

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 2022-033751 LM  
Department Use Only

DATE: April 4, 2022  
Department Use Only

### TYPE OF VACATION

Type of Vacation: Street: X; Alley: X; ROW \_\_\_\_\_ Hundred Block: 1300  
Name of Street/Alley/ROW: Bailey Lane North of W 34th Street Is it constructed: (Yes) No  
Property address: 1301 W 38th Street  
Purpose of vacation: Construction of new parking garage

### PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 214614, 214576, 214580  
Survey & Abstract No.: BLK 8-9 & 1-7-10-23 BLK 10, 41 AC BLK 11, PLUS VAC STS GLENRIDGE, LOT 8-9 \*8 W. 82FT OF LOT 7 BLK 10 GLENRIDGE, LOT 17-18 BLK 5 GLENRIDGE PLUS 16'X 59' ADJ VAC ALLEY  
Lot(s): 8,9, Block: 10 ~~Outlet~~ Also Lots 17 & 18, Block 5  
Subdivision Name: DR. W. A. HARPER'S RE-SUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADD'N  
Plat Book 2 Page Number 245 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
Address including zip code: 1301 W 38th Street Austin, TX 78705

### RELATED CASES

**FILE NUMBERS**  
Existing Site Plan (circle one): (YES) NO SP-2020-0237 SP-2022-0059C  
Subdivision: Case (circle one): YES (NO)  
Zoning Case (circle one): YES (NO)

### PROJECT NAME, if applicable:

Name of Development Project: Ascension Seton Medical Center Austin - 34th Street and 38th Street Garages  
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)

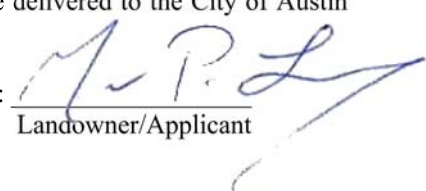
### OWNER INFORMATION Ascension Seton

Name: ~~SETON HEALTHCARE (ALTUS GROUP U.S. INC) & SETON MEDICAL CENTER~~ (as shown on Deed)  
Address: 1345 Philomena Street Phone: (512) 324-3039 Fax No.: ( )  
City: Austin County: Travis State: TX Zip Code: 78723  
Contact Person/Title: Tad Hatton Cell Phone: ( )  
Email Address: THatton@ascension.org  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

### APPLICANT INFORMATION

Name: Matt Langley  
Firm Name: Garza EMC  
Address: 9442 N. Capital of Texas Hwy, Suite 340  
City: Austin State: TX Zip Code: 78759  
Office No.: (512) 298-3284 Cell No.: ( ) Fax No.: ( )  
EMAIL ADDRESS: mlangley@garzaemc.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



~~February 15, 2022~~ April 4, 2022 - paid invoice 3/29/22 supplied correct SP # 4/4/22

City of Austin – Land Management Division

~~Office of Real Estate Services~~ Development Services Department

6310 Wilhelmina Delco Drive

Austin, Texas 78752

Re: Engineer's Summary Letter  
Right of Way Vacation – Bailey Lane  
1301 W 38<sup>th</sup> Street  
Austin, TX 78705

Dear Land Management Staff,

The accompanying documents are being submitted to your office to request the full release of right-of way for a tract consisting of 0.08 acres of Bailey Lane which is owned by the City of Austin and was initially dedicated in Volume 2, Page 245 of the plat records of Travis County, Texas. The area to be vacated and the project property are within the George W. Spear League, Survey No. 7 and the Dr. W.A. Harper's Re-Subdivision of Blocks 3 and 10, Glen Ridge Addition, situated in the City of Austin, Travis County, Texas. The tract historically functions as driveway entrance to the site rather than public right-of-way.

This commercial project is located between W. 38th Street and W. 34th Street to the east of Mills Avenue in the Full Purpose Limits of the City of Austin, Travis County, Texas. The project site is currently zoned GO-V-NP, GR-NP, P-NP, and SF-3-NP.

The property is currently developed as a hospital with two surface parking lots. The site plan submitted for this project proposes the construction of a new above grade garage in the south parking lot and a below grade garage in the north parking lot. The garages will consist of approximately 482,500 square feet.



Within the 0.08 acre of Bailey Lane tract, there is a 6" cast iron waterline that services the site and an abandoned 6" wastewater line. Under the proposed site plan, the wastewater line will remain abandoned. The waterline within the Bailey Lane tract will be capped and abandoned. A proposed service line at the west end of the property will provide water service to the site.

This project is not a S.M.A.R.T. Housing Project and does not lie within the Austin Downtown Plan or UT Boundaries. This project will require a Unified Development Agreement. Construction for this project is anticipated to begin in October 2022.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

A handwritten signature in black ink that reads 'Katherine Lauer'.

Kat Lauer, P.E.  
Project Engineer  
GarzaEMC, LLC



7708 Rialto Blvd., Suite 125  
Austin, Texas 78735  
Tel. (512) 298-3284 Fax (512) 298-2592  
TBPE # F-14629  
GarzaEMC, LLC © Copyright 2022

1301 38TH STREET  
AUSTIN, TX 78705

SETON MEDICAL CENTER

SITE LOCATION MAP

DATE: FEBRUARY 2022

SCALE: 1:200

DRAWN BY: AEL

FILE: 103257-00005-Bailey ROW LOCATION MAP

PROJECT No. 103257-00005

F# \_\_\_\_\_

Exhibit “\_\_\_”

(Right-of-way Vacation)  
Remainder of Bailey Lane

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0790 ACRE (3,442 SQUARE FEET) OF LAND MORE OR LESS, OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, BEING THE REMAINDER OF BAILEY LANE (60' RIGHT-OF-WAY; FORMERLY KNOWN AS PRATT AVENUE), SAID 0.0790 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a calculated point at the intersection of the northeast right-of-way line of West 34<sup>th</sup> Street (60' Right-of-way) with the northwest right-of-way line of said Bailey Lane, being the southeast corner of Lot 9, Block 10 of Dr. W. A. Harper's Re-Subdivision of Blocks 3 and 10, Glen Ridge Add'n, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 245 of the Plat Records of Travis County, Texas (P.R.T.C.T.) conveyed to Ascension Seton (formerly known as Seton Medical Center) in Volume 7749, Page 311 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward-Boundary" washer set at the intersection of the northeast right-of-way line of said West 34<sup>th</sup> Street with the northwest right-of-way line of a 16' Alley in Block 10 of said Dr. W. A. Harper's Re-Subdivision, and being an ell-corner in the southwest line of a called 8.315 acre tract conveyed to Ascension Seton (formerly known as The Daughters of Charity Health Services of Austin) in Volume 12263, Page 2714 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) bears, N61°57'22"W, a distance of 140.97 feet;

**THENCE**, with the northwest right-of-way line of said Bailey Lane remainder and the southeast lines of Lots 8 & 9, Block 10 of said Dr. W. A. Harper's Re-Subdivision, **N27°29'15"E**, a distance of **57.03** feet to a 1/2-inch iron pipe found for the northwest corner hereof, said point being the northeast corner of said Lot 8, being the southeast corner of a Boundary Line Determination Agreement per Cause No. 172,503 District Court 126<sup>th</sup> Judicial District recorded in Volume 4680, Page 1474 (D.R.T.C.T.), and being the northwest corner of said Bailey Lane remainder, from which a 1/2-inch iron rod found for the northeast corner of said Boundary Line Determination Agreement, and being an angle point in the southwest line of said Ascension Seton 8.315-acre tract bears, N24°44'58"E, a distance of 0.62 feet;

**THENCE**, with the northeast right-of-way line of said Bailey Lane remainder and the southwest line of said Ascension Seton 8.315-acre tract, **S62°35'29"E**, a distance of **60.00** feet to a chiseled "X" in concrete found for the northeast corner hereof, said point being the northeast corner of said Bailey Lane remainder, being the southeast corner of said Ascension Seton 8.315-acre tract, and being in the northwest line of Lot 17, Block 5 of said Dr. W. A. Harper's Re-Subdivision;

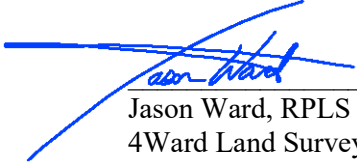
**THENCE**, with the southeast right-of-way line of said Bailey Lane remainder and the northwest lines of Lots 17 & 18, Block 5 of said Dr. W. A. Harper's Re-Subdivision, **S27°29'41"W**, a distance of **57.70** feet to a calculated point for the southeast corner hereof, said point being at the intersection of the northeast right-of-way line of said West 34<sup>th</sup> Street with the southeast right-of-way line of said Bailey Lane remainder, and being the southwest corner of said Lot 18, Block 5 of said Dr. W. A. Harper's Re-Subdivision (from which a 1/2-inch iron rod found bears S39°43'09"W, a distance of 0.37 feet);

**THENCE**, with the northeast right-of-way line of said West 34<sup>th</sup> Street and the southwest terminus line of said Bailey Lane remainder, **N61°57'22"W**, a distance of **60.00** feet to the **POINT OF BEGINNING** and containing 0.0790 Acre (3,442 Square Feet) of land, more or less.

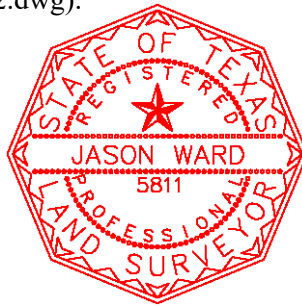
F# \_\_\_\_\_

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000072218315. See attached sketch (reference drawing: 00895\_VACATE\_2.dwg).

  
\_\_\_\_\_  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

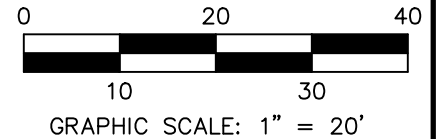
3/9/2022



# GEORGE W. SPEAR LEAGUE SURVEY NO. 7

BOUNDARY LINE DETERMINATION  
JUDGEMENT PER  
CAUSE NO. 172,503  
DISTRICT COURT  
126TH JUDICIAL DISTRICT  
VOL. 4680, PG. 1054 D.R.T.C.T.

VACATED BAILEY LN  
(FORMERLY PRATT AVE.)  
RETAINED AS 60' WIDE  
WATER MAIN AND  
SANITARY SEWER ESMT.  
TRACT 2 IN ORD. 670817-B,  
VOL 3346, PG 1479 D.R.T.C.T.



[C]

(L2)  
L2

S62°35'29"E 60.00'

LOT 8

N27°29'15"E 57.03'

**BAILEY LANE (60' R.O.W.)**  
**TO BE VACATED**  
**0.0790 ACRE(S)**  
**3,442 SQUARE FEET**

LOT 17, BLOCK 5

[B]

[D]

LOT 18, BLOCK 5

LOT 10  
[A]  
16' WIDE  
ALLEY

LOT 9

L1

S27°29'41"W 57.70'

N61°57'22"W 60.00'

FROM WHICH A 1/2"  
IRON ROD FOUND BEARS  
S39°43'09"W 0.37'

P.O.B.

GRID N: 10,083,806.24  
GRID E: 3,112,574.68

**W 34TH STREET**  
**(60' R.O.W.)**

**0.0790 ACRE**  
**BAILEY LANE**  
**(60' R.O.W.)**  
**TO BE VACATED**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/9/2022  |
| Project:     | 00895     |
| Scale:       | 1" = 20'  |
| Reviewer:    | FM        |
| Tech:        | EBD       |
| Field Crew:  | JCR/KDL   |
| Survey Date: | AUG. 2019 |
| Sheet:       | 1 OF 2    |



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N61°57'22"W | 140.97' |
| L2         | N24°44'58"E | 0.62'   |

| RECORD LINE TABLE |             |        |
|-------------------|-------------|--------|
| LINE #            | DIRECTION   | LENGTH |
| (L2)              | N29°57'24"E | 0.66'  |

| LEGEND       |                                                  |
|--------------|--------------------------------------------------|
|              | PROPERTY LINE                                    |
|              | EXISTING PROPERTY LINES                          |
|              | EXISTING EASEMENTS                               |
|              | MAG NAIL WITH "4WARD BOUNDARY" WASHER SET        |
|              | 1/2" IRON PIPE FOUND (UNLESS NOTED)              |
|              | CHISELED "X" FOUND IN CONCRETE                   |
|              | 1/2" IRON ROD FOUND                              |
|              | CALCULATED POINT                                 |
| P.O.B.       | POINT OF BEGINNING                               |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| VOL./PG.     | VOLUME, PAGE                                     |
| R.O.W.       | RIGHT-OF-WAY                                     |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS               |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS      |
| D.R.T.C.T.   | DEED RECORDS, TRAVIS COUNTY, TEXAS               |
| (.....)      | RECORD INFORMATION PER DEED VOL. 12263, PG. 2714 |

[A]  
CALLED 8.315 ACRES  
ASCENSION SETON  
(FORMERLY KNOWN AS  
DAUGHTERS OF CHARITY  
HEALTH SERVICES OF AUSTIN)  
VOL. 12263, PG. 2714  
R.P.R.T.C.T.

[B]  
LOTS 8 & 9, BLOCK 10  
DR. W. A. HARPER'S  
RE-SUBDIVISION OF  
BLOCKS 3 AND 10,  
GLEN RIDGE ADD'N  
VOL. 2, PG. 245  
P.R.T.C.T.  
TOGETHER WITH  
BOUNDARY LINE  
JUDGEMENT  
VOL. 675, PG. 339  
VOL. 4680, PG. 1054  
D.R.T.C.T.  
OWNER:  
ASCENSION SETON  
(FORMERLY KNOWN AS  
SETON MEDICAL CENTER)  
VOL. 7749, PG. 311, D.R.T.C.T.

COA GRID #J25

[C]  
LOT 1  
SETON MEDICAL CENTER  
ADDITION NO. TWO  
VOL. 80, PGS. 73-74  
P.R.T.C.T.  
OWNER:  
ASCENSION SETON  
(FORMERLY KNOWN AS  
SETON MEDICAL CENTER)  
VOL. 6705, PG. 1675  
VOL. 6951, PG. 288  
D.R.T.C.T.

[D]  
DR. W. A. HARPER'S  
RE-SUBDIVISION OF  
BLOCKS 3 AND 10,  
GLEN RIDGE ADD'N  
VOL. 2, PG. 245  
P.R.T.C.T.  
OWNER: ASCENSION SETON  
(FORMERLY KNOWN AS  
DAUGHTERS OF CHARITY  
HEALTH SERVICES AUSTIN)  
VOL. 11448, PG. 1902  
R.P.R.T.C.T.



3/9/2022

#### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000072218315.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0790 ACRE  
BAILEY LANE  
(60' R.O.W.)  
TO BE VACATED  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/9/2022  |
| Project:     | 00895     |
| Scale:       | N/A       |
| Reviewer:    | FM        |
| Tech:        | EBD       |
| Field Crew:  | JCR/KDL   |
| Survey Date: | AUG. 2019 |
| Sheet:       | 2 OF 2    |



13.00  
MAY 12 1978 7302 \* 13.00

WARRANTY DEED

2-85-7074

THE STATE OF TEXAS :  
COUNTY OF TRAVIS : KNOW ALL PERSONS BY THESE PRESENTS:

That RICHARD L. MATZ, TRUSTEE, of Travis County, Texas, for and in consideration of the sum of TEN AND NO/100ths DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, including Grantee's agreement to assume and pay the balance owing on that certain promissory note dated January 4, 1978, in the original principal sum of \$85,000.00 payable to the order of The Capital National Bank, Trustee and secured by a lien created in a Deed of Trust recorded at Vol. 6075, Page 1636, Deed of Trust Records of Travis County, Texas, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto SETON MEDICAL CENTER whose mailing address is 1201 West 38th Austin, Texas 78705, in Travis County, Texas, all of the following described real property in Travis County, Texas, to-wit:

That certain 7,199 square foot tract of land, being a portion of Lot Seven (7) and all of Lots Eight (8) and Nine (9), Block Ten (10), W. A. HARPER'S RESUB-DIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADDITION, more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all pertinent purposes. —

Lot No. One (1), Block One (1) and Lot No. One (1), Block Two (2), SETON MEDICAL CENTER ADDITION NO. THREE, a subdivision in Austin, Travis County, Texas, according to the map or plat thereof recorded in Book 82, Page 131 Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever;

2-85-7075

and I do hereby bind myself and my successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes having been prorated, the payment thereof is assumed by Grantee.

This conveyance is made and accepted subject to the following items, to-wit:

1. That certain restrictive covenant set forth in that certain Warranty Deed with Vendor's Lien dated January 19, 1982, executed by UVAG Realty Partnership and recorded at Vol. 7626, Page 548, Real Property Records of Travis County, Texas, which restrictive covenant was modified by an instrument entitled Modification of Restrictive Covenant dated May 6, 1982, executed by UVAG Realty Partnership and by Richard L. Matz, Trustee, recorded in Vol. 7746, Page 781, Real Property Records of Travis County, Texas.
2. Easement to construct and perpetually maintain storm sewer, as granted to the City of Austin in instrument dated March 31, 1939, recorded in Vol. 608, Page 560, Deed Records of Travis County, Texas.
3. Storm Sewer easement ten (10) feet in width across a portion of Lot 1, Block 2, Seton Medical Center Addition No. Three, as recorded in Vol. 82, Page 131, Plat Records of Travis County, Texas.
4. Electric and Cable Television easement retained over that portion of 18.26 foot wide alley in Blk. 2 of the Elizabeth M. Patterson Addn. vacated by Ordinance #820415-N, as described in Quitclaim Deed recorded in Vol. 7738, Page 417 Real Property Records of Travis County, Texas.
5. Drainage, Public Utility and Cable Television easement retained over that portion of West 33rd Street vacated by Ordinance #820415-O, as described in Quitclaim Deed recorded in Vol. 7738, Pg. 417, Real Property Records of Travis County, Texas.
6. Release of Grade Requirements to the City of Austin as recorded in Vol. 2630, Page 283, Deed Records of Travis County, Texas, dated July 12, 1963.
7. Restrictive covenants recorded in Vol. 7666, Page 157, Real Property Records of Travis County, Texas.

EXECUTED this the 6<sup>th</sup> day of May, 1982

*Richard L. Matz, Trustee*  
RICHARD L. MATZ, TRUSTEE

2-85-7076

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on May 10,  
1982, by RICHARD E. MATZ, TRUSTEE.

Diane Donohue  
Notary Public, Travis County, Texas

DIANE DONOHUE  
Print/Type Name

My Commission Expires: 9-22-84

NOTARY SEAL

# METCALFE ENGINEERING CO., INC.

4800 SOUTH CONGRESS  
PHONE 442-5363 - 476-1579  
AUSTIN, TEXAS 78745

2-85-7077

2-32-1293

## TRACT 2

FIELD NOTES OF A SURVEY OF 7,199 SQUARE FEET OF LAND, BEING A PORTION OF LOT #7, ALL OF LOTS #8 & #9, BLOCK #10, OF W. A. HARPER'S RESUBDIVISION OF BLOCKS 3 AND 10, GLEN RIDGE ADDITION, ACCORDING TO A MAP OF RECORD IN PLAT BOOK 2, PAGE 245, TRAVIS COUNTY PLAT RECORDS, SAID GLEN RIDGE ADDITION BEING A SUBDIVISION OF A PORTION OF THE GEORGE W. SPEAR LEAGUE SURVEY #7, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO A MAP OF RECORD IN PLAT BOOK 1, PAGE 65, TRAVIS COUNTY PLAT RECORDS, SAID LOT #7 BEING DESCRIBED IN TRACT 1 IN A DEED FROM SETON HOSPITAL TO AUSTIN DOCTORS BUILDING CORPORATION IN VOLUME 3120, PAGE 897, TRAVIS COUNTY DEED RECORDS, SAID LOTS #8 & #9 BEING DESCRIBED AS LOTS #8 & #9, BLOCK 10, GLEN RIDGE, IN A DEED FROM CARLTON BUSKE TO AUSTIN DOCTORS BUILDING CORPORATION AS RECORDED IN VOLUME 4629, PAGE 1658, TRAVIS COUNTY DEED RECORDS, AND BEING THAT SAME TRACT DESCRIBED AS 7,186 SQUARE FEET IN A JUDGMENT RENDERED IN CAUSE NO. 172,503 IN DISTRICT COURT, 126TH JUDICIAL DISTRICT, TRAVIS COUNTY, TEXAS, STYLED AUSTIN DOCTORS BUILDING CORPORATION VS. CARLTON BUSKE, AS RECORDED IN VOLUME 4680, PAGE 1054, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR AUSTIN DOCTORS BUILDING CORPORATION BY METCALFE ENGINEERING COMPANY, INC., 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Beginning at an iron stake at the intersection of the north line of West 34th Street with the west line of Bailey Lane, for the southeast corner of Lot #9, Block #10, Glen Ridge Addition, a subdivision of a portion of the George W. Spear League Survey #7 in the City of Austin, Travis County, Texas, and being conveyed to Austin Doctors Building Corporation by Carlton Buske in Volume 4629, Page 1658, Travis County Deed Records, and from which beginning corner a concrete monument at the intersection of the centerline of Bailey Lane with the centerline of West 34th Street bears S 29° 57' W 30.00 feet and S 59° 28' E 30.00 feet;

(1) THENCE with the north line of West 34th Street, being also the south line of said Lot #9, N 59° 28' W 125.00 feet to a cross cut in concrete for the southwest corner of Lot #9 and the southeast corner of a sixteen (16) foot alley as shown on said plat of Glen Ridge Addition;

(2) THENCE with the east line of said alley, being also with the west line of said Lot #9, and with the west line of Lot #8 and with a portion

EXHIBIT "A"

7749 314

2-85-7078

~~2-32-1204~~

of the west line of Lot #7, Block #10, of said Glen Ridge, and with a line of that tract of 354,971 square feet described in a deed from Austin Doctors Building Corporation to The First National Bank of Chicago, not personally, but as Trustee of The First National Bank of Chicago Group Trust for Pension and Profit-Sharing Trusts, Fund F, as recorded in Volume 5097, Page 175, Travis County Deed Records, N 29° 57' E at 54.21 feet passing an iron stake at the northwest corner of Lot #8, the southwest corner of Lot #7, the southeast corner of that portion of a 16 foot alley previously vacated and designated as Tract #3 in Ordinance No. 670817-B and recorded in Volume 3346, Page 1479, Travis County Deed Records, and being also a corner of said tract of 354,971 square feet, in all 57.65 feet to an iron stake at the intersection of the westerly extension of the north face of a concrete block building, said iron stake being at the northwest corner of that tract of land described as 7,186 square feet in a Judgment in Cause #172,503, District Court 126th Judicial District, Travis County, Texas, styled Austin Doctors Building Corporation vs. Carlton Buske and recorded in Volume 4680, Page 1054, Travis County Deed Records, for an ell corner of the said tract of 354,971 square feet;

(3) THENCE with the westerly extension of the north face of said concrete block building and with the north face of said building, being also the north line of the said tract described as 7,186 square feet in the aforesaid Judgment, being also a south line of said tract of 354,971 square feet, S 59° 25' E at 19.90 feet passing the northwest corner of said concrete block building, at 115.13 feet passing the northeast corner of said concrete block building, in all 125.00 feet to an iron stake in the east line of said Lot #7, Block #10 of Glen Ridge, being also in the west line of that portion of Bailey Lane, previously vacated and described as Tract 2 in Ordinance #670817-B and recorded in Volume 3346, Page 1479, Travis County Deed Records, said iron stake being at the northeast corner of said tract described as 7,186 square feet in the aforesaid Judgment, and being an ell corner of said tract of 354,971 square feet.

EXHIBIT "A"

7749 313

2-85-7079

~~2-32-1205~~

(4) THENCE with a west line of said tract of 354,971 square feet, being also with the west line of Bailey Lane previously vacated and with the west line of Bailey Lane, being also with a portion of the west line of Lot #7, and with the west line of Lot #8 and #9, Block #10 of said Glen Ridge, S 29° 57' W at 0.82 of one foot passing the southeast corner of Lot #7 and the northeast corner of Lot #8, being also the southwest corner of said portion of Bailey Lane previously vacated in Ordinance #670817-B, in all 57.54 feet to the place of the beginning, containing 7,199 square feet of land.

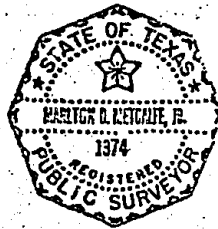
Surveyed January 21, 1980.

METCALFE ENGINEERING COMPANY, INC..

By

*Marlton O. Metcalfe, Jr.*  
Marlton O. Metcalfe, Jr.

Registered Public Surveyor #1374



Plan #8159 A & B  
FB 528, p 26 & 48

STATE OF TEXAS  
I hereby certify that this Instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, on

MAY 12 1980



*Doris H. Hines*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

EXHIBIT 'A'

FILED

1980 MAY 12 PM 4:00

*Doris H. Hines*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

7749 316

01 K8n  
90040143

500  
5/5

DOC. NO.  
91045209

FILM CODE  
00004710194

GENERAL WARRANTY DEED 9:12 AM 6709

5.00 INDX  
2 2 05/31/91  
910452.09-DGC#  
26.36-CHK#

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §  
§ KNOW ALL MEN BY THESE PRESENTS:

THAT J. TIM BROWN, TRUSTEE (herein called "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable cash considerations to Grantor in hand paid by DAUGHTERS OF CHARITY HEALTH SERVICES AUSTIN, a Texas non-profit corporation (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL and CONVEY unto Grantee the following described real property in Travis County, Texas, together with all improvements located thereon and all appurtenances thereto (herein called the "Property"), to-wit:

Lots 17 & 18, Block 5 of Glen-Ridge, an addition to the City of Austin in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 65 of the Plat Records of Travis County, Texas.

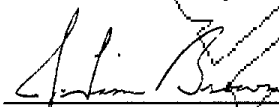
This conveyance is expressly made and accepted subject only to the following:

- (a) Overhead utility lines shown on survey dated November 30, 1990, prepared by Donald J. Kirby.
- (b) Wood deck, brick planter and metal shed outside Property as shown on survey dated November 30, 1990, prepared by Donald J. Kirby.
- (c) Tenants under written leases.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the foregoing terms and provisions herein described, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind himself, his heirs, legal representatives, successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Ad valorem taxes pertaining to the Property for the 1991 calendar year have been prorated and are hereby assumed by Grantee.

EXECUTED the 29<sup>th</sup> day of May, 1991, but effective as of May 31, 1991.

  
J. TIM BROWN, Trustee



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 29 day  
of May, 1991, by J. Tim Brown, Trustee.



Kathy S. Nunn  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

Grantee's Address:

Daughters of Charity Health Services Austin  
1201 West 38th Street  
Austin, Texas 78705

Attention: Margaret Gosselink

Cash rec + return Stewart Title  
*K. Nunn*

FILED  
91 MAY 31 PM 4:44  
DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me; and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas, on

MAY 31 1991



Dana De Beauvoir  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

#4  
GF# 90661/efm  
Parcel # 02-1901-1901-0000

25 om  
FILM CODE

00005192488

AFTER RECORDING, PLEASE RETURN TO:  
Robert L. Davis  
Brown McCarroll & Oaks Hartline  
1400 Franklin Plaza  
Austin, Texas 78701

SPECIAL WARRANTY DEED

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

KNOW ALL BY THESE PRESENTS:

HARTFORD FIRE INSURANCE COMPANY, a Connecticut corporation (Grantor), for a full valuable cash consideration to Grantor in hand paid by DAUGHTERS OF CHARITY HEALTH SERVICES OF AUSTIN, a Texas non-profit corporation (Grantee), the receipt of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the following described real property, together with all improvements thereon, to wit:

The real property in Travis County, Texas, more fully described by metes and bounds in Exhibit "A" which is attached hereto and made a part hereof for all purposes (the Land), together with all right, title and interest of Grantor in and to any streets and roads, open or proposed, abutting the Land to the center lines thereof; in and to any strips or gores of land therein or adjacent to the Land; in and to the air space and right to use the air space about the Land; and in and to all royalties and rights and privileges appertaining to the use and enjoyment of the Land, including all air, lateral support, alley, drainage, water, oil, gas and mineral rights (Property).

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, except as hereinafter set forth.

However, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the year 1994 and subsequent years, as well as to the Permitted Exceptions set forth on Exhibit "B" which is attached hereto and made a part hereof, to the extent that they are in effect and apply to the Property.

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2714

Grantee's address: Daughters of Charity Health Services  
of Austin  
Seton Medical Center  
1201 West 38th Street  
Austin, Texas 78705-1056

Executed this 31st day of August, 1994.

HARTFORD FIRE INSURANCE COMPANY

By Kevin A. North

Kevin A. North  
Its Vice President

STATE OF CONNECTICUT

ss: Hartford

COUNTY OF HARTFORD

This instrument was acknowledged before me on this 31st day of August, 1994, by Kevin A. North, Vice President of Hartford Fire Insurance Company, a Connecticut corporation, on behalf of said corporation.

Wendy A. Treat  
Notary Public, State of Connecticut

Wendy A. Treat  
Name Typed or Printed

Date Commission Expires

TXMED\DEED.XX1

WENDY A. TREAT  
NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 28, 1997

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2715

EXHIBIT A  
DESCRIPTION

DESCRIPTION OF 8.315 ACRES OF LAND COMPRISED OF VARIOUS LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN THE GEORGE W. SPEAR LEAGUE SURVEY NO. 7 IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING DESCRIBED TO HARTFORD FIRE INSURANCE COMPANY AS 8.149 ACRES AND AS A PORTION OF VACATED BAILEY LANE BY SPECIAL WARRANTY DEEDS OF RECORD IN VOLUME 11793, PAGE 1465 AND VOLUME 11854, PAGE 1103, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, RESPECTIVELY, SAID VARIOUS LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS BEING AS FOLLOWS:

LOTS:

1. PART OF LOTS 1 & 26, BLOCK 8, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
2. ALL OF LOTS 2-25, BLOCK 8, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
3. ALL OF LOTS 1-20, BLOCK 9, GLEN RIDGE ADDITION, BOOK 1, PAGE 65
4. ALL OF LOTS 1-6, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245
5. PART OF LOT 7, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245
6. ALL OF LOTS 10-23, BLOCK 10, DR. W. A. HARPER'S RESUB, BOOK 2, PAGE 245

BLOCKS:

1. PART OF BLOCK 11, GLEN RIDGE ADDITION, BOOK 1, PAGE 65

VACATED STREETS:

1. PART OF BAILEY LANE, TRACT 6, ORDINANCE 650722-B, 2992/2149, 3051/536
2. ALL OF BAILEY LANE, TRACT 2, ORDINANCE 670817-B, 3346/1479
3. PART OF W. 35TH STREET, TRACT 1, ORDINANCE 670817-B, 3346/1479
4. PART OF W. 37TH STREET, TRACT 1, ORDINANCE 650722-B, 2992/2149, 3051/536
5. PART OF ALAMO BLVD., TRACT 7, ORDINANCE 650722-B, 2992/2149, 3051/536

VACATED ALLEYS:

1. PART OF BLOCK 8, GLEN RIDGE ADDITION ALLEY, 778/518
2. ALL OF BLOCK 9, GLEN RIDGE ADDITION ALLEY, TRACT 11, ORDINANCE 650722-B, 2992/2149 AND 3051/536
3. ALL OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, TRACT 3, ORDINANCE 670817-B, 3346/1479
4. ALL OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, TRACT 4, ORDINANCE 670817-B, 3346/1479
5. PART OF BLOCK 10, DR. W. A. HARPER'S RESUB ALLEY, ORDINANCE BOOK P, PAGE 231;

SAID 8.315 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the northeast corner of this tract and of said 8.149 acre Hartford tract, same being the southeast corner of that tract described as 94 square feet in a deed to the City of Austin for W. 38th Street, of record in Volume 5051, Page 1420.

Deed Records of Travis County, Texas, same also being in the irregular south line of W. 38th Street and the west line of Lot 26, Block 7, Glen Ridge Addition, a subdivision of record in Book 1, Page 65, Plat Records of Travis County, Texas, same being in the east line of that vacated portion of Bailey Lane described as Tract 6 in Ordinance 650722-B, of record in Volume 2992, Page 2149 and Volume 3051, Page 536, Deed Records of Travis County, Texas, same also being the northwest corner of Lot 1, Seton Medical Center Addition No. Two, a subdivision in Book 80, Page 73, Plat Records of Travis County, Texas, said Lot 1 being comprised of those tracts or portions of tracts described in deeds to Seton Hospital in Volume 3051, Page 527 and Volume 3140, Page 876, Deed Records of Travis County, Texas, and to Seton Medical Center in Volume 6705, Page 1675 and Volume 6951, Page 288, Deed Records of Travis County, Texas;

THENCE, with the east line of this tract, of said 8.149 acre Hartford tract, of said vacated Bailey Lane Tract 6, same being the west line of said Lot 1, Seton Medical Center Addition No. Two, S 29 degrees 57 minutes 00 seconds W at 649.39 feet passing a 5/8" iron rod found at the most easterly southeast corner of said 8.149 acre Hartford tract, same being the southeast corner of said vacated Bailey Lane Hartford tract and of that vacated portion of Bailey Lane described as Tract 2 in Ordinance 670817-B, of record in Volume 3346, Page 1479, Deed Records of Travis County, Texas, from which point a 3/4 inch iron pipe found in the centerline of Bailey Lane, same being an interior ell corner of said 8.149 acre Hartford tract, same also being with the south line of said vacated Bailey Lane Tract 6 and in the north line of said vacated Bailey Lane Hartford tract, bears N 60 degrees 25 minutes 29 seconds W 30.00 feet, and continuing with the east line of said vacated Bailey Lane Hartford tract and of said vacated Bailey Lane Tract 2, at 890.99 feet passing a cross found in concrete at the southwest corner of said Lot 1, Seton Medical Center Addition No. Two, and the northwest corner of Lot 17, Block 5, of said Glen Ridge Addition, said Lot 17 being described in a deed to the Daughters of Charity Health Services Austin, of record in Volume 11448, Page 1902, Real Property Records of Travis County, Texas, and continuing with the west line of said Lot 17, Block 5, in all a total distance of 892.39 feet to a cross set in concrete at the southeast corner of this tract, of said vacated Bailey Lane Hartford tract, and of said vacated Bailey Lane Tract 2, same being the northeast corner of the remaining, not vacated, portion of Bailey Lane, from which point a 1 1/2 inch iron rod found at the southwest corner of Lot 18, of said Block 5, Glen Ridge Addition, bears S 29 degrees 57 minutes 00 seconds W 57.92 feet;

THENCE, with the south line of this tract, a course 1, being the south line of said vacated Bailey Lane Hartford tract and courses 2. through 8. being with the south line of said 8.149 acre Hartford tract, the following eight (8) courses:

1. with the south line of said vacated Bailey Lane Tract 2, same being the north line of said remaining Bailey Lane, N 60 degrees 16 minutes 33 seconds W 30.03 feet to a 1" iron pipe found at the southwest corner of said vacated Bailey Lane Hartford tract and

- the most southerly southeast corner of said 8.149 acre Hartford tract, same being in the centerline of vacated Bailey Lane Tract 2, same being 0.19 feet south of a 3/4 inch iron pipe found and 0.42 feet south of a 60d nail found;
2. with the south line of said vacated Bailey Lane Tract 2, same being the north line of said remaining Bailey Lane, N 60 degrees 16 minutes 33 seconds W 30.02 feet to a 3/4" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract, same being the southwest corner of said vacated Bailey Lane Tract 2, same also being the southeast corner of Lot 7 and the northeast corner of Lot 8, Block 10, of said Dr. W. A. Harper's Resubdivision of Blocks 3 and 10, Glen Ridge Addition, a subdivision of record in Book 2, Page 245, Plat Records of Travis County, Texas, same being in the east line of that certain 7199 square foot tract described in a deed to Seton Medical Center, of record in Volume 7749, Page 311, Deed Records of Travis County, Texas and of that certain 7186 square foot tract described in a Judgment rendered in Cause No. 172,503, District Court, 126th Judicial District, Volume 675, Page 339, Travis County, Texas, of record in Volume 4680, Page 1054, Deed Records of Travis County, Texas, from which point a 3/4 inch iron pipe found at the southeast corner of said Lot 9 bears S 29 degrees 54 minutes 19 seconds W 56.98 feet;
  3. with the west line of said vacated Bailey Lane Tract 2, and the east line of said Lot 7, of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, N 29 degrees 57 minutes 24 seconds E 0.66 of one foot to a 1/2 inch iron rod set at an interior ell corner of said 8.149 acre Hartford tract, same being the northeast corner of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the east end of the decreed line between said Lots 7 and 8 in said Judgment;
  4. with the north line of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the decreed line between said Lots 7 and 8 in said Judgment, crossing said Lot 7, in said Book 2, Page 245, N 59 degrees 26 minutes 52 seconds W at 9.82 feet passing the northeast corner of a concrete block building, and continuing with the north face of said building, at 105.12 feet passing the northwest corner of said building, in all a total distance of 124.95 feet to a cross set in concrete at an interior ell corner of said 8.149 acre Hartford tract, same being the northwest corner of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, same being the west end of the decreed line between said Lots 7 and 8 in said Judgment, same also being in the east line of said vacated Alley Tract 3, Ordinance No. 670817-B;
  5. with the east line of said vacated Alley Tract 3, and the west line of said Lot 7 in said Book 2, Page 245, of said Seton Medical Center tract in Volume 7749, Page 311, and of said Judgment tract, S 29 degrees 56 minutes 03 seconds W 3.40 feet to

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2718

a cross set in concrete at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said vacated Alley Tract 3, same also being the southwest corner of said Lot 7 in said Book 2, Page 245 and the northwest corner of said Lot 8, in said Book 2, Page 245;

6. with the south line of said vacated Alley Tract 3, same being the north line of the remaining, not vacated, portion of said Alley, N 60 degrees 37 minutes 28 seconds W 16.00 feet to a 3/4" iron pipe found in a concrete curb at an interior ell corner of said 8.149 acre Hartford tract, same being the southwest corner of said vacated Alley Tract 3, same being in the east line of said Lot 10, Block 10, of said Dr. W. A. Harper's Resubdivision;
7. with the east line of said Lot 10 and the west line of said remaining Alley, S 29 degrees 56 minutes 03 seconds W 53.88 feet to a cross found on a concrete curb at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said Lot 10 and the southwest corner of said Alley, same being in the north line of W. 34th Street; and
8. with the south line of said Lots 10, 11, and 12, of a portion of said vacated Alley in Ordinance Book P, Page 231, and of Lots 13, 14, 15, 22, and 23, all of said Block 10 of said Dr. W. A. Harper's Resubdivision, same being the north line of W. 34th Street, N 59 degrees 30 minutes 24 seconds W 235.97 feet to a 3/4" iron pipe found at the southwest corner of this tract, of said 8.149 acre Hartford tract, and of said Lot 23, same being in the east line of Alamo Boulevard;

THENCE, with the west line of this tract and of said 8.149 acre Hartford tract, same being east of Shoal Creek, courses 1. through 8. being with the east line of Alamo Boulevard, courses 10. through 17. being with the west line of a portion of that vacated portion of Alamo Boulevard described as Tract 7 in Ordinance 650722-B, of record in Volume 2992, Page 2149 and Volume 3051, Page 536, Deed Records of Travis County, Texas, same being the east line of that certain 4.22 acre tract described in a deed to the City of Austin, of record in Volume 3250, Page 1976, Deed Records of Travis County, Texas, courses 2. through 7. being with the west line of said Lots 16, 17, 18, 19, 20, and 21, of said Dr. W. A. Harper's Resubdivision, the following seventeen (17) courses:

1. with the west line of said Lot 23, N 27 degrees 07 minutes 42 seconds E 100.72 feet to a 3/4" iron pipe found at the northwest corner of said Lot 23 and the southwest corner of said Lot 16, Dr. W. A. Harper's Resubdivision;
2. N 39 degrees 06 minutes 58 seconds E 6.33 feet to a 3/4" iron pipe found;
3. N 49 degrees 23 minutes 53 seconds E 26.67 feet to a 1" iron pipe found;

4. N 45 degrees 14 minutes 14 seconds E 26.12 feet to a 1" iron pipe found;
5. N 47 degrees 43 minutes 22 seconds E 26.12 feet to a 1/2" iron pipe found;
6. N 49 degrees 42 minutes 32 seconds E 26.75 feet to a 1/2" iron pipe found;
7. N 51 degrees 30 minutes 26 seconds E 26.94 feet to a 1/2" iron pipe found at the northwest corner of said Lot 21, same being the southwest corner of said vacated portion of W. 35th Street Tract 1 in Ordinance 670817-B; and
8. with the west line of said vacated W. 35th Street Tract 1, N 54 degrees 13 minutes 51 seconds E 66.32 feet to a 3/4" iron pipe found at an interior ell corner of said 8.149 acre Hartford Tract and at the northwest corner of said vacated W. 35th Street Tract 1, same being the southeast corner of that certain portion of vacated Alamo Boulevard Tract 7, in Ordinance 650722-B, of record in Volume 2992, Page 2149, and Volume 3051, Page 536, Deed Records of Travis County, Texas, same also being the southwest corner of said Lot 11, Block 9, of said Glen Ridge Addition;
9. with the westerly prolongation of the north line of W. 35th Street, same being the south line of said vacated Alamo Boulevard Tract 7, N 60 degrees 59 minutes 54 seconds W 19.84 feet to a 1" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract, same being the southeast corner of said City of Austin tract;
10. N 56 degrees 09 minutes 56 seconds E 105.54 feet to a 1" iron pipe found in asphalt;
11. N 50 degrees 34 minutes 42 seconds E 82.70 feet to a 3/4" iron pipe found in asphalt;
12. N 35 degrees 12 minutes 19 seconds E 95.63 feet to a 5/8" iron pipe found, from which point a 1/2" iron pipe found in Shoal Creek bears N 60 degrees 30 minutes 43 seconds W 17.67 feet;
13. N 25 degrees 50 minutes 04 seconds E 22.94 feet to a 1/2" iron rod set;
14. N 10 degrees 30 minutes 13 seconds E 31.85 feet to a 5/8" iron rod found;
15. N 18 degrees 48 minutes 00 seconds W 42.80 feet to a 3/4" iron pipe found;
16. N 07 degrees 04 minutes 46 seconds W 248.02 feet to a 1" iron pipe found; and
17. N 16 degrees 06 minutes 50 seconds W 76.90 feet to a 1" iron pipe



found at the northwest corner of this tract and of said 8.149 acre Hartford tract, same being the southwest corner of that tract described as 4811 square feet in a deed to the City of Austin for W. 38th Street, of record in Volume 5051, Page 1424, Deed Records of Travis County, Texas, same also being in the irregular South line of W. 38th Street;

THENCE, with the north line of this tract and of said 8.149 acre Hartford tract, with the irregular south line of W. 38th Street, courses 1. through 5. being with the south line of said 4811 square foot City of Austin tract and course 6. being the south line of said 94 square foot City of Austin tract, the following six (6) courses:

1. crossing said vacated Alamo Boulevard, Tract 7, S 73 degrees 26 minutes 55 seconds E 28.20 feet to a 1/2" iron pipe found at the beginning of a curve whose radius is 1260.72 feet;
2. crossing said vacated Alamo Boulevard, Tract 7 and continuing, crossing said Block 11, and continuing, crossing said Lot 26, Block 8, Glen Ridge Addition, with said curve to the right, an arc distance of 342.14 feet, the chord of which arc bears S 67 degrees 38 minutes 54 seconds E 241.77 feet to a 1/2" iron rod set at the end of said curve, same being an interior ell corner of said 8.149 acre Hartford tract;
3. crossing said Lot 26, Block 8, N 29 degrees 28 minutes 45 seconds E 5.02 feet to a 1/2" iron pipe found at an exterior ell corner of said 8.149 acre Hartford tract;
4. crossing said Lot 26, Block 8, S 61 degrees 19 minutes 52 seconds E 34.66 feet to a 1/2" iron pipe found;
5. crossing said Lot 26, Block 8, and continuing, crossing said vacated Block 8 Alley in Volume 778, Page 518, and continuing, crossing said Lot 1, Block 8, Glen Ridge Addition, and continuing, crossing said vacated Bailey Lane Tract 6, S 60 degrees 33 minutes 48 seconds E 224.45 feet to a 3/4" iron pipe found in the centerline of vacated Bailey Lane Tract 6; and
6. crossing said vacated Bailey Lane Tract 6, S 60 degrees 43 minutes 27 seconds E 29.79 feet to the POINT OF BEGINNING and containing 8.315 acres of land within these metes and bounds.

EXHIBIT B

PERMITTED EXCEPTIONS

- a. Easements, or claims of easements, which are not recorded in the public records.
- b. An Easement reserved by the City of Austin in instrument dated May 3, 1966, recorded in Volume 3122, Page 1902, Deed Records of Travis County, Texas.
- c. Ten (10) foot Sewer Line Easement granted to the City of Austin by instrument dated July 22, 1965, recorded in Volume 3176, Page 1129, Deed Records of Travis County, Texas.
- d. Twenty (20) foot Stormwater Drainageway Easement granted to the City of Austin by instrument dated July 22, 1965, recorded in Volume 3176, Page 1129, Deed Records of Travis County, Texas.
- e. Sixty (60) foot Water Main Easement and a sixty (60) foot Sanitary Sewer Easement reserved by the City of Austin across the southerly portion of subject property in vacating ordinance of record in Volume 3346, Page 1479, Deed Records of Travis County, Texas.
- f. Sixty (60) foot Water Line Easement and ten (10) foot Sewer Line Easement reserved by the City of Austin across the vacated portions of Bailey Lane and West 35th Street of record in Volume 3362, Page 1689, Deed Records of Travis County, Texas.
- g. Water Main Easement granted to the City of Austin by instrument dated November 11, 1974, recorded in Volume 3056, Page 2139, Deed Records of Travis County, Texas.
- h. Subject to the terms and conditions of License Agreement described in Volume 5059, Page 1474, Deed Records of Travis County, Texas.
- i. Rights of tenants in possession under unrecorded leases or rental agreements.
- j. Rights of parties in possession.

STATE OF TEXAS      COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me, and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas, on

SEP 1 1994



*Anna Robinson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12263 2722

FILED  
94 SEP -1 PM 5:00  
DANA DEBENVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Ascension Seton  
919001

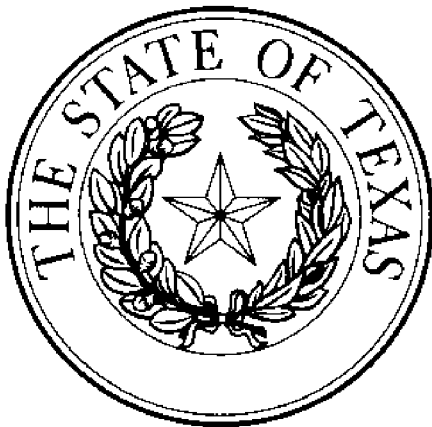
[formerly: Seton Family of Hospitals]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/28/2019

Effective: 04/01/2019



A handwritten signature in black ink, appearing to read "David Whitley".

David Whitley  
Secretary of State

## GENERAL INFO

### ACCOUNT

Property ID: 214614  
Geographic ID: 0219011901  
Type: R  
Zoning: GO  
Agent: ALTUS GROUP U S INC  
Legal Description: BLK 8-9 & 1-7,10-23 BLK 10 .41 AC  
BLK 11, PLUS VAC STS GLENRIDGE  
LESS 4905 SQ FT INTO ST

Property Use:

### OWNER

Name: SETON HEALTHCARE  
Secondary Name: % ALTUS GROUP US INC  
Mailing Address: 21001 N TATUM BLVD #1630-630  
PHOENIX AZ 85050-4242  
Owner ID: 195462  
% Ownership: 100.00  
Exemptions:

### LOCATION

Address: 1301 E 38 ST TX

Market Area:  
Market Area CD: 55CEN  
Map ID: 021801

### PROTEST

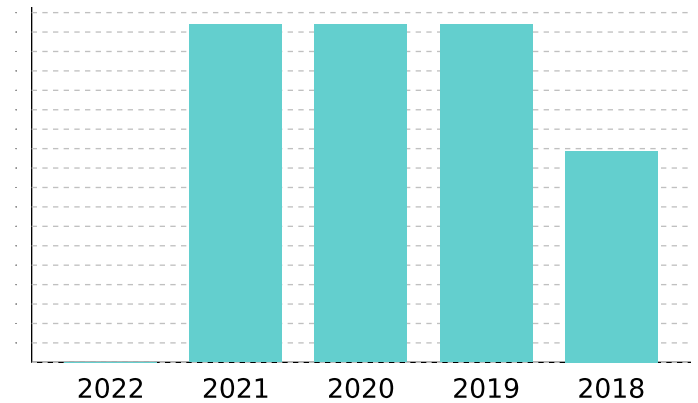
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$17,385,648  
Special Use Land Market: \$0  
Total Land: \$17,385,648  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$17,385,648  
Special Use Exclusion (-): \$0  
Appraised: \$17,385,648  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$17,385,648

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

| Year | Land Market  | Improvement | Special Use Exclusion | Appraised    | Value Limitation Adj (-) | Net Appraised |
|------|--------------|-------------|-----------------------|--------------|--------------------------|---------------|
| 2022 | N/A          | N/A         | N/A                   | N/A          | N/A                      | N/A           |
| 2021 | \$17,385,648 | \$0         | \$0                   | \$17,385,648 | \$0                      | \$17,385,648  |
| 2020 | \$17,385,648 | \$0         | \$0                   | \$17,385,648 | \$0                      | \$17,385,648  |
| 2019 | \$17,385,648 | \$0         | \$0                   | \$17,385,648 | \$0                      | \$17,385,648  |
| 2018 | \$10,866,030 | \$0         | \$0                   | \$10,866,030 | \$0                      | \$10,866,030  |

## TAXING UNITS

| Unit                                     | Description                       | Tax Rate | Net Appraised | Taxable Value | Estimated Tax |
|------------------------------------------|-----------------------------------|----------|---------------|---------------|---------------|
| 01                                       | AUSTIN ISD                        | 1.061700 | \$17,385,648  | \$17,385,648  | \$184,583.42  |
| 02                                       | CITY OF AUSTIN                    | 0.541000 | \$17,385,648  | \$17,385,648  | \$94,056.36   |
| 03                                       | TRAVIS COUNTY                     | 0.357365 | \$17,385,648  | \$17,385,648  | \$62,130.22   |
| 0A                                       | TRAVIS CENTRAL APP DIST           | 0.000000 | \$17,385,648  | \$17,385,648  | \$0.00        |
| 2J                                       | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.111814 | \$17,385,648  | \$17,385,648  | \$19,439.59   |
| 68                                       | AUSTIN COMM COLL DIST             | 0.104800 | \$17,385,648  | \$17,385,648  | \$18,220.16   |
| TOTAL TAX RATE:                          |                                   |          |               |               | 2.17667       |
| ESTIMATED TAXES WITH CURRENT EXEMPTIONS: |                                   |          |               |               | \$378,429.75  |
| ESTIMATED TAXES WITHOUT EXEMPTIONS:      |                                   |          |               |               | \$378,429.75  |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

| Land | Description | Acres  | SQFT    | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land        | 8.3150 | 362,201 | \$48.00       | \$17,385,648 | \$0               |

## DEED HISTORY

| Deed Date | Type | Description      | Grantor/Seller              | Grantee/Buyer               | Book ID | Volume | Page  | Instrument |
|-----------|------|------------------|-----------------------------|-----------------------------|---------|--------|-------|------------|
| 8/31/94   | SW   | SPECIAL WARRANTY | HARTFORD FIRE INSURANCE     | DAUGHTERS OF CHARITY HEALTH |         | 12263  | 02714 |            |
| 10/1/92   | SW   | SPECIAL WARRANTY | HERITAGE SQUARE LIMITED     | HARTFORD FIRE INSURANCE     |         | 11793  | 01465 |            |
| 11/17/86  | WD   | WARRANTY DEED    |                             | HERITAGE SQUARE LIMITED     |         | 09978  | 00264 |            |
| 11/17/86  | WD   | WARRANTY DEED    | MEDICAL PARK TOWER TRUST    |                             |         | 09978  | 00264 |            |
| 11/11/86  | WD   | WARRANTY DEED    | HERITAGE SQUARE LIMITED     | MEDICAL PARK TOWER TRUST    |         | 09978  | 00277 |            |
| 11/17/86  | WD   | WARRANTY DEED    | COKER JAMES H               | HERITAGE SQUARE LIMITED     |         | 09978  | 00264 |            |
| 12/9/82   | WD   | WARRANTY DEED    | FIRST NATL BK OF CHICAGO TR | COKER JAMES H               |         | 07931  | 00825 |            |
| 11/11/74  | WD   | WARRANTY DEED    | COKER JAMES H               | FIRST NATL BK OF CHICAGO TR |         | 05057  | 00175 |            |
| 12/9/82   | WD   | WARRANTY DEED    |                             | COKER JAMES H               |         | 07931  | 00825 |            |

## GENERAL INFO

### ACCOUNT

Property ID: 214580  
Geographic ID: 0219010701  
Type: R  
Zoning: PUD  
Agent:  
Legal Description: LOT 17-18 BLK 5 GLENRIDGE PLUS  
16'X 59' ADJ VAC ALLEY  
Property Use:

### OWNER

Name: SETON HEALTHCARE  
Secondary Name: % ALTUS GROUP US INC  
Mailing Address: 21001 N TATUM BLVD #1630-630  
PHOENIX AZ 85050-4242  
Owner ID: 195462  
% Ownership: 100.00  
Exemptions: EX-XV - Other Exemptions (including

### LOCATION

Address: 1206 W 34 ST TX 78705  
Market Area:  
Market Area CD: \_ZEXMP  
Map ID: 021801

### PROTEST

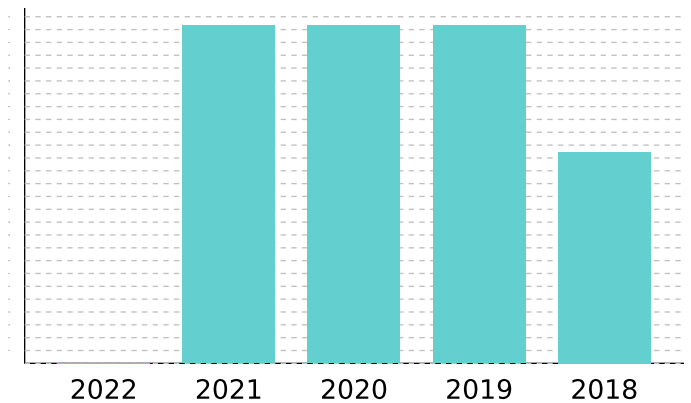
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$657,840  
Special Use Land Market: \$0  
Total Land: \$657,840  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$657,840  
Special Use Exclusion (-): \$0  
Appraised: \$657,840  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$657,840

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-----------|--------------------------|---------------|
| 2022 | N/A         | N/A         | N/A                   | N/A       | N/A                      | N/A           |
| 2021 | \$657,840   | \$0         | \$0                   | \$657,840 | \$0                      | \$657,840     |
| 2020 | \$657,840   | \$0         | \$0                   | \$657,840 | \$0                      | \$657,840     |
| 2019 | \$657,840   | \$0         | \$0                   | \$657,840 | \$0                      | \$657,840     |
| 2018 | \$411,150   | \$0         | \$0                   | \$411,150 | \$0                      | \$411,150     |

## TAXING UNITS

| Unit                                     | Description                       | Tax Rate | Net Appraised | Taxable Value | Estimated Tax |
|------------------------------------------|-----------------------------------|----------|---------------|---------------|---------------|
| 01                                       | AUSTIN ISD                        | 1.061700 | \$657,840     | \$0           | \$0.00        |
| 02                                       | CITY OF AUSTIN                    | 0.541000 | \$657,840     | \$0           | \$0.00        |
| 03                                       | TRAVIS COUNTY                     | 0.357365 | \$657,840     | \$0           | \$0.00        |
| 0A                                       | TRAVIS CENTRAL APP DIST           | 0.000000 | \$657,840     | \$0           | \$0.00        |
| 2J                                       | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.111814 | \$657,840     | \$0           | \$0.00        |
| 68                                       | AUSTIN COMM COLL DIST             | 0.104800 | \$657,840     | \$0           | \$0.00        |
| TOTAL TAX RATE:                          |                                   |          |               |               | 2.17667       |
| ESTIMATED TAXES WITH CURRENT EXEMPTIONS: |                                   |          |               |               | \$0.00        |
| ESTIMATED TAXES WITHOUT EXEMPTIONS:      |                                   |          |               |               | \$14,319.07   |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

| Land | Description | Acres  | SQFT  | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|-------|---------------|--------------|-------------------|
| LAND | Land        | 0.1888 | 8,223 | \$80.00       | \$657,840    | \$0               |

## DEED HISTORY

| Deed Date | Type | Description      | Grantor/Seller        | Grantee/Buyer               | Book ID | Volume | Page  | Instrument |
|-----------|------|------------------|-----------------------|-----------------------------|---------|--------|-------|------------|
| 5/31/91   | WD   | WARRANTY DEED    | BROWN J TIM TRUSTEE   | DAUGHTERS OF CHARITY HEALTH |         | 11448  | 01902 |            |
| 2/8/89    | SW   | SPECIAL WARRANTY | WATSON JOHN P TRUSTEE | BROWN J TIM TRUSTEE         |         | 10881  | 00744 |            |
| 1/14/77   | WD   | WARRANTY DEED    | RESTAURANT ASSOCIATES | WATSON JOHN P TRUSTEE       |         | 05690  | 00085 |            |
| 1/14/77   | WD   | WARRANTY DEED    | BATES CHARLES E       | RESTAURANT ASSOCIATES       |         | 05690  | 00085 |            |
| 8/14/75   | WD   | WARRANTY DEED    | BULL R H              | BATES CHARLES E             |         | 05267  | 00091 |            |
| 3/24/69   | WD   | WARRANTY DEED    |                       | BULL R H                    |         | 03639  | 01043 |            |

## GENERAL INFO

### ACCOUNT

Property ID: 214576  
Geographic ID: 0219010208  
Type: R  
Zoning: GR  
Agent:  
Legal Description: LOT 8-9 \*& W .82FT OF LOT 7 BLK 10 GLENRIDGE  
Property Use:

### OWNER

Name: SETON MEDICAL CENTER  
Secondary Name: % ALTUS GROUP US INC  
Mailing Address: 21001 N TATUM BLVD #1630-630 PHOENIX AZ 85050-4242  
Owner ID: 195459  
% Ownership: 100.00  
Exemptions: EX-XV - Other Exemptions (including

### LOCATION

Address: 1300 W 34 ST TX 78705

Market Area:  
Market Area CD: 00EXE  
Map ID: 021801

### PROTEST

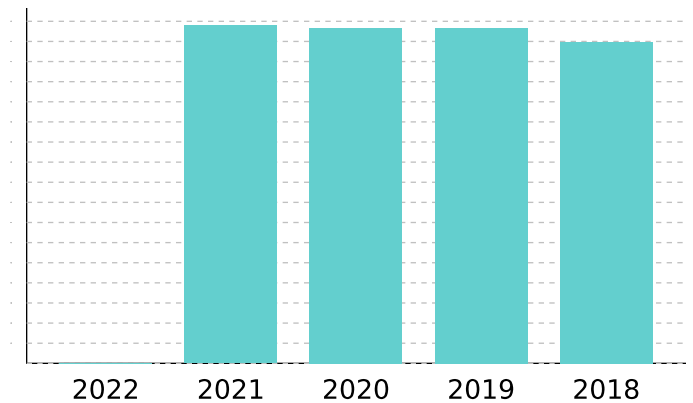
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$398,750  
Special Use Land Market: \$0  
Total Land: \$398,750  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$440,699  
Total Improvement: \$440,699  
  
Market: \$839,449  
Special Use Exclusion (-): \$0  
Appraised: \$839,449  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$839,449

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-----------|--------------------------|---------------|
| 2022 | N/A         | N/A         | N/A                   | N/A       | N/A                      | N/A           |
| 2021 | \$398,750   | \$440,699   | \$0                   | \$839,449 | \$0                      | \$839,449     |
| 2020 | \$398,750   | \$434,757   | \$0                   | \$833,507 | \$0                      | \$833,507     |
| 2019 | \$398,750   | \$434,757   | \$0                   | \$833,507 | \$0                      | \$833,507     |
| 2018 | \$398,750   | \$400,115   | \$0                   | \$798,865 | \$0                      | \$798,865     |



TAXING UNITS

| Unit                                     | Description                       | Tax Rate | Net Appraised | Taxable Value | Estimated Tax |
|------------------------------------------|-----------------------------------|----------|---------------|---------------|---------------|
| 01                                       | AUSTIN ISD                        | 1.061700 | \$839,449     | \$0           | \$0.00        |
| 02                                       | CITY OF AUSTIN                    | 0.541000 | \$839,449     | \$0           | \$0.00        |
| 03                                       | TRAVIS COUNTY                     | 0.357365 | \$839,449     | \$0           | \$0.00        |
| 0A                                       | TRAVIS CENTRAL APP DIST           | 0.000000 | \$839,449     | \$0           | \$0.00        |
| 2J                                       | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.111814 | \$839,449     | \$0           | \$0.00        |
| 68                                       | AUSTIN COMM COLL DIST             | 0.104800 | \$839,449     | \$0           | \$0.00        |
| TOTAL TAX RATE:                          |                                   |          |               |               | 2.17667       |
| ESTIMATED TAXES WITH CURRENT EXEMPTIONS: |                                   |          |               |               | \$0.00        |
| ESTIMATED TAXES WITHOUT EXEMPTIONS:      |                                   |          |               |               | \$18,272.11   |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

|                 |                |                    |           |                      |       |
|-----------------|----------------|--------------------|-----------|----------------------|-------|
| Improvement #1: | OFFICE (SMALL) | Improvement Value: | \$440,699 | Main Area:           | 4,523 |
| State Code:     | F1             |                    |           | Gross Building Area: | 9,579 |

| Type  | Description | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT  |
|-------|-------------|----------|---------------|-----------------|----------------|------|-------|
| 1ST   | 1st Floor   | C        |               | 0               | 1980           | 1980 | 3,591 |
| 2ND   | 2nd Floor   | C        |               | 0               | 1980           | 1980 | 932   |
| ATTIC | Attic       | C        |               | 0               | 1980           | 1980 | 892   |
| 551   | PAVED AREA  | AA       |               | 1               | 1980           | 1980 | 3,672 |
| 501   | CANOPY      | A        |               | 1               | 1980           | 1980 | 342   |
| 501   | CANOPY      | A        |               | 1               | 1980           | 1980 | 150   |
| SO    | Sketch Only | SO       |               |                 | 1980           |      | 0     |

|                                                                                                                                          |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| Improvement Features                                                                                                                     |  |  |  |  |  |  |  |
| 1ST Foundation: SLAB, Roof Style: FLAT, Roof Covering: BUILT-UP, Shape Factor: L, Floor Factor: 1ST, Ceiling Factor: 08, Grade Factor: A |  |  |  |  |  |  |  |
| 2ND Shape Factor: L, Floor Factor: 2ND, Ceiling Factor: 14, Grade Factor: A                                                              |  |  |  |  |  |  |  |
| ATTIC Shape Factor: L, Floor Factor: ATTIC, Ceiling Factor: 14, Grade Factor: A                                                          |  |  |  |  |  |  |  |

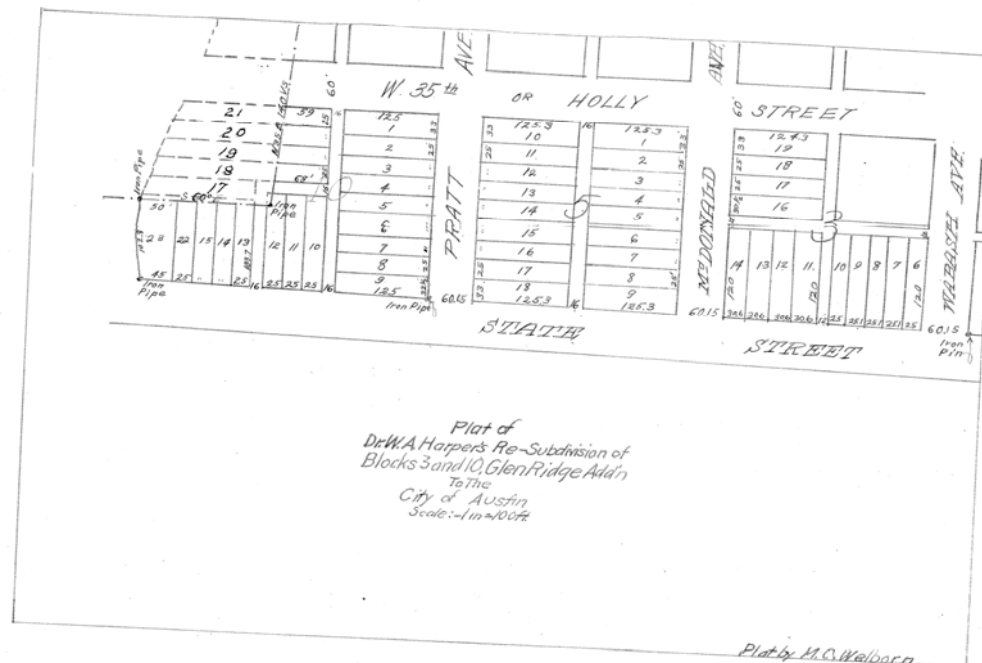
LAND

| Land | Description | Acres  | SQFT  | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|-------|---------------|--------------|-------------------|
| LAND | Land        | 0.1664 | 7,250 | \$55.00       | \$398,750    | \$0               |

DEED HISTORY

| Deed Date | Type | Description   | Grantor/Seller               | Grantee/Buyer                | Book ID | Volume | Page  | Instrument |
|-----------|------|---------------|------------------------------|------------------------------|---------|--------|-------|------------|
| 5/6/82    | WD   | WARRANTY DEED | MATZ RICHARD L TRS           | SETON MEDICAL CENTER         |         | 07749  | 00311 |            |
| 1/19/82   | WD   | WARRANTY DEED | UVAG REALTY PARTNERSHIP      | MATZ RICHARD L TRS           |         | 07666  | 00157 |            |
| 6/30/80   | WD   | WARRANTY DEED | BALEY SQUARE SURGICAL CENTER | UVAG REALTY PARTNERSHIP      |         | 07021  | 00601 |            |
| 6/30/80   | WD   | WARRANTY DEED | AUSTIN DOCTORS BUILDING CORP | BALEY SQUARE SURGICAL CENTER |         | 07020  | 00532 |            |

| Deed Date | Type | Description      | Grantor/Seller | Grantee/Buyer                   | Book ID | Volume | Page  | Instrument |
|-----------|------|------------------|----------------|---------------------------------|---------|--------|-------|------------|
| 4/10/73   | WD   | WARRANTY<br>DEED |                | AUSTIN DOCTORS<br>BUILDING CORP |         | 04629  | 01658 |            |



State of Texas }  
County of Travis } I, W. A. Harper, of the State and County of Travis, Trustee  
of the above described property, do hereby acknowledge the foregoing to be a  
true and correct plat of the re-subdivision made by me of Blocks 3 and  
10 of the Glen Ridge Addition to the City of Austin, and do hereby dedicate  
for the use of the Public, the alley shown through the West half of Block 3  
Austin, Texas Aug. 1909

W. A. Harper, Trustee.

State of Texas }  
County of Travis } Before me, Paul Vines, a Notary Public in and for  
said County and State, on this day personally, <sup>appearing</sup> W. A. Harper, known to me  
to be the person whose name is subscribed to the foregoing instrument  
and acknowledges to me that he executed the same for the purposes  
and considerations therein expressed.  
Given under my hand and seal of office at Austin, Texas, this 5<sup>th</sup>  
day of August A.D. 1909.

(Notary seal)  
Filed for record, July 19, 1913 at 4:40 P.M.  
Recorded March 1, 1913 at 11:15 A.M.

Paul Vines  
Notary Public in and for Travis County, Texas