	\$0.00

02	CITY OF AUSTIN	0.443100	\$228,797	\$0	\$0.00
03	TRAVIS COUNTY	0.369293	\$228,797	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$228,797	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$228,797	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.104900	\$228,797	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$228,797	\$0	\$0.00
Total Tax Rate:		2.144866			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$4,907.39

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** A1 **Living Area:** 884.0 sqft **Value:** \$38,797

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 2-		1900	884.0
011	PORCH OPEN 1ST F	* - 2-		1900	120.0
251	BATHROOM	* - *		1900	1.0
531	OBS FENCE	CAL - *		1900	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1298	5655.36	0.00	0.00	\$190,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$38,797	\$190,000	0	228,797	\$0	\$228,797
2018	\$35,424	\$190,000	0	225,424	\$0	\$225,424
2017	\$86,480	\$190,000	0	276,480	\$0	\$276,480
2016	\$86,480	\$190,000	0	276,480	\$0	\$276,480
2015	\$84,904	\$150,000	0	234,904	\$0	\$234,904

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/26/2016	SW	SPECIAL WARRANTY DEED	E-I35 PROPERTIES LLC	UNIVERSITY OF TEXAS SYSTEM			2016179346
2	3/21/2016	SW	SPECIAL WARRANTY DEED	RICHARD J M & VIVIEN C	E-I35 PROPERTIES LLC			2016042055
3	10/7/2003	WD	WARRANTY DEED	WILLIAMS SUSIE MAE	RICHARD J M & VIVIEN C	00000	00000	2003238654TR

Questions Please Call (512) 834-9317

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Travis CAD

Property Search > 202114 UNIVERSITY OF TEXAS for Year 2019

Tax Year: 2019

Property

Account

Property ID:	202114	Legal Description:	LOT 12 BLK 17 OLT 45 DIV B BRASS PLUS PT OF VAC ROW
Geographic ID:	0211070404	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	2108 CONCHO ST TX 78722	Map ID:	021001
Neighborhood:	UTEXM		
Neighborhood CD:	UTEXM		

Owner

Name:	UNIVERSITY OF TEXAS	Owner ID:	182335
Mailing Address:	ATTN: REAL ESTATE 210 W 7TH ST AUSTIN , TX 78701-2903	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$19,082	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$200,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$219,082	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$219,082	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$219,082	

Taxing Jurisdiction

Owner: UNIVERSITY OF TEXAS
 % Ownership: 100.000000000000%
 Total Value: \$219,082

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.122000	\$219,082	\$0	\$0.00
02	CITY OF AUSTIN	0.443100	\$219,082	\$0	\$0.00
03	TRAVIS COUNTY	0.369293	\$219,082	\$0	\$0.00

0A	TRAVIS CENTRAL APP DIST	0.000000	\$219,082	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105573	\$219,082	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.104900	\$219,082	\$0	\$0.00
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$219,082	\$0	\$0.00
Total Tax Rate:		2.144866			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$4,699.02

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1	Living Area:	776.0 sqft	Value: \$19,082
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 2-		1900	776.0
011	PORCH OPEN 1ST F	* - 2-		1900	60.0
251	BATHROOM	* - *		1900	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1572	6847.63	46.00	127.50	\$200,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$19,082	\$200,000	0	219,082	\$0	\$219,082
2018	\$19,057	\$190,000	0	209,057	\$0	\$209,057
2017	\$46,512	\$190,000	0	236,512	\$0	\$236,512
2016	\$46,512	\$190,000	0	236,512	\$0	\$236,512
2015	\$39,576	\$113,870	0	153,446	\$0	\$153,446

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/10/2009	SW	SPECIAL WARRANTY DEED	BOARD OF REGENTS OF THE	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS			2009117487TR
2	7/10/2009	SW	SPECIAL WARRANTY DEED	E-MLK PROPERTIES LLC	BOARD OF REGENTS OF THE			2009117487TR
3	5/12/2009	CD	CORRECTION DEED	E-I35 PROPERTIES LLC	E-MLK PROPERTIES LLC			2009085337TR

Questions Please Call (512) 834-9317

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