

**MEMORANDUM**

**TO:** Andrew Rivera, Planning Commission

**FROM:** Mashell Smith, Real Estate Services Agent  
Land Management, Development Services Department

**DATE:** May 16, 2023

**SUBJECT:** F# 2023-004539 LM Street Right-of-Way Vacation 4,726 square feet commonly known as Silverlawn Dr.

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Attached is the Application Packet and Master Comment Report pertaining to the street right-of-way vacation application for an approximately 4,726 square foot portion of land, being the unpaved/undeveloped right of way commonly known as Silverlawn Dr., as shown on Valley Side Heights, Section 1, a subdivision according to the Plat Records in Volume 7, Page 31, Plat Records, Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Atlantic Urbana II Braker Lane, LLC. Per the transmittal letter dated January 9, 2023, received by the City of Austin, the applicant states, "How do you plan to develop the area to be vacated? Response: residential development."

All affected departments and private utility franchise stakeholders have reviewed the application and recommend approval, subject to the reviewers' conditions shown on the attached Master Comment Report. AT & T as well as Austin Energy have "Approved with Conditions".

Per City Code §14-11-71 – Notice to Interested Property Owners Public notice will be sent to owners within 300' of the area to be vacated. The director of the Public Works Department may approve the application after the 10<sup>th</sup> day that the notice is issued; and an affected property owner may submit comments regarding the proposed vacation.

Public Notice was sent to appropriate parties on May 3, 2023. No objections have been received by staff as of the date of this memorandum.

The applicant has requested that this item be submitted for placement on the **May 23, 2023, Planning Commission Agenda**.

Staff contact: Mashell Smith, Real Estate Services Agent,  
Development Services Department, 512-974-7191, Mashell.smith@austintexas.gov

Applicant: Amanda Brown, HD Brown Consulting, 1-214-695-9219,  
Amanda.brown@hdbrownconsulting.com

Abutting Landowners: Atlantic Urbana II Braker Lane, LLC

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

Attachments:  
Application Packet  
Master Comment Report

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 2023-004539  
Department Use OnlyDATE: February 9, 2023  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: \_\_\_\_\_  
 Name of Street/Alley/ROW: Silverlawn Drive Is it constructed: Yes (NO)  
 Property address: 1309 Wedgewood dr.  
 Purpose of vacation: To remove unnecessary ROW stubs which cannot be extended.

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 501184 & 501185  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): Lot 2, Block D & Lot 1, Block E Outlot: \_\_\_\_\_  
 Subdivision Name: Valley Side Heights  
 Plat Book 7 Page Number 31 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
 Address including zip code: N/A

## RELATED CASES

## FILE NUMBERS

Existing Site Plan (circle one): YES (NO)  
 Subdivision: Case (circle one): YES/ NO C8-2022-0289.0A  
 Zoning Case (circle one): YES (NO)

## PROJECT NAME, if applicable:

Name of Development Project: Valley Side Heights ROW Vacation 1 of 3 -Silverlawn Dr  
 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: Atlantic Urbana II Braker Lane LLC (as shown on Deed)  
 Address: 1005 E. St. Elmo Rd, bldg 5 Phone: ( ) \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_  
 City: Austin County: Travis State: TX Zip Code: 78745  
 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: Amanda Brown  
 Firm Name: HD Brown Consulting  
 Address: 210 W 38th Street  
 City: Austin State: TX Zip Code: 78705  
 Office No.: ( ) \_\_\_\_\_ Cell No.: (214) 695-9219 Fax No.: ( ) \_\_\_\_\_  
 EMAIL ADDRESS: Amanda.brown@hdbrownconsulting.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

January 26, 2023

Ms. Denise Lucas  
City of Austin  
Development Services Department  
6310 Wilhelmina Dr.  
Austin, TX 78753

**Via Electronic Submittal**

Re: Request for right-of-way (ROW) vacation; .108 acres of existing ROW located along 11309 Wedgewood Dr. (the "Property").

Dear Ms. Lucas:

As representatives of the adjacent owner of the above stated Property we respectfully submit the attached application for ROW vacation (the "Application"). The Property is known as Silverlawn Drive and was dedicated to the city with the Valley Side Heights subdivision (Travis County Plat, v.7, pg. 31). The Property is currently in the City of Austin full purpose jurisdiction.

The purpose of the application is to allow for a cohesive multifamily residential development. While this application is for Silverlawn Dr. only, there are two additional applications being submitted concurrently with this application to vacate Cloverlawn Dr. and Bronze Dr. to accommodate future development. These ROW's are small stub-outs which have no potential for connection, as the property to the east has been developed as a single-family subdivision which does not provide opposing stub-outs. However, please note, Plaza Drive does have the opportunity for extension to Hickory Grove Drive. The ROW to make this connection will be dedicated with the subsequent subdivision application.

The ROW vacation application requests additional information which is provided below:

1. Is this a residential or commercial project?

*Response:* commercial.

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

*Response:* By plat (Valley Side Heights subdivision, Travis County Plat, v.7, pg. 31).

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

*Response:* No.

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

*Response:* Yes.

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

*Response:* No. The ROW is not improved and on paper only.

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.  
*Response:* No, there are no utility lines within the area to be vacated.
7. How do you plan to develop the area to be vacated?  
*Response:* residential development.
8. Has a site plan been submitted on your project?  
*Response:* No, however a subdivision is currently in review (C8-2021-0205.0A)
9. Is your project a Unified Development?  
*Response:* No.
10. Is your project a S.M.A.R.T. Housing Project?  
*Response:* No.
11. When do you anticipate starting construction of the development?  
*Response:* Q4 of 2023.
12. What is the current zoning on the adjacent properties?  
*Response:* MF-2.
13. What is the current status of the adjacent properties?  
*Response:* These are platted lots.
14. What type of parking facilities currently exist?  
*Response:* None.
15. Will your parking requirements increase with the expansion?  
*Response:* Yes.
16. How will the increase be handled?  
*Response:* All required parking shall be provided and shall be reviewed and approved with the site development permit application.
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.  
*Response:* No.
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?  
*Response:* 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?

*Response:* No.

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

*Response:* The ROW vacation application will allow for a cohesive missing-middle housing development which will provide a diversity of housing types in the area. Additionally, the ROW dedication for the extension of Plaza Dr. will contribute to a compact and connected Austin.

If you have any questions about this application for ROW vacation or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Respectfully,

By: 

Printed Name: Amanda C. Brown

HD Brown Consulting  
210 W. 38<sup>th</sup> Street  
Austin, TX 78705  
Mobile: (214) 695-9219



Exhibit "\_\_\_"

Travis County, Texas

J.C. Harrelson Survey No. 78, A-352

0.108 acre ~ 4,726 square feet

Page 1 of 4

**ROW TO BE VACATED  
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 0.108 OF ONE ACRE (4,726 SQUARE FEET) OF LAND IN THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II BRAKER LANE LLC OF RECORD IN DOCUMENT NO. 2021210112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.108 OF ONE ACRE, BEING ALL OF THE SILVERLAWN DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY, AS SHOWN ON VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.108 OF ONE ACRE OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod with cap stamped "LANDDEV" set for the southwest corner of the said 20.478 acre tract, in the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way, as shown on the said Valley Side Heights, Sec. 1 subdivision plat, in the west line of Lot 1, Block "D", said Valley Side Heights, Sec. 1;

**THENCE** N 35°39'55" E, with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the west line of Lot 1 and Lot 2, Block "D", said Valley Side Heights, Sec. 1, a distance of 114.65 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the south right-of-way line of said Silverlawn Drive, for a point-of-curvature in the northwest line of said Lot 2, Block "D", Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** N 35°39'55" E, continuing with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the western terminus of Silverlawn Drive, with the west line of the tract described herein, a distance of 90.46 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the north right-of-way line of said Silverlawn Drive, for a point-of-curvature in the southwest line of Lot 1 Block "E", said Valley Side Heights, Sec. 1, for the northwest corner and non-tangent point of curvature of the tract described herein, from which ½-inch iron rod found at a point-of-curvature in the east right-of-way line of said Wedgewood Drive and the west line of said Lot 1, Block "E", Valley Side Heights, Sec. 1 bears N 35°39'55" E, a distance of 89.85 feet;

**THENCE** leaving the east right-of-way line of said Wedgewood Drive, crossing the said 20.478 acre tract, with the south line of said Lot 1 Block "E", Valley Side Heights, Sec. 1, with the north right-of-way line of said Silverlawn Drive, with the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 17.45 feet, an arc distance of 29.79 feet, and a chord which bears S 13°14'05" E, a distance of 26.30 feet to a calculated point-of-tangency, and
2. S 62°07'05" E, a distance of 80.00 feet to a calculated point for the southeast corner of said Lot 1 Block "E", Valley Side Heights, Sec. 1, for the northeast terminus of Silverlawn Drive, for the northeast corner of the tract described herein;

**THENCE** S 54°04'19" W, leaving the south line of said Lot 1, Block "E", Valley Side Heights, Sec. 1, continuing across the said 20.478 acre tract, with the east terminus of Silverlawn Drive, with the east line of the tract described herein, a distance of 55.71 feet to a calculated point, for the northeast corner of said Lot 2, Block "D", Valley Side Heights, Sec. 1, for the southeast terminus of Silverlawn Drive, for the southeast corner of the tract described herein;

**THENCE** continuing across the said 20.478 acre tract, with the north line of said Lot 2, Block "D", Valley Side Heights, Sec. 1, with the south right-of-way line of said Silverlawn Drive, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62°07'05" W, a distance of 62.25 feet to a calculated point-of-curvature, and
2. with the arc of a curve to the left, having a radius of 22.92 feet, an arc distance of 32.89 feet, and a chord which bears S 76°45'55" W, a distance of 30.14 feet to the **POINT OF BEGINNING** and containing 0.108 of one acre (4,726 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

Exhibit "\_\_\_"  
Travis County, Texas  
J.C. Harrelson Survey No. 78, A-352

0.108 acre ~ 4,726 square feet  
Page 2 of 4

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of December 2022 A.D.

HR GREEN DEVELOPMENT TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735



Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas



WEDGEWOOD DRIVE  
{60' R.O.W.}

{N 37°04' E}  
(N 35°39'55" E 294.96')  
N 35°39'55" E 294.96'

P.O.B.

114.65'

P.O.C. LANDDEV

LOT 1  
BLOCK E  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

SILVERLAWN DRIVE  
{50' R.O.W.}  
0.108 ACRE  
4,726 SQ. FT.  
{S 60°43' E 62.25'}

LOT 2  
BLOCK D  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

J. C. HARRELSON SURVEY NO. 78  
ABSTRACT NO. 352

LOT 1  
BLOCK D  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

REMAINDER OF  
CALLED 38.128 ACRES  
WARRANTY DEED  
WITH VENDOR'S LIEN  
BIG OPP ZONE, LLC  
DOC. NO. 2020033183  
O.P.R.T.C.TX.

S 62°07'05" E 80.00'  
{S 60°43' E 80'}

C<sub>1</sub>

C<sub>2</sub>

N 62°07'05" W 62.25'

{N 55°24' E}  
S 54°04'19" W  
{55.67'}

0' 30' 60'  
GRAPHIC SCALE: 1" = 30'

CALLED 20.478 ACRES  
SPECIAL WARRANTY DEED  
ATLANTIC URBANA II BRAKER LANE LLC  
DOCUMENT NO. 2021210112  
O.P.R.T.C.TX.

FILE No. 1434  
PAGE 3 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

## SURVEY SKETCH to Accompany Description:

0.108 ACRE ~ 4,726 SQUARE FEET  
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,  
TRAVIS COUNTY, TEXAS



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	17.45' {17.45'}	29.79' {29.78'}	S 13°14'05" E {S 11°50' E}	26.30' {26.30'}
C2	22.92' {22.92'}	32.89' {32.89'}	S 76°45'55" W {N 78°10' E}	30.14' {30.14'}

**LEGEND**

●	1/2" IRON ROD FOUND
● LANDDEV	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
△	CALCULATED POINT
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

**NOTES:**

1. SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
2. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434  
PAGE 4 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

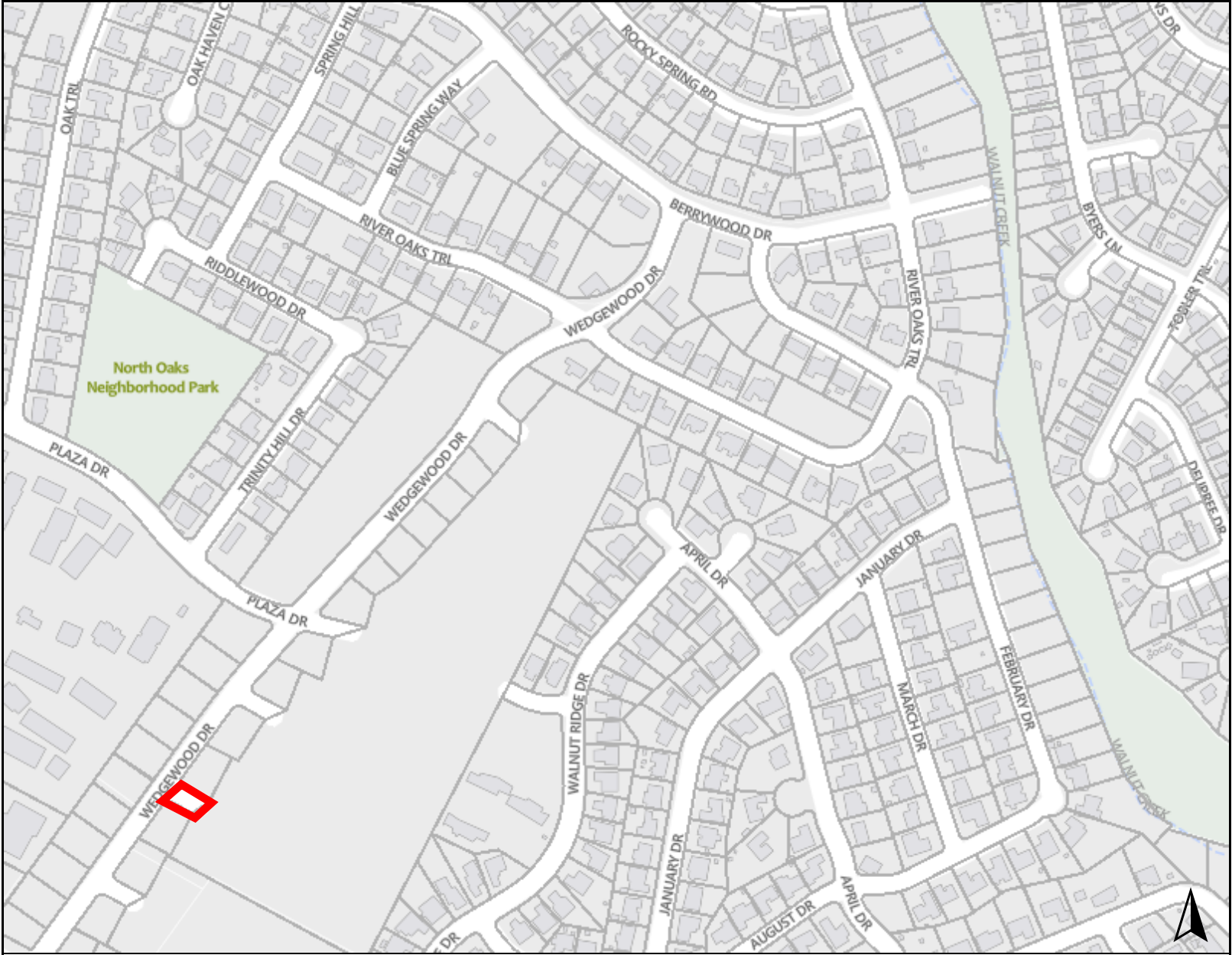
TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

**0.108 ACRE ~ 4,726 SQUARE FEET**  
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,  
TRAVIS COUNTY, TEXAS



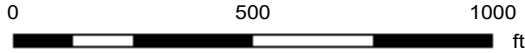
# Property Profile



## Legend

- Appraisal Districts
- TCAD Parcels

## Notes



1/30/2023

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.

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501185	Name:	ATLANTIC URBANA II BRAKER LANE LLC
Geographic ID:	0247230909	Secondary Name:	
Type:	R	Mailing Address:	11309 WEDGEWOOD DR AUSTIN TX 78753
Zoning:	SF2	Owner ID:	1924249
Agent:		% Ownership:	100.00
Legal Description:	LOT 1 BLK E VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	SILVERLAWN DR TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

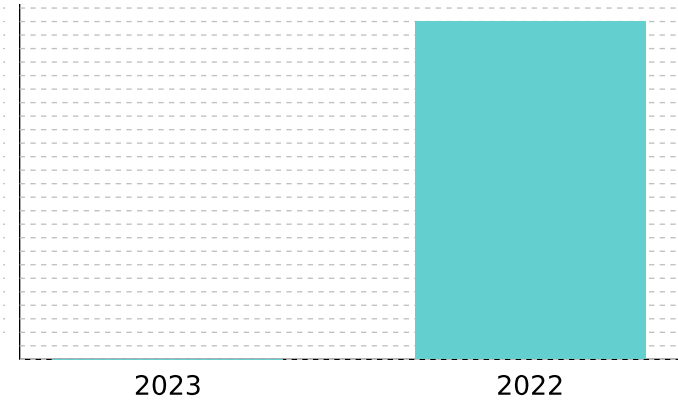
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	N/A
Land Non-Homesite:	N/A
Special Use Land Market:	N/A
Total Land:	N/A
Improvement Homesite:	N/A
Improvement Non-Homesite:	N/A
Total Improvement:	N/A
Market:	N/A
Special Use Exclusion (-):	N/A
Appraised:	N/A
Value Limitation Adjustment (-):	N/A
Net Appraised:	N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

# TAXING UNITS

13 2023-004539 - Silverlawn Drive - District 1

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Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

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	0.2749	11,974.75	\$1.04	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT

Property ID: 501184  
Geographic ID: 0247230908  
Type: R  
Zoning: SF2  
Agent:  
Legal Description: LOT 2 BLK D VALLEY SIDE HEIGHTS

OWNER

Name: ATLANTIC URBANA II BRAKER LANE LLC  
Secondary Name:  
Mailing Address: 11309 WEDGEWOOD DR AUSTIN TX 78753  
Owner ID: 1924249  
% Ownership: 100.00  
Exemptions:

Property Use:

LOCATION

Address: SILVERLAWN DR TX 78753

Market Area:  
Market Area CD: C4300  
Map ID: 024221

PROTEST

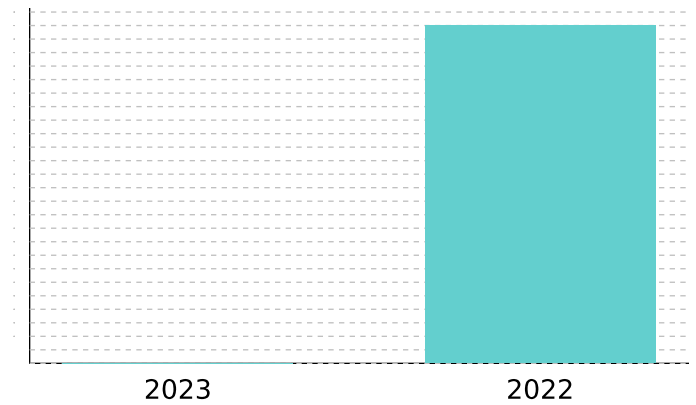
Protest Status:  
Informal Date:  
Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$12,500  
Special Use Land Market: \$0  
Total Land: \$12,500  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$12,500  
Special Use Exclusion (-): \$0  
Appraised: \$12,500  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$12,500

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
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

# TAXING UNITS

13 2023-004539 - Silverlawn Drive - District 1

14 of 27

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.996600	\$12,500	\$12,500
02	CITY OF AUSTIN	0.462700	\$12,500	\$12,500
03	TRAVIS COUNTY	0.318239	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTR	0.098684	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.098700	\$12,500	\$12,500

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

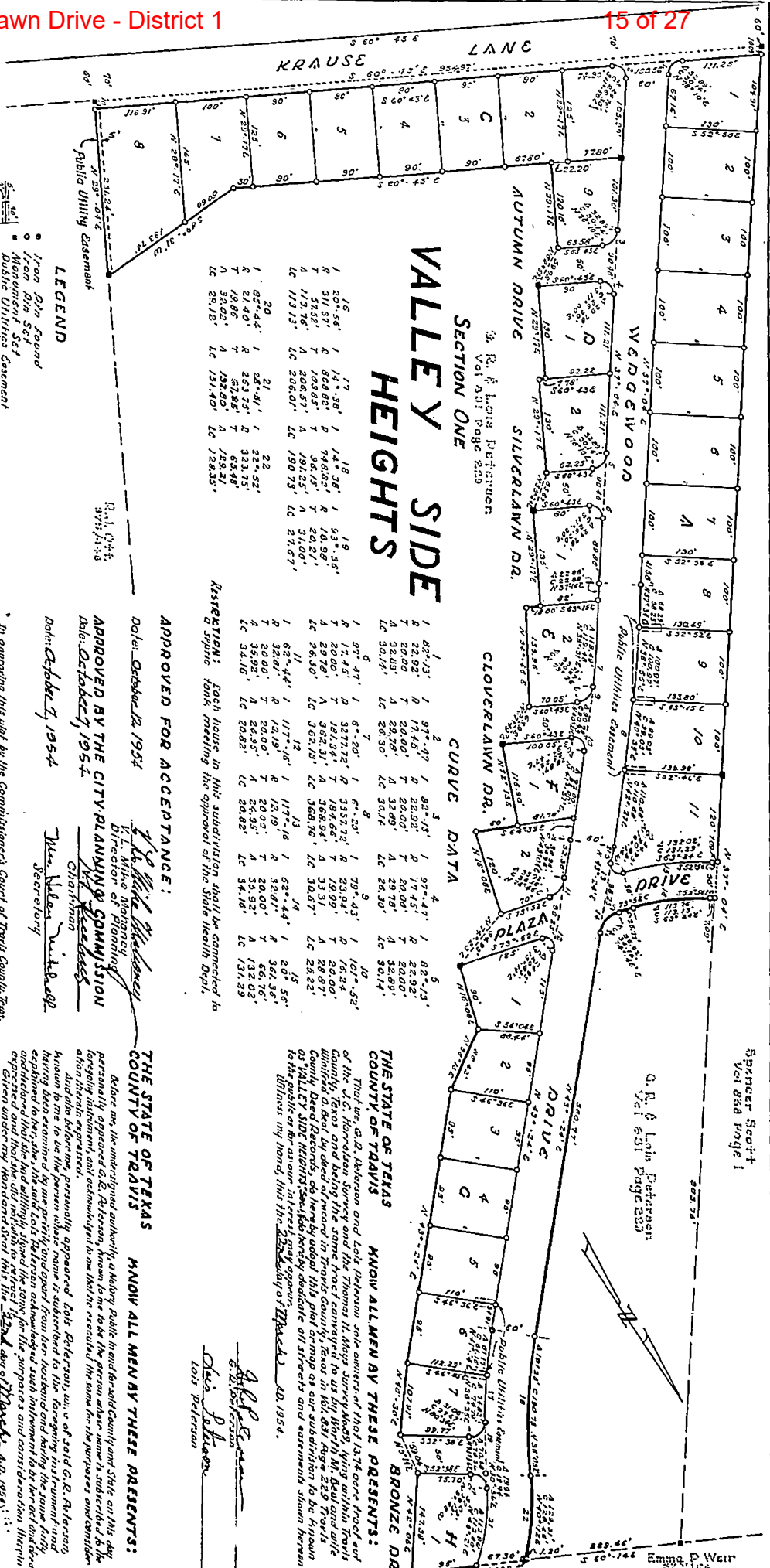
Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2671	11,634.59	\$1.07	\$12,500	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	



13-2-23-04539 - Silverlawn Drive - District 1



# VALLEY SIDE HEIGHTS

15	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CURVE DATA

[illegible]

**RESTRICTION:** Each house in this subdivision shall be connected to a septic tank meeting the approval of the State Health Dept.

APPROVED FOR ACCEPTANCE:

Date: October 12, 1954  
V. L. Mike Mahoney  
 V. L. Mike Mahoney

APPROVED BY THE CITY PLANNING COMMISSION  
Date: October, 1954  
W. F. Fuchs  
Chairman

Date: October 7, 1954  
Mr. Helen Mitchell  
 Secretary

If interpreted this way, the Commission's Court of Town Council, Texas, is understood to be the building of streets, roads, and other public thoroughfares, dedicated and shown on this plan, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner, or for development of the tract and covered by this plan, in accordance with plans and specifications prepared by the Commission's Court of Town Council, Texas, and the Commission's Court of Town Council, Texas assumes an obligation to build the streets, roads, and other public thoroughfares shown on this plan, or of constructing any bridges or culverts in connection therewith.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Miss Emily H. Hester, County Clerk of Travis County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1954, the Commissioner of the Court of Civil Appeals, Texas, placed on a order authorizing the filing for record of this plot and plot said order has been fully entered in the minutes of said Court in Book \_\_\_\_\_ Page \_\_\_\_\_.

Witness my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1954.

\_\_\_\_\_, Clerk of Court.

SURVEYED BY:

*The*  
**MARVIN TURNER**  
Austin, Texas      *Engineers*  
By: *Marvin Turner*

THE STATE OF TEXAS  
--COUNTY OF TRAVIS


**KNOW ALL MEN BY THESE PRESENTS:**

[illegible]

Alfred  
G. D. Peterson  
David Peterson  
Lois Peterson

Notary Public in and for Travis County, Texas  
(SEAL)

*Marvin G. Turner*  
Marvin G. Turner  
Registered Professional Engineer  
(SEAL)

**MARVIN TURNER**  
Austin, Texas      Engineers  
By:  Marvin Turner

## MASTER COMMENT REPORT

As of: March 28, 2023

PROJECT NUMBER: 2023-004539 LM

PROJECT NAME: 2023-004539 LM (11309 Wedgewood Dr.)

LOCATION: 11309 WEDGEWOOD DR, AUSTIN, TX 78753



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Astound

Approved	Carlos Delgado	(512) 974-7079	02/13/2023	02/13/2023
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**Comments:** Astound doesn't have any aerial or underground plant at 11309 Wedgewood Dr. We have no objections and no conditions on the release of this easement.  
carlos.delgado@astound.com

## LM AT&amp;T (SWBT)

Approved With Conditions	Pamela Johnson	(512) 974-7079	02/13/2023	02/13/2023
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**Comments:** AT&T approves with the agreement that any damages or relocation of our facilities is paid for by the applicant/owner/contractor. If you need to relocate any lines please call to Initiate a CWO please call into the department voicemail box at 1-855-581-9891 and leave message. someone will return your call.  
pb9891@att.com

*Evan S Caso* 4/7/23

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM ATD Review				
Approved		512-974-1217	02/14/2023	02/14/2023
Comments:	None			

Approved		512-974-1217	02/14/2023	02/14/2023
Comments:	None			

**LM Austin Resource Recovery Review**

Approved	Michael Zavala	(512) 974-1837	03/03/2023	03/03/2023
Comments:	I see no issues with this vacation that would hinder any ARR services.			

As of: March 28, 2023

13-2023-004539 - Silverlawn Drive - District 1



**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)

**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM AW Infrastructure Management

Approved	Eli Pruitt	512-972-0493	02/24/2023	02/24/2023
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**Comments:** Austin Water (AW) has no objections to the requested Right of Way Vacation. The request is better described as being 0.108 of one acre (4,726 Square Feet) of land in the J.C. Harrelson Survey No. 78, Abstract No. 352, Travis County, Texas; said 0.108of one acre, being all of the Silverlawn Right-of-Way, a 50-foot Right-of-Way, as shown on Valley Side Heights, Sec. 1, a Subdivision according to the Plat or Map of Record in Volume 7, Page 31, Plat Records of Travis County, Texas, and with an address of 11309 Wedgewood Drive, Austin, TX 78753.

LM Capital Metro

Approved	Ron Foster	(512) 974-7079	02/13/2023	02/13/2023
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**Comments:** Thank you for reaching out to Capitol Metro. I have reviewed the Encroachment Application and Capitol Metro approves this Encroachment Application with no exceptions. If you have any questions, please reach out to me.

Thanks  
Ron Foster

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Drainage Engineering Review				
Approved			02/28/2023	02/28/2023
Comments:	None			

LM Electric Review

Rejected		512-322-6754	02/24/2023	
Comments:	Rejected until the outstanding issues regarding the plat are resolved or an Easement of 20 feet in width along Wedgewood Dr. where the ROW is to be vacated is dedicated to Austin Energy.			
Approved With Conditions		512-322-6754	03/20/2023	03/20/2023
Comments:	AE approved with the condition the customer will reserve a 20 foot wide Electric Easement for Austin Energy along Wedgewood Dr.			
Evan S Caso		4/7/23		

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM EMS Review				
Approved	Milissa Warren	(512)972-7234	03/06/2023	03/06/2023
Comments:	EMS will support staff recommendation on this request.			

LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	03/09/2023	03/09/2023
Comments:	None			



As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM GAATN Review				
Approved		(512) 974-6513	02/19/2023	02/19/2023
Comments:	None			

LM Google Fiber Texas

Approved	Samantha Ferguson	(512) 974-7079	02/13/2023	02/13/2023
Comments:	Google Fiber has no conflicts with project 2023-004539 LM (11309 Wedgewood Dr.) R.O.W. Vacation Application.  Please let me know if you have any questions. sferguson@entrustsol.com			

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PARD / Planning & Design Review				
Approved		512-974-9549	03/03/2023	03/03/2023
Comments:	None			

LM PAZ Long Range Planning Review

Approved	Kathleen Fox	512-974-7877	02/09/2023	02/09/2023
Comments:	Proposal does not conflict with the policies of the Imagine Austin Comprehensive Plan, and provides additional multi-family housing in the area.			

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PAZ Zoning Review				
Approved		512-974-7719	03/23/2023	03/23/2023
Comments:	No comments; Approved			

LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	02/10/2023	02/10/2023
Comments:	None			

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD Urban Trails Review				
Approved	Katie Wettick	512-974-3529	02/14/2023	02/14/2023
Comments:	None			

LM PWD-OCE Review

Approved		512-974-7029	03/06/2023	03/06/2023
Comments:	None			

As of: March 28, 2023

13-2023-004539 - Silverlawn Drive - District 1



**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)

**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Texas Gas Services

Approved	Eduardo Gonzalez	(512) 974-7079	03/01/2023	03/01/2023
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**Comments:** Approved- No conflicts expected.

Eduardo J. Gonzalez  
Engineer I  
W: 512-407-1596  
eduardo.gonzalezhernandez@onegas.com

9228 Tuscany Way, Austin, TX 78754  
Customer Service 800-700-2443  
If you smell natural gas, please leave the area and call 800-959-LEAK (5325) [texasgasservice.com](http://texasgasservice.com)

LM Time Warner Cable / Charter

Approved	Julio Franco	(512) 974-7079	03/06/2023	03/06/2023
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**Comments:** Charter Communications does not have a need for an easement on the property as described in the accompanying document.  
Erich Westphal - Construction Coordinator

As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Urban Design Review				
No Comment		(512) 974-7079	03/14/2023	03/14/2023
Comments:	Urban Design does not need to review right of way vacation applications per Zach Lofton.			

LM Watershed Engineering Review

Approved		512-974-1759	03/02/2023	03/02/2023
Comments:	None			



As of: March 28, 2023  
**PROJECT NUMBER:** 2023-004539 LM  
**PROJECT NAME:** 2023-004539 LM (11309 Wedgewood Dr.)



**LOCATION:** 11309 WEDGEWOOD DR, AUSTIN, TX 78753

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
No Review Required		512-974-7282	02/10/2023	02/10/2023
<b>Comments:</b> This has been cleared by CPO. This does not fall within the Corridor Construction Program Limits.				

