

## APPLICATION FOR STREET OR ALLEY VACATION

File No. 2022-150547 LM

Department Use Only

DATE: November 14, 2022

Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: X; ROW \_\_\_\_\_ Hundred Block: 2000  
 Name of Street/Alley/ROW: North/South alley parallel and between University Avenue and Whitis Avenue Is it constructed: Yes No  
 Property address: 2001 - 2011 Whitis Avenue; 2000 - 2004 University Avenue, Austin, Texas 78705  
 Purpose of vacation: To allow for buildings to be constructed on and over the existing alley

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0212030512; 0212030509; 0212030508; 0212030507  
 Survey & Abstract No.: \_\_\_\_\_  
 Lot(s): 23-25 & 38-40 Block: \_\_\_\_\_ Outlot: Outlot No. 21, Division "D"  
 Subdivision Name: Louis Horst's Subdivision  
 Volume Plat Book Z Page Number 594 & 613 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A

Address including zip code: \_\_\_\_\_

## RELATED CASES

## FILE NUMBERS

Existing Site Plan (circle one): YES NOSubdivision: Case (circle one): YES NOZoning Case (circle one): YES NO

## PROJECT NAME, if applicable:

Name of Development Project: N/AIs this a S.M.A.R.T. Housing Project (circle one): YES NOIs this within the Downtown Austin Plan Boundaries (circle one): YES NO

## OWNER INFORMATION

The University of Texas at Austin

Name: Board of Regents of The University of Texas System, for the use and benefit of (as shown on Deed)  
 Address: 210 W. 7th Street Phone: (512) 499-4402 Fax No.: ( )  
 City: Austin County: Travis State: Texas Zip Code: 78701  
 Contact Person/Title: Sandy Gottesman Cell Phone: ( )  
 Email Address: Sandy@gottesmanco.com  
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Richard T. Suttle, Jr.  
 Firm Name: Armbrust & Brown, PLLC  
 Address: 100 Congress Avenue, Suite 1300  
 City: Austin State: Texas Zip Code: 78701  
 Office No.: (512) 435-2300 Cell No.: ( ) Fax No.: ( )  
 EMAIL ADDRESS: rsuttle@abaustin.com ahendrix@abaustin.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

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

*Richard T. Suttle, Jr.*  
(512) 435-2300  
rsuttle@abaustin.com

November 1, 2022

Jacqueline Armstrong  
Land Management Division  
City of Austin  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

Re: Request for Alley Vacation for property located adjacent to 2001 – 2011 Whitis Avenue and 2000 – 2004 University Avenue, Austin, Texas 78705, also known as TCAD Parcel No. 0212030507, 0212030508, 0212030509, and 0212030512 (the “Property”)

Dear Ms. Armstrong:

Please accept this Alley Vacation Application for the above referenced Property (the “Application”). This Application is submitted to request approval of the alley vacation to allow future development on and over the alley.

The following information is being provided to detail the reasons for the alley vacation.

*1. Is this a residential or commercial project?*

The lots adjacent to the alley subject to the Application are owned by the University of Texas (“UT”). Subject to the approval of the Application, the property owned by the University of Texas will be redeveloped with UT related facilities.

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

The alley was dedicated by plat. A copy of the plat is submitted as part of the Application.

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

No, the City of Austin did not purchase the area.

*4. Are both the area to be vacated and your property in the same subdivision?*

Yes, the alley and the adjoining property are within the same subdivision.

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

The alley is functional right-of-way.

*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.*

Unknown at this time.

*7. How do you plan to develop the area to be vacated?*

Subject to the approval of the Application, the property owned by the University of Texas will be redeveloped with UT related facilities.

*8. Has a site plan been submitted on your project?*

No.

*9. Is your project a unified development?*

No.

*10. Is your project a S.M.A.R.T. Housing Project?*

No.

*11. When do you anticipate starting construction of the development?*

It is unknown when construction of the developments will begin.

*12. What is the current zoning on the adjacent properties?\*

The adjacent properties are zoned CS-NP and GR-NP.

*13. What is the current status of the adjacent properties?*

The adjacent properties are currently developed with a surface parking lot and a parking garage.

*14. What type of parking facilities currently exist?*

Currently there is a surface parking lot and a parking garage on the Property.

*15. Will your parking requirements increase with the expansion.*

N/A.

*16. How will the increase be handled?*

N/A.

*17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form?*

No.

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

The area to be vacated is not within the Downtown Austin Plan.

*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 45<sup>th</sup> Street?*

The area to be vacated does lie within UT boundaries.

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

Upon approval of the Application, the property will be redeveloped with UT related facilities which will continue to grow Austin's economy by investing in our education systems.

Should you require additional information to process this application request, please do not hesitate to contact me at 512-435-2300.

Sincerely,

**ARMBRUST & BROWN, PLLC**

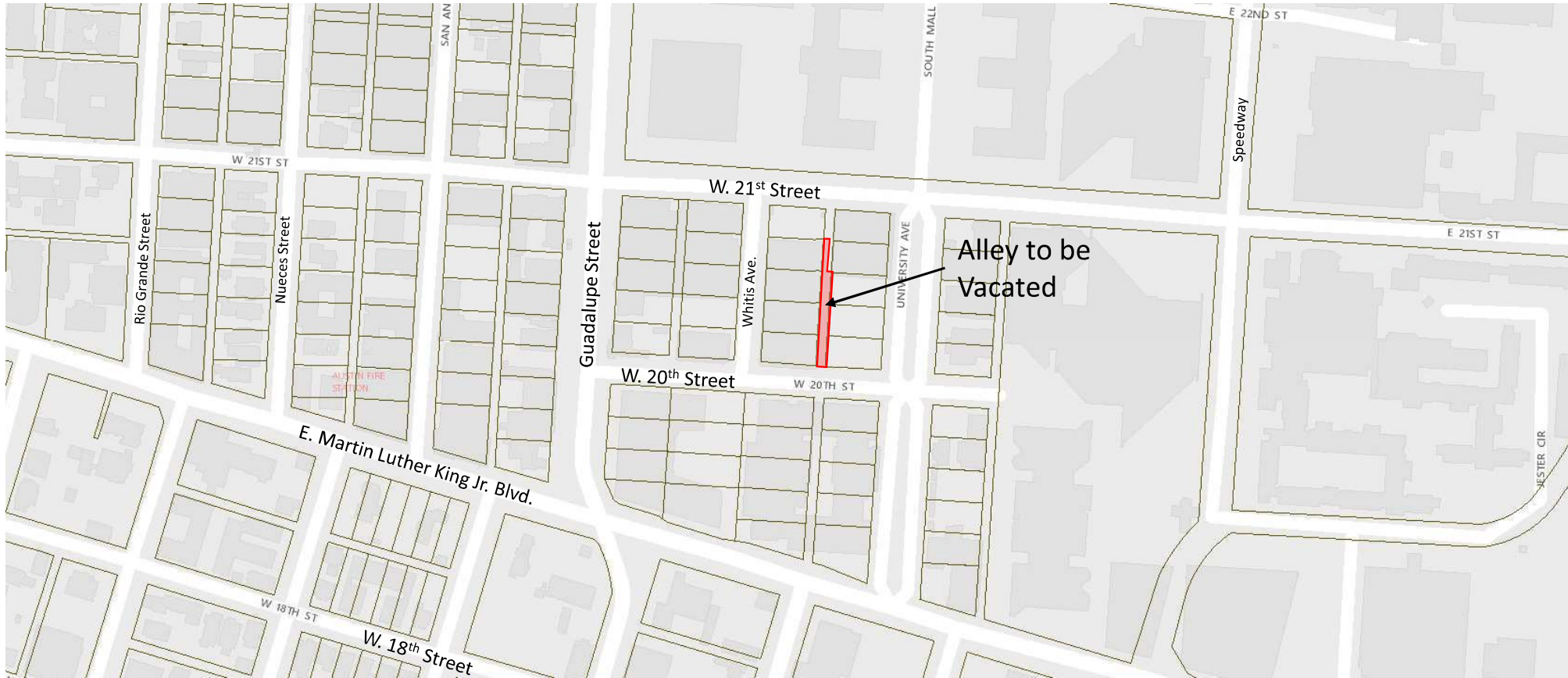


Richard T. Suttle, Jr.

cc: Amanda Morrow  
Sandy Gottesman  
Deacon Ron Walker, JD



## LOCATION MAP



LEGAL DESCRIPTION

**BEING** a 0.1127-acre tract of land situated in the T.J. Chambers Survey, Abstract No. 7 Travis County, Texas, being all of an Alley situated in the Louis Horst's Subdivision Outlot No. 21, Division "D" as shown on a plat recorded in Volume Z, Page 594 & 613 Plat Records of Travis County, Texas; said 0.1127-acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING:** at a 1/2-inch iron rod found for the southeastern corner of Lot 38 of said Louis Horst's Subdivision Outlot No. 21, Division "D", at the northwestern intersection of West 20<sup>th</sup> Street (80' Public R.O.W) and University Avenue (120' Public R.O.W) both of said Louis Horst's Subdivision Outlot No. 21, Division "D", from which a cotton spindle found for the northeastern corner of Lot 39, being the same property to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2021217698 and the southeastern corner of Lot 40 being the same property to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2022140308 both in the Official Public Records of Travis County, Texas bears North 03°40'28" East a distance of 140.15 feet;

**THENCE:** North 86°16'52" West a distance of 125.08 feet along the southern line of said Lot 38, the northern right-of-way line of said West 20<sup>th</sup> Street to a mag nail with shiner stamped "JONES|CARTER" for the southwestern corner of said Lot 38, the southeastern corner of said Alley for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

**THENCE:** North 86°16'52" West a distance of 20.04 feet continuing along the northern right-of-way line of said West 20<sup>th</sup> Street, the southern line of the said Alley to a 5/8-inch iron rod found for the southeastern corner of Lot 25 of said Louis Horst's Subdivision Outlot No. 21, Division "D", the same being a corner of that certain tract of land to the Board of Regents of the University of Texas System as described in a Special Warranty Deed in Document No. 2021224522 of the Official Public Records of Travis County, Texas, for the southwestern corner of said Alley, for the southwestern corner of this herein described tract;

**THENCE:** North 03°45'46" East a distance of 280.01 feet along the western line of the said Alley, the eastern line of Lots 22, 23, 24 & 25 of said Louis Horst's Subdivision Outlot No. 21, Division "D", to a calculated point for northwestern corner of this herein described tract, for the northeastern corner of said Lot 22, the southeastern corner of Lot 21, being the same tract of land to Reverend L.J. Reicher – Bishop of Austin, Texas as described in Volume 1700, Page 321 of the Deed Records of Travis County, Texas, from which a chiseled "X" in concrete found bears North 03°07'39" East a distance of 0.69 feet; from said calculated point a 5/8-inch iron rod found on the eastern line of Whitis Avenue (60-foot R.O.W.) for the northwestern corner of said Lot 22, the southwestern corner of said Lot 21 bears North 86°21'30" West a distance of 125.00 feet;

**THENCE:** South 86°14'41" East a distance of 10.00 feet across said Alley to a calculated point for the northernmost northeastern corner of this herein described tract;

**THENCE:** South 03°45'33" West a distance of 69.94 feet continuing across the said Alley to a calculated point for a corner of this herein described tract;

**THENCE:** South  $86^{\circ}14'14''$  East a distance of 10.01 feet continuing across the said Alley to a calculated point for the Northwestern corner of Lot 40 being the same tract of land to the Board of Regents of the University of Texas as described in a Special Warranty Deed in Document NO. 2022140308 of the Official Public Records of Travis County, Texas and the Southwestern corner of Lot 41 being the same tract of land to Christopher E. Byrne – Roman Catholic Bishop of Galveston, Texas as described in Volume 2538, Page 613 of the Deed Records of Travis County, Texas, for the easternmost northeastern corner of this herein described tract;

**THENCE:** South  $03^{\circ}45'19''$  West along the eastern line of the said Alley, the western line of Lots 40, 41 & 42 of said Louis Horst's Subdivision Outlot No. 21, Division "D", at 69.78 feet pass a cotton spindle found, **a distance in all of 210.06 feet** to the POINT OF BEGINNING and CONTAINING an area of 0.1127-acres of land.



Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

10-20-2022

Date:

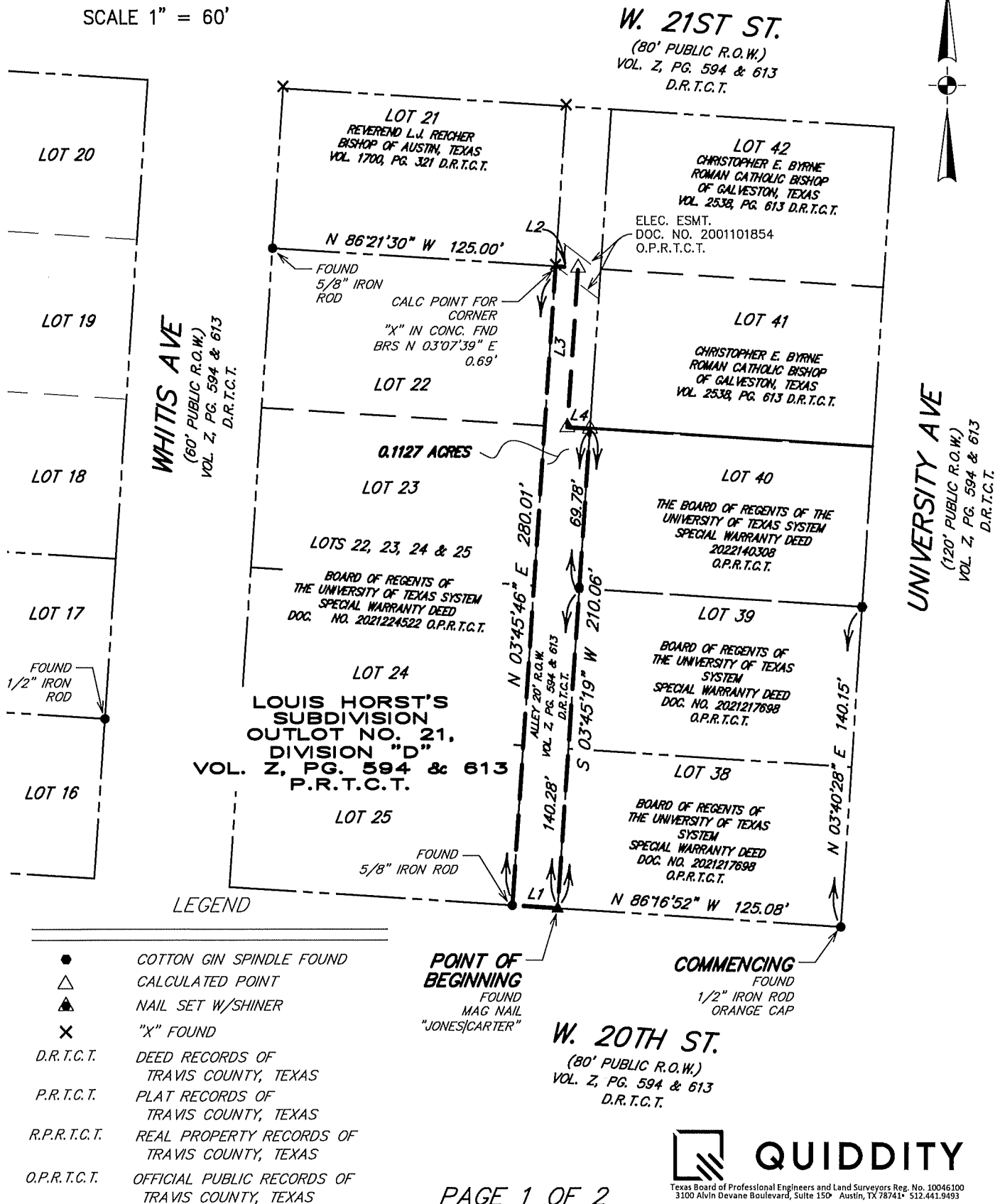




SCALE 1" = 60'

ALL BEARINGS ARE BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, GRID  
NORTH, CENTRAL ZONE, (4203), NAD 83, ALL  
DISTANCES ARE GRID DISTANCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°16'52" W	20.04'
L2	S 86°14'41" E	10.00'
L3	S 03°45'33" W	69.94'
L4	S 86°14'14" E	10.01'



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 60'

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
GF No. 202203433; Effective Date: August 19, 2022, Issued Date:  
September 7, 2022

SCHEDULE B:  
TITLE NOTES:

- 10a. The terms, conditions and stipulations of that certain  
Temporary parking Agreement dated September 29, 2021  
recorded under Document No. 2021217699 of the Official Public  
Records of Travis County, Texas; May Affect
- 10b. The terms, conditions and stipulations of that certain  
Temporary parking Agreement dated September 29, 2021  
recorded under Document No. 2021217699 of the Official Public  
Records of Travis County, Texas; May Affect

STATE OF TEXAS  
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE  
RESULT OF AN ON THE GROUND SURVEY  
CONDUCTED UNDER MY SUPERVISION AND THAT  
THIS IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE.



10-20-2022





*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 07, 2021 12:58 PM Fee: \$50.00

**2021224522**

\*Electronically Recorded\*

STATE OF TEXAS )  
COUNTY OF TRAVIS )

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Board of Regents of The University of Texas System  
Real Estate Office  
210 West 7th Street  
Attn: Executive Director of Real Estate  
Austin, Texas 78701

**MAIL TAX STATEMENTS TO:**

Board of Regents of The University of Texas System  
Real Estate Office  
210 West 7th Street  
Attn: Executive Director of Real Estate  
Austin, Texas 78701

11-GF# 202102634 em  
RETURN TO: HERITAGE TITLE  
401 CONGRESS, SUITE 1500  
AUSTIN, TEXAS 78701

NOTICE OF CONFIDENTIALITY RIGHTS: YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

**SPECIAL WARRANTY DEED**

FPA4 DOBIE CENTER, LLC, a Delaware limited liability company ("Grantor"), for ten dollars (\$10.00) paid by Grantee (hereinafter defined) to Grantor, and other valuable consideration, receipt of which is hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS to Board of Regents of The University of Texas System, for the use and benefit of The University of Texas at Austin ("Grantee"), that certain real property located in the County of Travis, State of Texas and more particularly described in Exhibit A attached hereto (the "Property"),

SUBJECT TO the following (collectively, the "Permitted Exceptions"):

- (a) Those certain liens, encumbrances, easements, covenants, conditions, restrictions and other matters set forth in Exhibit B attached hereto;
- (b) Interests of tenants, as tenants only, with no rights or options to purchase;



(c) Any and all liens not yet delinquent for real property taxes and for general and special assessments against the Property; and

(d) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind itself, Grantor's successors and assigns, to **WARRANT** and **FOREVER DEFEND** all and singular the Property, subject to the Permitted Exceptions, unto Grantee, 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 EXPRESSLY PROVIDED HEREIN AND IN THAT CERTAIN PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS DATED JULY 20, 2021, BETWEEN GRANTOR AND GRANTEE AS THE SAME MAY HAVE BEEN AMENDED (AS AMENDED, THE "PURCHASE AGREEMENT"), SAID PROPERTY IS BEING TRANSFERRED ON AS "AS IS" BASIS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, OF ANY KIND WHATSOEVER BY SELLER. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING. GRANTEE ACKNOWLEDGES THAT GRANTOR EXPRESSLY DISCLAIMS AND NEGATES, AS TO ALL PROPERTY TRANSFERRED HEREBY: (A) ANY IMPLIED WARRANTY OF MERCHANTABILITY; (B) ANY IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; AND (C) ANY IMPLIED WARRANTY OF CONFORMITY TO MODELS OR MATERIALS. THE PROVISIONS OF PARAGRAPH 2.6 OF THE PURCHASE AGREEMENT ARE INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH IN FULL HEREIN.**

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute this instrument as of the date hereinafter written.

DATED: October 5, 2021

GRANTOR:

FPA4 Dobie Center, LLC  
(a Delaware limited liability company)

By: 

Name: Michael B. Earl

Title: Vice President

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

On Oct. 5, 2021 before me, N. DUBONNET NOTARY PUBLIC  
(Insert name and title of the officer)

personally appeared Michael B. Earl  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**EXHIBIT A****Legal Description of the Real Property**

That certain real property located in the County of Travis, State of Texas, being the property conveyed under Document No. 2015109514 of the Official Public Records of Travis County, Texas, and as more particularly described as follows:

**TRACT 1**

BEING LOTS 1, 2, 3, 18, 19 AND 20 LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION D, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK Z, PAGE 594 AND 613 PLAT RECORDS, TRAVIS COUNTY, TEXAS AND A PORTION OF A 20 FOOT ALLEY AS VACATED IN VOLUME 3628, PAGE 1410, DEED RECORDS, TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED AS "TRACT 1" IN DEEDS TO DOBIE CENTER PROPERTIES, LTD., RECORDED IN VOLUME 12960, PAGE 365 AND VOLUME 12960 PAGE 372 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A "X" IN CONCRETE FOUND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GUADALUPE STREET (A 120 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF WEST 21ST STREET (A 80 FOOT RIGHT-OF-WAY), SAID "X" BEING AT THE NORTHWEST CORNER OF LOT 1 OF THE ABOVE DESCRIBED LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION D, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST 21ST STREET, BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING ALSO THE NORTH LINE OF SAID LOT 1, SAID VACATED ALLEY AND SAID LOT 20, A DISTANCE OF 272.02 FEET TO A "X" IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID LOT 20, BEING ALSO AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF WEST 21ST STREET WITH THE WEST RIGHT-OF-WAY LINE OF WHITIS AVENUE (AN 80 FOOT RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 15 MINUTES 40 SECONDS WEST, WITH THE WEST RIGHT-OF-WAY LINE OF WHITIS AVENUE, BEING ALSO THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE EAST LINE OF SAID LOTS 18, 19 AND 20, A DISTANCE OF 210.89 FEET TO A "X" IN CONCRETE FOUND AT THE SOUTHEAST CORNER OF LOT 18 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 48 MINUTES 12 SECONDS WEST, WITH THE SOUTH LINE OF THE HEREIN TRACT OF LAND BEING ALSO THE SOUTH LINE OF SAID LOTS

18, 3 AND ACROSS SAID VACATED ALLEY AND BEING ALSO THE NORTH LINE OF LOTS 17 AND 4 OF SAID LOUIS HORST'S SUBDIVISION, A DISTANCE OF 271.06 FEET TO A "X" IN CONCRETE FOUND IN THE EAST RIGHT-OF-WAY LINE OF GUADALUPE STREET AT THE SOUTHWEST CORNER OF SAID LOT 3 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 06 DEGREES 00 MINUTES 02 SECONDS EAST, WITH THE EAST RIGHT-OF-WAY LINE OF GUADALUPE STREET, BEING ALSO THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING ALSO THE WEST LINE OF SAID LOTS 1, 2 AND 3, A DISTANCE OF 211.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.315 ACRES (57,296 SQUARE FEET) OF LAND, MORE OR LESS.

## TRACT II

BEING LOTS 22, 23, 24 AND 25 LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION D, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 594 AND 613 PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 'TRACT II' IN DEEDS TO DOBIE CENTER PROPERTIES, LTD., RECORDED IN VOLUME 12960, PAGE 365 AND VOLUME 12960, PAGE 372 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A "X" IN CONCRETE FOUND AT THE NORTHEAST INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WHITIS AVENUE (A 60 FOOT RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 20TH STREET (A 70 FOOT RIGHT-OF-WAY) BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 25 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 06 DEGREES 15 MINUTES 40 SECONDS EAST, WITH THE EAST RIGHT-OF-WAY LINE OF WHITIS AVENUE BEING ALSO THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND AND ALSO BEING THE WEST LINE OF SAID LOTS 22, 23, 24 AND 25, A DISTANCE OF 280.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 22 BEING ALSO THE SOUTHWEST CORNER OF LOT 21 OF SAID LOUIS HORST'S SUBDIVISION FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83 DEGREES 48 MINUTES 12 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, BEING ALSO THE COMMON LINE BETWEEN SAID LOTS 22 AND 21, A DISTANCE OF 125.00 FEET TO A "X" IN CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID LOT 22, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 21 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 15 MINUTES 40 SECONDS WEST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, BEING ALSO THE EAST LINE OF SAID LOTS 22, 23, 24 AND 25 AND BEING ALSO THE WEST LINE OF A 20 FOOT ALLEY AS

SHOWN ON PLAT OF THE ABOVE DESCRIBED LOUIS HORST'S SUBDIVISION OF OUTLOT 21, DIVISION D, A DISTANCE OF 280.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WEST 20TH STREET AT THE SOUTHEAST CORNER OF SAID LOT 25 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 48 MINUTES 12 SECONDS WEST, WITH THE NORTH R.O.W. LINE OF WEST 20TH STREET, BEING ALSO THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.803 ACRES (35,000 SQUARE FEET) OF LAND, MORE OR LESS.

**EXHIBIT B**

**Permitted Exceptions**

1. Public utility easement in, upon, over and across the entire vacated alley retained by the City of Austin in Ordinance No. 68-1212-E, recorded in Volume 3593, Page 1989, and Ordinance No. 68-1219-F, recorded in Volume 3627, Page 1177, both of the Deed Records of Travis County, Texas, and subject to the instrument recorded in Volume 3628, Page 1410 of the Deed Records of Travis County, Texas.
2. The terms, conditions and stipulations set out in that certain Easement and Memorandum of Agreement with Time Warner Cable dated February 10, 2003, recorded in under Document No. 2003120018 of the Official Public Records of Travis County, Texas.
3. The terms, conditions and stipulations set out in that certain Lease Agreement dated November 18, 2016, executed by and between FPA4 Dobie Center, LLC, a Delaware limited liability company, as Lessor, and Target Corporation, a Minnesota corporation, as Lessee, evidenced by Memorandum of Lease recorded under Document No. 2016198607, of the Official Public Records of Travis County, Texas.
4. Matters shown on survey of the property dated September 2, 2021, last updated October 4, 2021, and prepared by Fred W. Lawton, RPLS No. 2321 (Tract 1).



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 29, 2021 02:35 PM Fee: \$34.00

2021217698

\*Electronically Recorded\*

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**RECORDING INFORMATION**

11-GF# 202102900A *em*  
RETURN TO: HERITAGE TITLE  
401 CONGRESS, SUITE 1500  
AUSTIN, TEXAS 78701

**SPECIAL WARRANTY DEED**

The McCombs School of Business Foundation, a Texas nonprofit corporation with offices in Travis County, Texas ("Grantor"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto the Board of Regents of The University of Texas System, for the use and benefit of The University of Texas at Austin, an agency of the State of Texas with offices in Travis County, Texas ("Grantee"), the following described real property, together with all improvements thereon, situated in Travis County, Texas; and all of Grantor's right, title and interest in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate, all rights, titles and interests appurtenant to the land and improvements, and all rights, claims, or causes of action owned by Grantor and related to injury to the land (the "Property"):

Lots 38 and 39, LOUIS HORST'S SUBDIVISION, a subdivision of Outlot 21, Division "D", of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Book "Z", Page 594, and Book "Z", Page 613, of the Deed Records of Travis County, Texas;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor and Grantor's successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, 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, subject however, to the Permitted Exceptions set forth on Exhibit "A" attached hereto and incorporated herein.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

Grantee's Mailing Address: Board of Regents of  
 The University of Texas System  
 Real Estate Office  
 210 West 7th Street  
 Austin, Travis County, Texas, 78701  
 Attention: Executive Director of Real Estate

EXECUTED this 29<sup>th</sup> day of September, 2021.

GRANTOR:

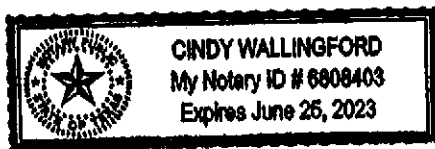
**The McCombs School of Business Foundation**  
 (a Texas non-profit corporation)

By: K.C. Ferguson  
 Kent Ferguson  
 Chairman of the Board

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me, the undersigned authority, this 28<sup>th</sup> day of September 2021, by Kent Ferguson, Chairman of the Board of The McCombs School of Business Foundation, a Texas nonprofit corporation, on behalf of said corporation.



Cindy Wallingford  
 Notary Public, State of Texas  
 Print Name: Cindy Wallingford  
 My Commission Expires: June 25, 2023

After Recording, Please Return To:

Timothy C. Taylor, Esq.  
**JACKSON WALKER L.L.P.**  
 100 Congress Avenue, Suite 1100  
 Austin, Texas 78701-4042

**EXHIBIT "A"**

**PERMITTED EXCEPTIONS**

1. The covenants, conditions and restrictions recorded in Volume 5748, Page 900 of the Deed Records of Travis County, Texas.

2. The covenants, conditions and restrictions recorded in Volume 5871, Page 2299 of the Deed Records of Travis County, Texas.



*Rebecca*  
Rebecca Guerrero, County Clerk  
Travis County, Texas  
Aug 18, 2022 04:20 PM Fee: \$38.00

**2022140308**

\*Electronically Recorded\*

NOTICE OF CONFIDENTIALITY RIGHTS:  
IF YOU ARE A NATURAL PERSON YOU  
MAY REMOVE OR STRIKE ANY OR ALL  
OF THE FOLLOWING INFORMATION  
FROM THIS INSTRUMENT BEFORE IT IS  
FILED FOR RECORD IN THE PUBLIC  
RECORDS: YOUR SOCIAL SECURITY  
NUMBER OR YOUR DRIVER'S LICENSE  
NUMBER

**RECORDING INFORMATION**

**SPECIAL WARRANTY DEED**

**The McCombs School of Business Foundation**, a Texas non-profit corporation ("*Grantor*"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto **The Board of Regents of The University of Texas System, for the use and benefit of The University of Texas at Austin** ("*Grantee*"), the following described real property, together with all improvements thereon, situated in Travis County, Texas (the "*Property*"):

Lot 40, LOUIS HORST'S SUBDIVISION, a subdivision of Outlot 21, Division "D", of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume Z, Page 594, and Volume Z, Page 613, of the Deed Records of Travis County, Texas;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, 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, subject however, to the Permitted Exceptions set forth on Exhibit "A" attached to and incorporated in this Deed by reference.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS AND DELIVERS to Grantee, all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, and (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to

the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

Grantee's Mailing Address:     The Board of Regents of  
   The University of Texas System  
   The University of Texas System  
   Real Estate Office  
   210 West 7th Street  
   Austin, Texas 78701  
   Attn: Executive Director of Real Estate

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Executed this 16<sup>th</sup> day of August, 2022.

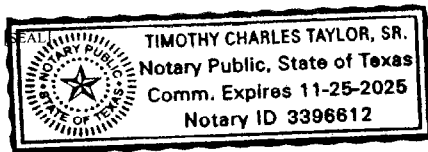
GRANTOR:

**The McCombs School of Business Foundation**  
(a Texas non-profit corporation)

By: Kent Ferguson  
Kent Ferguson  
Chairman of the Board

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me, the undersigned authority, this 16<sup>th</sup> day of August, 2022, by Kent Ferguson, Chairman of the Board of The McCombs School of Business Foundation, a Texas non-profit corporation, on behalf of said corporation.



Timothy Charles Taylor, Sr.  
Notary Public ★ State of Texas

After Recording, Please Return To:

Timothy C. Taylor, Esq.  
JACKSON WALKER L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701-4042



**EXHIBIT "A"**

PERMITTED EXCEPTIONS

1. The covenants, conditions and restrictions recorded in Volume 5748, Page 900 of the Deed Records of Travis County, Texas.
2. Location of overhead utility line and pole in west part of subject property outside of a dedicated easement as shown on the survey dated June 3, 2022, prepared by Rex L. Hackett, Registered Professional Land Surveyor No. 5573.

11-GF# 202201162A em  
Return to: Heritage Title  
200 W 6<sup>th</sup> Street, Suite 1600  
Austin, TX 78701

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Feb 4-63 1917 \* 115.50

Vol 2538 Page 613

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Fred W. Adams and wife, Mattie Gandy Adams, of Austin, Travis County, Texas, for and in consideration of the sum of One Hundred and Five Thousand Dollars paid to us in cash by Christopher E. Byrne, The Roman Catholic Bishop of Galveston, Galveston, Texas, the receipt of all of which is hereby acknowledged, and no lien being retained or implied to secure the payment of the same or any part thereof; and in further consideration that he hereby assumes the payment of all taxes for the year 1946 on the property hereby conveyed, - HAVE GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL, AND CONVEY unto the said Christopher E. Byrne, The Roman Catholic Bishop of Galveston, of Galveston, Texas, and his successors in office, the following described property, together with all improvements thereon, to-wit:

Lots numbers Forty-one (41), and Forty-two (42), in the subdivision of Block or Outlot number Twenty-one (21), in Division "D", in the City of Austin, Travis County, Texas, according to the map or plat of record in Book "Z" pages 594 and 613 of the deed records of Travis County, Texas; being the two lots conveyed to the said Fred W. Adams by the two deeds of record in Vol. 714, pages 500-1, and Vol. 709, pages 475 to 476, of the deed records of Travis County, Texas; but the same is conveyed subject to the rights of the tenants in possession thereof, so the Grantee hereby accepts said tenants as his tenants.

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 Christopher E. Byrne, The Roman Catholic Bishop of Galveston, Galveston, Texas, and his successors in office, and his and their assigns forever; and we do hereby bind ourselves, our heirs, executors

and administrators to warrant and forever defend all and singular the said premises unto the said Christopher E. Byrne, The Roman Catholic Bishop of Galveston, Galveston, Texas, and his successors in office and his and their assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is given as a substitute and in lieu of a Deed of like terms and tenor dated November 1, 1946, and being identical with this Deed, the former Deed having been lost, misplaced, or destroyed before recordation. This Deed shall speak as of the date of the original Deed.

Witness our hands this the 5<sup>th</sup> day of January, A. D., 1963.

115<sup>50</sup> U.S. INT. REV. STAMPS CANCELLED

Fred W. Adams  
Fred W. Adams

Mattie Gandy Adams  
Mattie Gandy Adams

THE STATE OF TEXAS 0

COUNTY OF TRAVIS 0

BEFORE ME, the undersigned authority, on this day personally appeared Fred W. Adams and his wife, Mattie Gandy Adams, known to me to be the persons whose names are subscribed to the foregoing instrument; and Fred W. Adams acknowledged to me that he executed the same for the purposes and consideration therein expressed; and Mattie Gandy Adams, wife of Fred W. Adams, having been examined by me privily and apart from her husband and having the same fully explained to her by me, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office this the 5<sup>th</sup> day of January, A. D., 1963.

Chas. B. Sullivan  
Notary Public in and for Travis County, Texas.

Filed 1/15 1963 at 11:20 AM  
Recorded 1/16 1963 by 11:20 AM

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS : 321

That I, Edward Joseph, of Austin, Travis County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to me in hand paid by Most Reverend L.J. Reicher, Bishop of Austin, the receipt of all of which is hereby acknowledged and confessed, and for the payment of which no right or lien, either express or implied, is retained, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Most Reverend L.J. Reicher, Bishop of Austin, of Austin, Travis County, Texas, all of that certain tract and parcel of land lying and being situated in Austin, Travis County, Texas, and being more particularly described as follows, to-wit:

Lot No. 21 in Block No. 21 in Division "D" in the City of Austin in Travis County, Texas, and being the same property conveyed by J.B. Hubbard et al. to J.J. Terrell by Deed dated July 25, 1903, and recorded in Book 191, Page 354-358 of the Deed Records of Travis County, Texas, to which reference is here made, and being the same property conveyed to Edward Joseph by Jemmie Jewell Mobley, wife of John A. Mobley et al. by deed dated April 13, 1956.

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 Most Reverend L.J. Reicher, his successors and assigns, FOREVER. And I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND the title to the said property unto the said Most Reverend L.J. Reicher, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 1st day of June, 1956.

  
Edward Joseph

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward Joseph, known to me to be the person whose name is subscribed to the foregoing instrument, and

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acknowledged to me that he executed the same for the purposes  
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day  
of June, 1956,



Robert Schindler  
Notary Public - Travis County  
T E X A S

Filed for Record June 1, 1956, at 12:00 Noon  
Recorded June 4, 1956, at 4:40 P.M.

## GENERAL INFO

### ACCOUNT

Property ID: 203895  
Geographic ID: 0212030507  
Type: R  
Zoning: GR  
Agent:  
Legal Description: LOT 40 OLT 21 DIV D HORSTS LOUIS SUBD  
Property Use: 1

### OWNER

Name: BARNHART HORACE C JR &  
Secondary Name: HELEN E BARNHART WILEY  
Mailing Address: 21514 DARLEY RRD SPICEWOOD TX US 78669  
Owner ID: 186812  
% Ownership: 100.00  
Exemptions:

### LOCATION

Address: 2004 UNIVERSITY AVE TX 78705

Market Area:  
Market Area CD: CBD3  
Map ID: 021001

### PROTEST

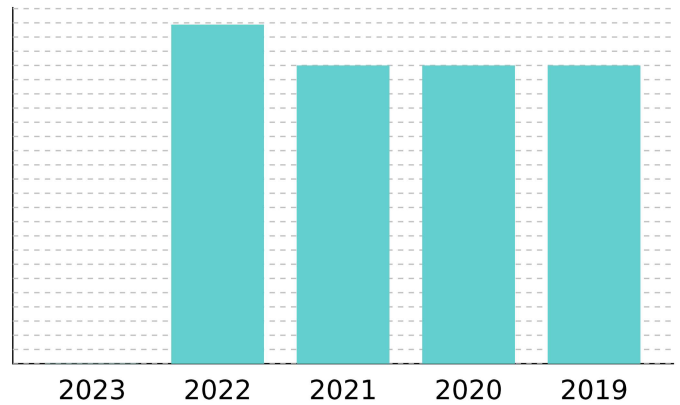
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$1,184,531  
Special Use Land Market: \$0  
Total Land: \$1,184,531  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$9,110  
Total Improvement: \$9,110  
  
Market: \$1,193,641  
Special Use Exclusion (-): \$0  
Appraised: \$1,193,641  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$1,193,641

### 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	\$1,184,531	\$9,110	\$0	\$1,193,641	\$0	\$1,193,641
2021	\$1,042,076	\$7,924	\$0	\$1,050,000	\$0	\$1,050,000
2020	\$1,042,076	\$7,924	\$0	\$1,050,000	\$0	\$1,050,000
2019	\$1,042,076	\$7,924	\$0	\$1,050,000	\$0	\$1,050,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$1,193,641	\$1,193,641
02	CITY OF AUSTIN	0.541000	\$1,193,641	\$1,193,641
03	TRAVIS COUNTY	0.357365	\$1,193,641	\$1,193,641
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,193,641	\$1,193,641
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$1,193,641	\$1,193,641
68	AUSTIN COMM COLL DIST	0.104800	\$1,193,641	\$1,193,641

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:	<a href="#">Detail Only</a>	Improvement Value:	\$9,110	Main Area:	0
State Code:	F3	Gross Building Area:	8,750		

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
551	PAVED AREA	AA		0	1985	1900	8,750

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2009	8,750	\$135.37	\$1,184,531	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/23/72	WD	WARRANTY DEED	BARNHART H C JR & H E B WILEY	BARNHART HORACE C JR &		04530	00367	
12/23/72	WD	WARRANTY DEED	BARNHART HORACE C MRS &	BARNHART H C JR & H E B WILEY		04530	00367	
12/23/72	WD	WARRANTY DEED		BARNHART HORACE C MRS &		04530	00367	

## GENERAL INFO

### ACCOUNT

Property ID: 203896  
Geographic ID: 0212030508  
Type: R  
Zoning: GR  
Agent:  
Legal Description: LOT 39 OLT 21 DIV D HORSTS LOUIS SUBD  
Property Use: 1

### OWNER

Name: BOARD OF REGENTS OF THE  
Secondary Name:  
Mailing Address: 201 W 7TH ST AUSTIN TX 78701-2902  
Owner ID: 1702342  
% Ownership: 100.00  
Exemptions: EX-XV - Other Exemptions (including

### LOCATION

Address: 2002 UNIVERSITY AVE TX 78705  
Market Area:  
Market Area CD: CBD3  
Map ID: 021001

### PROTEST

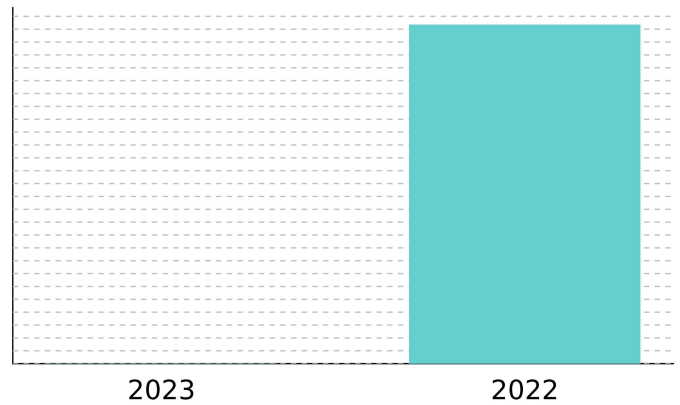
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$1,312,500  
Special Use Land Market: \$0  
Total Land: \$1,312,500  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$5,170  
Total Improvement: \$5,170  
  
Market: \$1,317,670  
Special Use Exclusion (-): \$0  
Appraised: \$1,317,670  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$1,317,670

### 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	\$1,312,500	\$5,170	\$0	\$1,317,670	\$0	\$1,317,670



## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$1,317,670	\$0
02	CITY OF AUSTIN	0.541000	\$1,317,670	\$0
03	TRAVIS COUNTY	0.357365	\$1,317,670	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,317,670	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$1,317,670	\$0
68	AUSTIN COMM COLL DIST	0.104800	\$1,317,670	\$0

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: [Detail Only](#)

Improvement Value: **\$5,170**

Main Area: **0**

State Code: **F3**

Gross Building Area: **7,200**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
551	PAVED AREA	AA		0	1975	1892	7,200

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2009	8,750	\$150.00	\$1,312,500	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/28/21	SW	SPECIAL WARRANTY	MCCOMBS SCHOOL OF	BOARD OF REGENTS OF THE				2021217698
9/29/21	SW	SPECIAL WARRANTY	UNIVERSITY CHRISTIAN	MCCOMBS SCHOOL OF				2021217697
6/19/73	WD	WARRANTY DEED	UNIVERSITY CHRISTIAN	UNIVERSITY CHRISTIAN		04727	00118	
6/19/73	WD	WARRANTY DEED	FOUNDATION FOR BIBLICAL STUDIE	UNIVERSITY CHRISTIAN		04727	00118	
11/16/01	SW	SPECIAL WARRANTY	WILDE HERMINE FRIEDA ESTATE	FOUNDATION FOR BIBLICAL STUDIE		00000	00000	2001195228 TR
1/1/59	WD	WARRANTY DEED		WILDE HERMINE FRIEDA ESTATE		02165	00216	

## GENERAL INFO

### ACCOUNT

Property ID: 203897  
Geographic ID: 0212030509  
Type: R  
Zoning: GR  
Agent:  
Legal Description: LOT 38 OLT 21 DIV D HORSTS LOUIS SUBD  
Property Use: 1

### OWNER

Name: BOARD OF REGENTS OF THE  
Secondary Name:  
Mailing Address: 201 W 7TH ST AUSTIN TX 78701-2902  
Owner ID: 1702342  
% Ownership: 100.00  
Exemptions: EX-XV - Other Exemptions (including

### LOCATION

Address: 2000 UNIVERSITY AVE TX 78705  
Market Area:  
Market Area CD: CBD3  
Map ID: 021001

### PROTEST

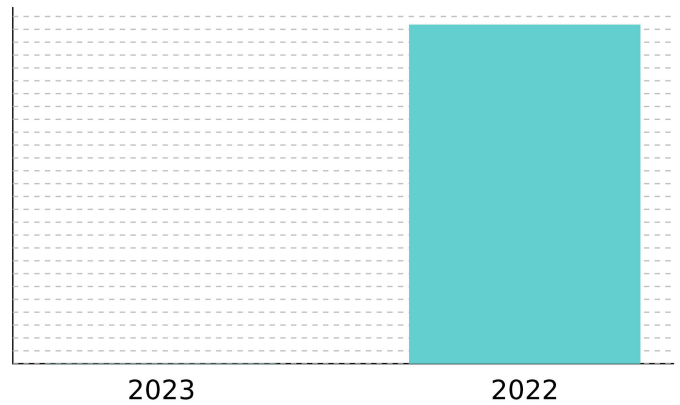
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$1,312,500  
Special Use Land Market: \$0  
Total Land: \$1,312,500  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$5,744  
Total Improvement: \$5,744  
  
Market: \$1,318,244  
Special Use Exclusion (-): \$0  
Appraised: \$1,318,244  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$1,318,244

### 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	\$1,312,500	\$5,744	\$0	\$1,318,244	\$0	\$1,318,244

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$1,318,244	\$0
02	CITY OF AUSTIN	0.541000	\$1,318,244	\$0
03	TRAVIS COUNTY	0.357365	\$1,318,244	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,318,244	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$1,318,244	\$0
68	AUSTIN COMM COLL DIST	0.104800	\$1,318,244	\$0

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: [Detail Only](#)

Improvement Value: **\$5,744**

Main Area: **0**

State Code: **F3**

Gross Building Area: **8,000**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
551	PAVED AREA	AA		0	1979	1910	8,000

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2009	8,750	\$150.00	\$1,312,500	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/28/21	SW	SPECIAL WARRANTY	MCCOMBS SCHOOL OF	BOARD OF REGENTS OF THE				2021217698
9/29/21	SW	SPECIAL WARRANTY	UNIVERSITY CHRISTIAN	MCCOMBS SCHOOL OF				2021217697
3/7/77	WD	WARRANTY DEED	UNIVERSITY CHRISTIAN	UNIVERSITY CHRISTIAN		05747	00332	
3/7/77	WD	WARRANTY DEED	BECKER ALBERT J & FRED BECKER	UNIVERSITY CHRISTIAN		05747	00332	
6/29/76	WD	WARRANTY DEED	FOUNDATION FOR BIBLICAL STUDIE	BECKER ALBERT J & FRED BECKER		05488	00976	
11/16/01	SW	SPECIAL WARRANTY	BECKER GERTRUDE WILLIE	FOUNDATION FOR BIBLICAL STUDIE		00000	00000	2001195228 TR
1/20/70	WD	WARRANTY DEED		BECKER GERTRUDE WILLIE		04407	01551	

## GENERAL INFO

### ACCOUNT

Property ID: 203898  
Geographic ID: 0212030512  
Type: R  
Zoning: CS  
Agent:  
Legal Description: LOT 22-25 OLT 21 DIV D HORSTS LOUIS SUBD  
Property Use: 74DORM

### OWNER

Name: BOARD OF REGENTS OF THE  
Secondary Name:  
Mailing Address: 201 W 7TH ST AUSTIN TX 78701-2902  
Owner ID: 1702342  
% Ownership: 100.00  
Exemptions: EX-XV - Other Exemptions (including

### LOCATION

Address: 2001 WHITIS AVE TX 78705

Market Area:  
Market Area CD:  
Map ID: 021001

### PROTEST

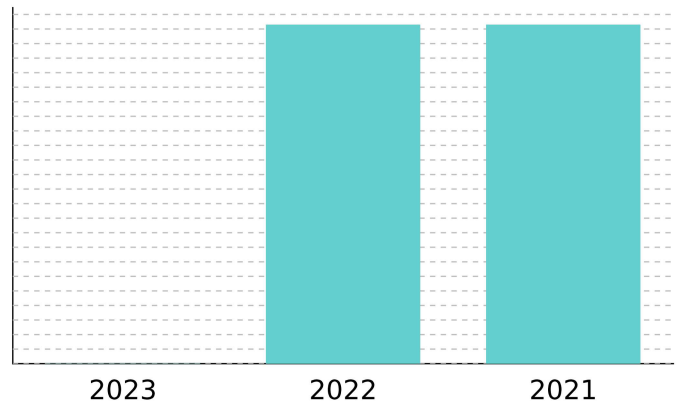
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$5,250,000  
Special Use Land Market: \$0  
Total Land: \$5,250,000  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$6,399,964  
Total Improvement: \$6,399,964  
  
Market: \$11,649,964  
Special Use Exclusion (-): \$0  
Appraised: \$11,649,964  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$11,649,964

### 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	\$5,250,000	\$6,399,964	\$0	\$11,649,964	\$0	\$11,649,964
2021	\$5,250,000	\$6,399,964	\$0	\$11,649,964	\$0	\$11,649,964

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$11,649,964	\$0
02	CITY OF AUSTIN	0.541000	\$11,649,964	\$0
03	TRAVIS COUNTY	0.357365	\$11,649,964	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$11,649,964	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$11,649,964	\$0
68	AUSTIN COMM COLL DIST	0.104800	\$11,649,964	\$0

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: **PARKING GARAGE** Improvement Value: **\$6,399,964** Main Area: **209,190**  
 State Code: **F1** Gross Building Area: **210,002**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
5TH	5th Floor	B		0	1970	1970	35,000
4TH	4th Floor	B		0	1970	1970	35,000
1ST	1st Floor	B		0	1970	1970	35,000
2ND	2nd Floor	B		0	1970	1970	35,000
3RD	3rd Floor	B		0	1970	1970	35,000
ADDL	Additional Floor	B		0	1970	1970	34,190
152	COMMODE AVG	AVG		1	1970	1970	1
162	LAVATORY AVG	AVG		1	1970	1970	1
335	PENTHOUSE	A		1	1970	1970	810

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.8035	35,000	\$150.00	\$5,250,000	\$0

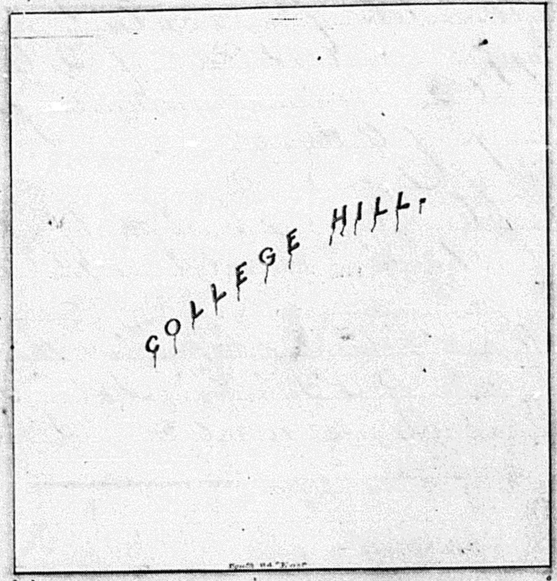
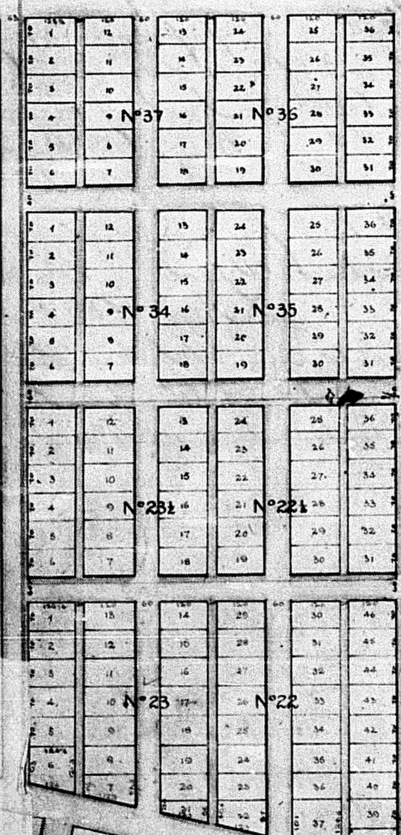
## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/5/21	SW	SPECIAL WARRANTY	FPA4 DOBIE CENTER LLC	BOARD OF REGENTS OF THE				2021224522
7/10/15	SW	SPECIAL WARRANTY	DOBIE AUSTIN LP, FPA4 DOBIE	FPA4 DOBIE CENTER LLC				2015109514
12/29/05	SW	SPECIAL WARRANTY	DOBIE CENTER PROPERTIES LTD	DOBIE AUSTIN LP				2006000572 TR
6/19/97	SW	SPECIAL WARRANTY	AUSTINVEST I LTD	DOBIE CENTER PROPERTIES LTD		12960	00365	
3/25/92	SW	SPECIAL WARRANTY	AUSTINVEST I LTD & RECKSON OPP	AUSTINVEST I LTD		11654	00968	
6/19/97	SW	SPECIAL WARRANTY	AUSTINVEST I LTD & DOBIE CENTE	AUSTINVEST I LTD & RECKSON OPP		12960	00358	
6/19/97	SW	SPECIAL WARRANTY	DOBIE LTD	AUSTINVEST I LTD & DOBIE CENTE		12960	00372	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/1/83	WD	WARRANTY DEED	DOBIE CENTER	DOBIE LTD		08188	00546	



DIVISION: D.



PLAN OF SUBDIVISION  
OF  
**LOUIS HORST'S OUTLOTS**  
IN  
DIVISION: D AND DIVISION: E.

Z-613

