MEMORANDUM

To: Urban Transportation Commission

From: Betty Nguyen, Real Estate Services Agent, Austin Transportation and Public Works

Date: October 1, 2026

Subject: F# 2025-161689 LM Alley Right-of-Way Vacation of approximately 4,772 square feet abutting 2300 E 2nd Street

Attached is the Application Packet and Master Comment Report pertaining to the partial alley right-of-way vacation application for an approximately 4,772 square foot portion of land, being the unpaved/undeveloped or right-of-way abutting 2300 E 2nd Street, as shown on Plat of the Industrial Addition, a subdivision of record in Volume 409, Page 553, Deed Records of Travis County, Texas. The proposed vacation tract will be added to the abutting parcels. The abutting properties are owned by Housing Authority of the City of Austin, a Texas Municipal Public Housing Authority. Per the transmittal letter dated December 23,2025, received by the City of Austin, the applicant states, "How do you plan to develop the area to be vacated? Response: *To provide affordable housing*."

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.

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 Austin Public Works may approve the application after the 10th 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 August 19, 2026. 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 **November 10, 2026, Urban Transportation Commission agenda.**

Staff contact: Betty Nguyen, Real Estate Services Agent
Austin Transportation and Public Works, 512-974-6401,
landmanagementROW@austintexas.gov

Applicant: Isabelle Parcel, (908) 601-0877, iparcel@dunaway.com

Abutting Landowner(s): Housing Authority of the City of Austin, a Texas Municipal Public Housing Authority

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

TRANSPORTATION PUBLIC WORKS
Transportation and Public Works Department
P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Application

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-development-engineering

File No. 2025-161689 LM
Department use only

DATE: 1/21/2026
Department use only

Section 1: TYPE OF VACATION

Vacation Type: Street ☐ Alley ☑ ROW ☐ Hundred Block:

Name of Street/Alley/ROW: Santa Rita Alley SP Address: 2300 E 2nd Street Is it constructed? Yes ☐ No ☑

Purpose of Vacation: Site redevelopment

Section 2: ADDRESS AND DESCRIPTION OF ABUTTING PROPERTY TO THE VACATED AREA

Appraisal District Parcel #: 189382 Survey & Abstract No.

Property Address:

Lot(s) LOT 8-14 Block 1 Outlot 10 DIV O IND

Subdivision Name: Industrial Addition

Plat Book: Document No: or Volume 409 Page 553/554

Neighborhood Association Name: Holly

Address including zip code: E 2 ST, TX 78702

Section 3: RELATED CASES & PROJECT NAME (if applicable)

Existing Site Plan: Yes ☑ No ☐ File Number: SP-2025-0224C.SH

Subdivision Case: Yes ☑ No ☐ File Number: Industrial Addition

Building Permit: Yes ☐ No ☑ File Number:

Name of Development Project: Pathways at Santa Rita Courts

Is this a S.M.A.R.T. Housing Project? Yes ☑ No ☐ (If yes, attach signed certification letter from NHCD)

Is this within the Downtown Austin Plan Boundaries? Yes ☐ No ☑

TRANSPORTATION PUBLIC WORKS
Transportation and Public Works Department
P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Application

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-development-engineering

Section 4: HISTORIC DESIGNATION

Historical Designation: Yes ☑ No ☐
Historical Zoning: Yes ☐ No ☑
Property in Historical Zoning District: Yes ☑ No ☐

Section 5: APPLICANT INFORMATION

Applicant Name: Isabelle Parcel
Firm: Dunaway Associates LLC
Mailing Address: 5707 Southwest Parkway BLDG.2STE.250
City: Austin State: TX Zip Code: 78735
Email: iparcel@dunaway.com Phone: 908 601-0877

Section 6: OWNER & VESTING DEED INFORMATION, ADDRESS, AND DESCRIPTION OF ABUTTING PROPERTY TO THE VACATED AREA (If multiple owners please attach separate sheet.)

Conveyed to (Current Owner) Name: HOUSING AUTHORITY OF COA (as shown on Deed)
Owner Mailing Address: 1124 S INTERSTATE 35
City: Austin State: TX Zip Code: 78704
Email: anng@hacanet.org Phone: 512 767-7719
Conveyed by:
Special Warranty Deed ☐ Warranty Deed ■ Deed with Vendor's Lien ☐ Quitclaim Deed ☐ Deed without Warranty ☐
Dated: June 27, 1938 County instrument is recorded in: Travis
Document No: or Volume 589 Page 376-377
Deed Records ☑ Real Property Records ☐ Official Public Records ☐

Vol 589, Pgs 383
Vol 589, Pgs 506-507
Vol 593, Pgs 341-342
Vol 593, Pgs 345-347
Vol 600, Pgs 48-49
Vol 600, Pgs 50-51

TRANSPORTATION PUBLIC WORKS

Transportation and Public Works Department
P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Application

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-development-engineering

Section 7: DEVELOPER INFORMATION

Developer Name: Will Henderson

Firm: Carleton Companies

Mailing Address: 4201 Spring Valley Road STE. 800

City: Dallas State: TX Zip Code: 75244

Email: whenderson@carletoncompanies.com Phone: 214 215-8278

The undersigned Landowner/Applicant understands: This application will be handled in accordance with standard City policies and procedures. No action will be taken without (a) payment of the nonrefundable application fee, and (b) necessary documentation. The application and fee in no way obligate the City to vacate the subject area. All documents related to this transaction and payment for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Landowner's Signature: _____ Applicant's Signature: Isabelle Parcel

Digitally signed by Isabelle Parcel
DN: C=US, E=iparcel@dunaway.com, O=Dunaway Associates LLC, CN=Isabelle Parcel
Date: 2025.12.23 12:26:38-05'00'

Print Name: Michael Gerber Print Name: Isabelle Parcel

Title: CEO Title: Planning Analyst

If you have questions; please email Land Management Department:

LandManagementROW@AustinTexas.gov

Submit application, upload documents & payments:	**Mailing Address:**
(AB+C) Austin Build + Connect - Portal https://abc.austintexas.gov/index	City of Austin – PDC TPW – Land Mgmt. P.O. Box 1088 Austin, TX 78767-1088

CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

Owner's Authorization Letter
For delegating requests and applications

DevelopmentATX.com | Phone: 311 (or 512 974 2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

Property: 2300 2nd St., Austin, Texas, 78702 Applicant: Dunaway Associates LLC./Isabelle Parcel

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Section 1: Signatures

First Owner's Signature _____ Date 5/13/2025

First Owner's printed name Housing Authority of the City of Austin- Michael Gerber

Second Owner's Signature _____ Date _____

Second Owner's printed name _____

Sworn and subscribed before me this 15th day of May, 2025

Amy Duhon

Notary Public in and for the State of Texas

My commission expires on June 06, 2026

AMY DUHON
Notary ID #124344049
My Commission Expires
June 6, 2026

TRANSPORTATION PUBLIC WORKS
Transportation and Public Works Department
P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Transmittal Letter

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-management

Provide a reason for the vacation by answering the following questions:

1. Property Type: Residential ☐ Commercial ☑

2. How was the area to be vacated dedicated? Plat ☑ Separate Instrument ☐

3. Did the City purchase the area to be vacated? (i.e., by Street Deed) Yes ☐ 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.) Yes ☑ No ☐

5. Is the area to be vacated a: Functional right-of-way ☐ Only dedicated on paper ☑

6. Are there any utility lines within the area to be vacated? Yes ☑ No ☐

If yes, what are your plans for the utilities? A new "Drainage Easement with Permitted Obstructions" is being dedicated to cover the existing storm drain.

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.

7. How do you plan to develop the area to be vacated? Affordable housing, please see Site Development Permit case SP-2025-0224C.SH

8. Has a site plan been submitted on your project? Yes ☑ No ☐

9. Is your project a Unified Development? Yes ☑ No ☐

10. Is your project a S.M.A.R.T. Housing Project? Yes ☑ No ☐

11. When do you anticipate starting construction of the development? April 2026

12. What is the current zoning on the adjacent properties? MF-3-NP & MF-5-NP

13. What is the current status of the adjacent properties? Affordable housing (+/- 1939)

14. What type of parking facilities currently exist? None

15. Will your parking requirements increase with the expansion? Yes ☐ No ☑

16. How will the increase be handled? N/A - There are no current parking requirements

TRANSPORTATION PUBLIC WORKS

Transportation and Public Works Department
P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Transmittal Letter

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-management

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

Yes ☐ No ☑ If yes, please provide us with a copy. N/A - HACA owns both sides

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Yes ☐ No ☑

If yes, does it meet DAP criteria? Yes ☐ No ☐

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH35, north of Martin Luther King Boulevard, and south of 45th Street? Yes ☐ No ☑

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? Yes ☑ No ☐

If yes, how Provides affordable housing

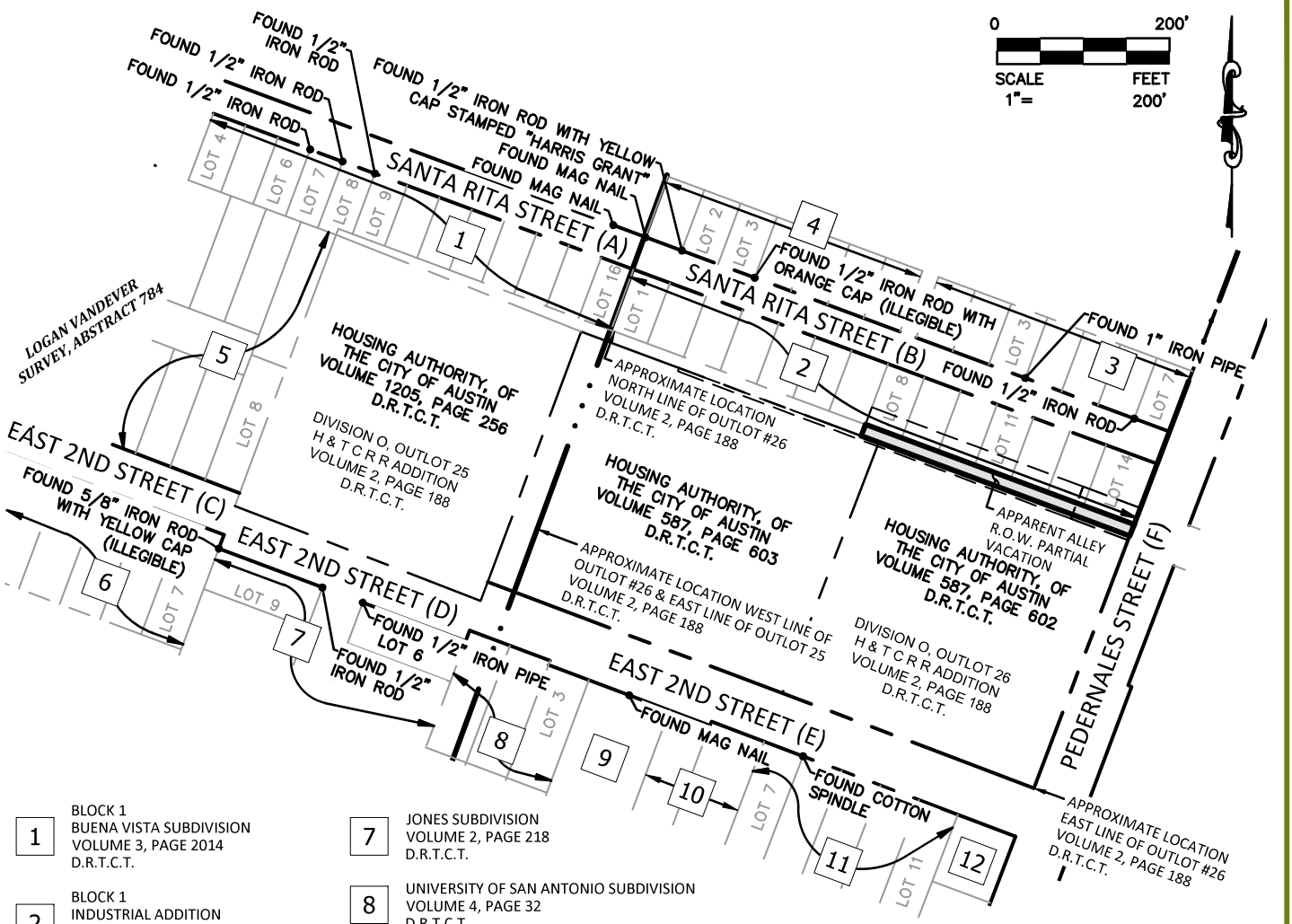
If you have questions; please email Land Management Department:

LandManagementROW@AustinTexas.gov


Santa Rita Courts
Legend
2300 E 2nd St
Alley Vacation Tract
Zavala Elementary School
Pan American Neighborhood Park
Matamoros St
Santa Rosa St
Core College Consulting
Pershing House
SC Beauty
E 3rd St
Caney St
Santa Rita St
Cristo Rey Catholic Church
Corta St
2300 E 2nd St
Pedernales St
E 4th St
Ace of Cups Massage and Wellness
Esquina Tango
E 3rd St
Juan in A Million
Bufalina Pizza
E 2nd St
San Saba St
Blue Owl Brewing
Willow St
Clara St
The Cigar Vault East Austin
Law Office of Karla M. Valles, PC
E 2nd St
Google Earth
700 ft
N


216
FIRE LANE TOW AWAY ZONE

EXHIBIT "A"
APPARENT ALLEY RIGHT-OF-WAY VACATION
A PART OF THE LOGAN VANDEVER SURVEY, ABSTRACT NO. 784 AND A PORTION OF DIVISION O, OUTLOT 26, H & T C R R ADDITION



1 BLOCK 1
BUENA VISTA SUBDIVISION
VOLUME 3, PAGE 2014
D.R.T.C.T.

2 BLOCK 1
INDUSTRIAL ADDITION
VOLUME 409, PAGE 553
D.R.T.C.T.

3 BLOCK 2
INDUSTRIAL ADDITION
VOLUME 409, PAGE 553
D.R.T.C.T.

4 BLOCK 3
INDUSTRIAL ADDITION
VOLUME 409, PAGE 553
D.R.T.C.T.

5 JONES SUBDIVISION
VOLUME 2, PAGE 218
D.R.T.C.T.

6 JAMES R. HAMILTON SUBDIVISION
VOLUME 329, PAGE163
D.R.T.C.T.

7 JONES SUBDIVISION
VOLUME 2, PAGE 218
D.R.T.C.T.

8 UNIVERSITY OF SAN ANTONIO SUBDIVISION
VOLUME 4, PAGE 32
D.R.T.C.T.

9 LOT 11-A
SUN TEX SUBDIVISION
VOLUME 52, PAGE 38
D.R.T.C.T.

10 UNIVERSITY OF SAN ANTONIO SUBDIVISION
VOLUME 4, PAGE 32
D.R.T.C.T.

11 ALFF ADDITION
VOLUME 4, PAGE 57
D.R.T.C.T.

12 LOT 12A
RESUBDIVISION OF LOTS 1 AND 12 OF
ALFF ADDITION
VOLUME 37, PAGE 27
D.R.T.C.T.

RIGHT-OF-WAY (R.O.W.) RECORDING INFORMATION

SANTA RITA STREET

A. (40' WIDTH R.O.W) VOLUME 3, PAGE 2104, D.R.T.C.T.

B. (40' WIDTH R.O.W.) VOLUME 409, PAGE 553. D.R.T.C.T.

EAST SECOND STREET

C. (APPARENT PRESCRIPTIVE R.O.W.)

D. (APPARENT PRESCRIPTIVE R.O.W.)

E. (VARIABLE WIDTH R.O.W.) VOLUME 4, PAGE 32; VOLUME 37, PAGE 27; VOLUME 52, PAGE 38, D.R.T.C.T.

PEDERNALES STREET

F. (VARIABLE WIDTH R.O.W.) VOLUME 2, PAGE 188; VOLUME 4, PAGE 106; VOLUME 3, PAGE 149, D.R.T.C.T.

D.R.T.C.T. = DEED RECORDS, TRAVIS COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.

STATE OF TEXAS
REGISTERED
STEPHEN R. GLOSUP
5570
PROFESSIONAL
LAND SURVEYOR

Stephen R. Glosup

08/11/2026

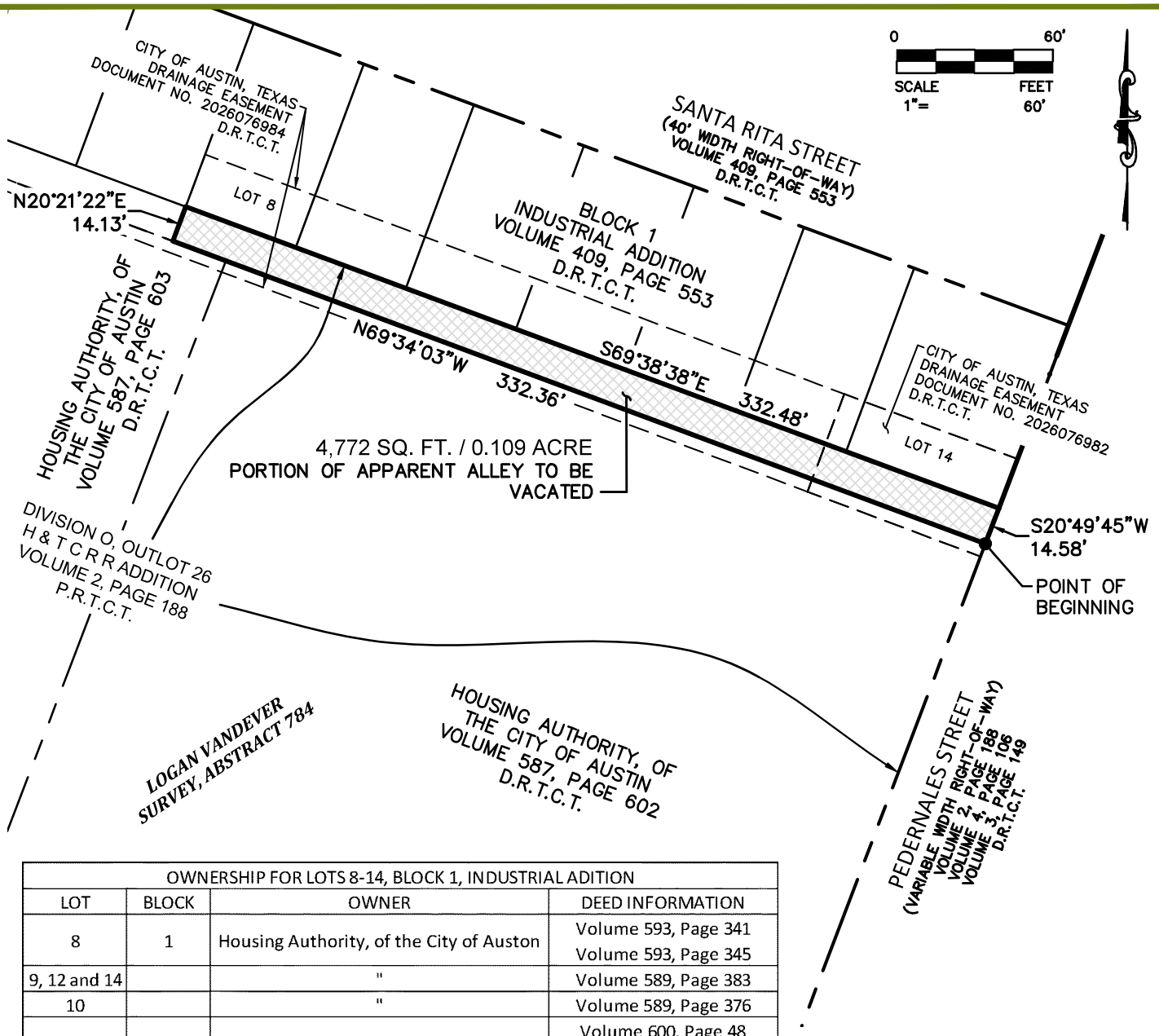
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: AUGUST 11, 2026

DUNAWAY JOB NO. B008826.004

PLOTTED BY: Steve Glosup ON: Tuesday, August 11, 2026 AT: 1:29 PM FILEPATH: P:\008800\8826\002\Survey\Drawings\B008826.002 Santa Rita Courts Alley Vacation 26-0810.dwg

EXHIBIT "A"
APPARENT ALLEY RIGHT-OF-WAY VACATION
A PART OF THE LOGAN VANDEVER SURVEY, ABSTRACT NO. 784 AND A PORTION OF DIVISION O, OUTLOT 26, H & T C R R ADDITION



OWNERSHIP FOR LOTS 8-14, BLOCK 1, INDUSTRIAL ADITION			
LOT	BLOCK	OWNER	DEED INFORMATION
8	1	Housing Authority, of the City of Auston	Volume 593, Page 341 Volume 593, Page 345
9, 12 and 14		"	Volume 589, Page 383
10		"	Volume 589, Page 376
11		"	Volume 600, Page 48 Volume 600, Page 50
13		Housing Authority, of the City of Austin	Volume 589, Page 506

D.R.T.C.T. = DEED RECORDS, TRAVIS COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.

STATE OF TEXAS
REGISTERED
STEPHEN R. GLOSUP
5570
PROFESSIONAL
LAND SURVEYOR

08/11/2026

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DATE: AUGUST 11, 2026

PLOTTED BY: Steve Glosup ON: Tuesday, August 11, 2026 AT: 1:29 PM FILEPATH: P:\008800\8826\002\Survey\Drawings\B008826.002 Santa Rita Courts Alley Vacation 26-0810.dwg

EXHIBIT "A"
ALLEY RIGHT-OF-WAY VACATION
A PART OF THE LOGAN VANDEVER SURVEY, ABSTRACT NO. 784 AND A PORTION OF DIVISION O, OUTLOT 26, H & T C R R ADDITION

PROPERTY DESCRIPTION

BEING a 0.109 acre (4,772 square feet) tract of land situated in the Logan Vandever Survey, Abstract No. 784, and a portion of Division O, Outlot 26, H & T C R R Addition, recorded in Volume 2, Page 188, Deed Records, Travis County, Texas, and being a portion of the right-of-way of a variable width apparent alley as shown on the plat of the Industrial Addition, a Subdivision of Record in Volume 409, Page 553, Deed Records, Travis County, Texas, abutting Lots 8-14, Block 1, said Industrial Addition said 0.109 acre tract of land being more particularly described as follows:

BEGINNING at a point for the intersection of the westerly right-of-way line of Pedernales Street (a 60' width public right-of-way), the south right-of-way of the apparent alley and for the northeasterly corner of that certain tract of land described by deed to the Housing Authority of the City of Austin, recorded in Volume 587, Page 602, Deed Records of Travis County, Texas;

THENCE North 69°34'03" West, with the south right-of-way of the apparent alley, a passing distance of 310.77 feet, the northwesterly corner of said Housing Authority of the City of Austin tract recorded in Volume 587, Page 602, the northeasterly corner of that certain tract of land described by deed to the Housing Authority of the City of Austin, recorded in Volume 587, Page 603, Deed Records of Travis County, Texas, and continuing with the north line of said Housing Authority of the City of Austin tract, recorded in Volume 587, Page 603, a total distance of 332.36 feet to a point;

THENCE North 20°21'22" West, departing the north line of said Housing Authority of the City of Austin tract, recorded in Volume 587, Page 603, crossing the apparent alley, a distance of 14.13 feet to a point in the south line of said Block 1, Industrial Addition, same being the north right-of-way line of the apparent alley for the southwest corner of Lot 8, said Block 1, Industrial Addition;

THENCE South 69°38'38' East, along the south line of said Block 1, Industrial Addition, a distance of 332.48 feet to a point for the intersection of the westerly right-of-way of said Pedernales Street, and the north right-of-way line of the apparent alley and the southeasterly corner of Lot 14, said Block 1, Industrial Addition;

THENCE South 20°49'45" West, with the westerly right-of-way of said Pedernales Street, a distance of 14.58 feet to the POINT OF BEGINNING and containing a calculated area of 4,772 square feet or 0.109 acre of land.

NOTES: The basis of bearings for this Vacation is the Texas Coordinate System of 1983, Central Zone, 4203, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B008826.004

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
August 11, 2026

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

STATE OF TEXAS
REGISTERED
STEPHEN R. GLOSUP
5570
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES REVIEWED
BY: _____ DATE: 08/13/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

APPARENT ALLEY RIGHT-OF-WAY VACATION EXHIBIT
OF
0.109 ACRE OF LAND

A PART OF THE LOGAN VANDEVER SURVEY, ABSTRACT NO. 784 AND A PORTION OF DIVISION O, OUTLOT 26, H & T C RR ADDITION

PLOTTED BY: Steve Glosup ON: Tuesday, August 11, 2026 AT: 1:29 PM FILEPATH: P:\008800\8826\002\Survey\Drawings\B008826.002 Santa Rita Courts Alley Vacation 26-0810.dwg

T. E. Johnson
Justice of the Peace & ex-Officio
Notary Public, Travis County, Texas.

(Notary Seal)

Filed for Record June 29, 1938 at 4:45 P. M. Recorded June 30, 1938 at 8:50 A. M.

O----------O

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

That we, Annie E. Pease, a feme sole, widow, of Dr. N. F. Pease, deceased, and Fred W. Pease, son and sole heir of Dr. N. F. Pease, deceased; and Martin Martinez and wife, Maria Martinez, all of Austin, Travis County, Texas, for and in consideration of the sum of Five Hundred Dollars cash to us in hand paid by the Housing Authority, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO GRANT, SELL AND CONVEY unto the Housing Authority, of Austin, Travis County, Texas, the following described property, to-wit:

All of Lot number Ten (10), in Block number One (1) Industrial Addition, in Outlot number Ten, in Division "O", in the City of Austin, Travis County, Texas, according to the map or plat of said Addition of record in Vol. 409, page 553, of the deed 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 any wise belonging, unto the said Housing Authority, a corporation, its successors and 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 Housing Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

That the said Martin Martinez and Maria Martinez join in the execution of this deed as they purchased the above described property from the other Grantors herein, but have not paid for same and no deed has been made to evidence the purchase, as their joinder in this deed make the execution of a deed to them unnecessary.

Witness our hands this the 27th day of June, A.D. 1938.

Mrs. Annie E. Pease
Fred W. Pease
Martin Martinez
Maria Martinez

50¢ U. S. Int. Rev. Stamp Can.

THE STATE OF TEXAS |
COUNTY OF TRAVIS | Before me, the undersigned authority, on this day personally appeared Annie E. Pease, a feme sole, and Fred W. Pease, known to me to be the persons whose names are subscribed to the foregoing instrument; and they each acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 27th day of June, A. D. 1938.

(Notary Seal)

Luther Thomas
Notary Public, Travis County, Texas.

THE STATE OF TEXAS |
COUNTY OF TRAVIS | Before me, the undersigned authority, on this day personally appeared Martin Martinez and his wife, Maria Martinez; known to me to be thepersons whose names are subscribed to the foregoing instrument; and he acknowledged to me that he executed the same for the purposes and consideration therein expressed; and she, Maria Martinez, 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 27th day of June, A. D. 1938.

Luther Thomas
(Notary Seal) Notary Public, Travis County, Texas.

Filed for Record June 29, 1938 at 5:00 P. M. Recorded June 30, 1938 at 9:15 A. M.

O----------O

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

That I, Mrs. Alfred H. Robinson, of 404 West 7th Street, Austin, Texas, do solemnly swear that I knew George A. Cypher, Sr., of Butler County, Pennsylvania, during his life time, that he was my uncle; that he was married but one time and that he and his wife had but one child, George A. Cypher; that the said George A.Cypher, Sr., died about fifteen or sixteen years ago in Butler County, Pa., and I am informed that he willed every thing to his said son; that the wife of the said George A. Cypher died before he did, and so far as I know died intestate; that I knew in a general way that the said George A.Cypher, Sr., had some property in Austin, Texas, but he never at any time had his home in Texas; and that Mr. E. B. Robinson acted as his agent for property here in Austin, Texas.

Mrs. Alfred H. Robinson

Subscribed and sworn to before me this the 2nd day of June, A. D. 1938.

Luther Thomas
(Notary Seal) Notary Public, Travis County, Texas.

THE STATE OF TEXAS |
COUNTY OF TRAVIS | Before me, the undersigned authority, on this day personally appeared Mrs. Alfred H. Robinson, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 2nd day of June, A. D. 1938.

Luther Thomas
(Notary Seal) Notary Public, Travis County, Texas.

Filed for Record June 29, 1938 at 5:00 P. M. Recorded June 30, 1938 at 9:20 A. M.

O----------O

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

Whereas, on the 11th day of July, A. D. 1931, John Rangel and his wife, Santos Rangel, of the County of Travis, State of Texas, did execute, acknowledge and deliver to Hermann Becker, of the County of Travis, State of Texas, a certain Mechanic's Lien & Note on the following described real estate lying and being situated in the County of Travis, State of Texas, to-wit:

Lot No. fourteen (14), in Block No. One (1), of Industrial Addition to the City of Austin, Travis Co., Texas, said Industrial Addition being Dr. N. F. Pease's Subdivision of Outlot No. ten (10) in Div. "O", of the Outlots to the City of Austin, Travis County, Texas, shown on the plat of said addition recorded in Book 409, page 553, of the Travis Co., Deed Records, and being the same property conveyed by Joe O. Prowse to John Rangel by deed dated June 8, 1931. Said records are made a part hereof for the purpose of further description and identification of said parcel of land.

to secure the prompt payment of one certain promissory note executed by the said John Rangel and wife, Santos Rangel and payable to the order of Hermann Becker, as follows:

One promissory note for the sum of $600.00, of date July 11, 1931, bearing eight per cent. per annum interest from its date payable to the order of Hermann Becker at Austin, in Travis Co., Texas, in installments of $10.00 or more per month, the first of such installments becomes due and payable Aug. 11, 1931, and the succeeding installments become

instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. And also before me, on this day personally appeared Arvilla Bryant, wife of the said S. G. Bryant, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Arvilla Bryant, 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 30th day of June, 1938.

Roy A. Barbisch,

(Notary Seal). Notary Public, Travis County, Texas.

Filed for Record June 30, 1938 at 10:30 A.M. Recorded July 1, 1938 at 8:30 A.M.

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That we, Joe Prowse and wife, Ida B. Prowse, of Austin, Travis County, Texas, for and in consideration of the sum of Twenty-one Hundred Dollars cash to us in hand paid by the Housing Authority, of Austin, Texas, the receipt of which is hereby acknowledged, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Housing Authority, of Austin, Travis County, Texas, a corporation, the following described property, to-wit:

All of Lots Numbers Nine (9), Twelve (12), and Fourteen (14), in Block Number One (1) Industrial Addition, in Outlot Number Ten (10), in Division "O", in the City of Austin, Travis County, Texas, according to the map or plat of said addition of record in Vol. 409, page 553, of the deed 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 any wise belonging unto the said Housing Authority, its successors and 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 Housing Authority, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands this the 24th day of June, A. D., 1938.

Joe Prowse.

Ida B. Prowse.

($2.50 U. S. Int. Rev. Stamps Cancelled).

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, on this day personally appeared Joe Prowse, and his wife, Ida B. Prowse; known to me to be the persons whose names are subscribed to the foregoing instrument; and he acknowledged to me that he executed the same for the purposes and consideration therein expressed; and she having been examined by me privily and apart from her said husband, and having the same fully explained to her by me, acknowledged such instrument to be her act anddeed, 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 24 day of June, A. D., 1938.

Nancy Kinney,

(Notary Seal). Notary Public, Travis County, Texas.

Filed for Record June 30, 1938 at 4:15 P.M. Recorded July 1, 1938 at 8:40 A.M.

acknowledged, have Sold, Granted, and Conveyed, and by these presents do Sell, Grant, and Convey, unto the said Worthey Turner and Thelma Turner, all that certain lot, tract or parcel of land situated in Travis County, Texas, and more particularly described as follows:

The East half of the North half of Lot No. 1, in Block "N", in Ridgetop Addition to the City of Austin, Travis County, Texas, according to plat of said Addition Recorded in the Plat Records of Travis County, Texas, Plat Book 2, page 200, the lot of land herein conveyed being 80.65 feet x 140 feet, and described by metes and bounds as follows:

Beginning at the Northwest corner of said Lot No. 1; thence Westerly 80.65 feet to stake for corner; thence Southerly parallel with the East and West line of said Lot No. 1, 140 feet to stake for corner; thence Easterly parallel with the North line of said Lot No. 1, 80.65 feet to stake for corner in the East line of said Lot No. 1; thence Northerly with the East line of said Lot No. 1, 140 feet to the place of beginning.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances to the same in anywise belonging unto the said Worthey Turner and Thelma Turner, their heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators to Warrant and Forever Defend the title to the above described property and premises unto the said Worthey Turner and Thelma Turner, their heirs and assigns, against everyperson whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand this the 9th day of July, A. D. 1938.

Birdie Killebrew.

($0.50 U. S. Int. Rev. Stamp Cancelled).

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, on this day personally appeared Birdie Killebrew, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 9th day of July, A. D. 1938.

J. M. Patterson,

(Notary Seal). Notary Public, Travis County, Texas.

Filed for Record July 19, 1938 at 4:15 P.M. Recorded July 22, 1938 at 1:50 P.M.

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.)

KNOW ALL MEN BY THESE PRESENTS:

That we, Jessie E. Castillo and Maria Z. Castillo, of Austin, Travis County, Texas, for and in consideration of the sum of Fifteen Hundred Dollars cash paid to us by the Housing Authority, the receipt of which is hereby acknowledged; and of which sum the sum of $1008.35 is being used to pay off the indebtedness against the property hereinafter described held by the Home Owners' Loan Corporation, and the grantee herein is to be subrogated to all of its rights and remedies against said property and the same are hereby continued thereon withoutmerger, have Granted, Sold and Conveyed, and these presents do Grant Sell and Convey unto the said Housing Authority, of the City of Austin, Travis County, Texas, the following described property towit:

All of Lot number thirteen (13), in Block number one (1), of the Industrial Addition to the City of Austin, in Travis County, Texas, in Outlot Number Ten (10), in Division "O" of said City, according to the map or plat of said Addition of record in Vol. 409, page 553 of the Deed Records of Travis County, Texas; being the same property conveyed by the Home Owners' Loan Corporation to Jessie E. Castillo, by deed dated December 20th, 1937, of record in Vol. 578, page 234 of the deed records of Travis County, Texas.

To have and to hold the above described premises, together with all and singular the rights and appur-

tenances thereto in any wise belonging, unto the said Housing Authority, its successors and 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 said Housing Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands this the 1st day of July, A. D., 1938.

Jessie E. Castillo.

Maria Z. Castillo.

($1.50 U. S. Int. Rev. Stamps Cancelled).

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, on this day personally appeared Jessie E. Castillo and his wife, Maria Z. Castillo; known to me to be the persons whose names are subscribed to the foregoing instrument; and he acknowledged to me that he executed the same for the purposes and consideration therein expressed; and she, Maria Z. Castillo, having been examined by me privily and apart from her said 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 19 day of July, A. D. 1938.

Helen Kelleher,

(Notary seal). Notary Public, Travis County, Texas.

Filed for Record July 19, 1938 at 4:00 P.M. Recorded July 22, 1938 at 2:35 P.M.

-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-

STATE OF TEXAS,)
COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That I, Stanford Payne, of Travis County, Texas, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars to me cash in hand paid by Watt Schieffer, the receipt of which is hereby acknowledged, and the further consideration that the said Watt Schieffer take the lands and premises hereinafter described subject to the outstanding indebtedness against same, and subject to the conditions and limitations against same, the indebtedness and the conditions andlimitations being set forth in the deed from Louis McGinnis and wife to Stanford Payne dated March 26, 1938, and recorded in Vol. 586 at pages 522-4, Deed Records of Travis County, Texas, to which and the record thereof reference is here made for all purposes;

Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Watt Schieffer, his heirs and assigns, all that certain lot, tract or parcel of land situated in Travis County, Texas, more particularly described as follows:

18.7 acres, a part of 35.47 acres in the Daniel J. Gilbert Survey, in Travis County, Texas, described in deed from Edw. J. Walsh, et al, to Louis McGinnis and wife, Kate McGinnis, dated January 13, 1910, recorded in the Deed Records of Travis County, Texas, Book 318, pages 34-35, said 18.7 acres being described by metes and bounds as follows:

Beginning at the Southeast corner of said 35.47 acre tract; thence North 61 deg. West with the South line of said 35.47 acre tract and the North line of Cedar Street 651.2 feet to stake for corner in said South line; thence North 29 deg. 15' East 1277.48 feet to stake for corner in the North line of said 35.47 acre tract; thence with the North line of said 35.47 acre tract South 61 deg. 15' East [illegible] which point is 200 feet from the Northeast corner of said

and that may hereafter be recorded in its said books.

IN TESTIMONY WHEREOF, Austin Memorial Park has caused these presents to be duly executed by its President and countersigned by its Secretary, hereunto duly authorized and empowered, and its seal to be hereunto affixed, this 2 day of June, A. D. 1938.

AUSTIN MEMORIAL PARK

(Cor. Seal) By E. P. Cravens, President.

ATTEST: Chas. B. Cook, Secretary

THE STATE OF TEXAS #

COUNTY OF TRAVIS # Before me, the undersigned authority, on this day personally appeared E. P. Cravens, President of Austin Memorial Park, of Austin, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 2 day of June, A. D. 1938.

Ernest D. Harris

(Notary Seal) Notary Public in and for Travis County, Texas.

Filed for record July 25, 1938 at 3:10 P.M. Recorded July 26, 1938 at 4:30 P.M.

0- - - - - - - - - - -0

THE STATE OF TEXAS #

COUNTY OF TRAVIS # KNOW ALL MEN BY THESE PRESENTS:

That the Fidelity Trust Company, a corporation having its principal place of business in the City of Austin, County of Travis, State of Texas for and in consideration of the sum of Sixty and 46/100($60.46) Dollars cash to it paid, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Housing Authority of the City of Austin, Travis County, Texas of the County of Travis, State of Texas all that certain lot, tract or parcel of land described as follows: All of Lot No. Eight (8) in Block No. One (1), of the Industrial Addition to the City of Austin, Travis County, Texas, said Addition being Dr. N. F. Pease's Subdivision of Outlot Ten (10) in Division "O" of the Outlots to the City of Austin, Texas, as shown by the map or plat of said Addition on file in the Deed 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 Housing Authority of the City of Austin, Travis County, Texas, its successors and assigns forever; and we do hereby bind ourselves, our successors and assigns to Warrant and Forever Defend all and singular the said premises unto the said Housing Authority of the City of Austin, Travis County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under us but not otherwise.

Witness our hand at Austin, Texas this 20th day of July, A. D. 1938.

FIDELITY TRUST COMPANY

(Cor. Seal) By: H. H. Luedecke, President.

ATTEST: Fred C. Morse, Cashier

THE STATE OF TEXAS #

COUNTY OF TRAVIS # Before me, the undersigned authority, a Notary Public in and

for Travis County, Texas, on this day personally appeared H. H. Luedecke, President of the Fidelity Trust Company, a corporation having its principal place of business in Austin, Texas known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation and in the capacity therein stated.

Given under my hand and seal of office, this 20th day of July, A. D. 1938.

Glen E. Lewis

(Notary Seal) Notary Public in and for Travis County, Texas.

Filed for record July 25, 1938 at 4:00 P.M. Recorded July 26, 1938 at 4:45 P.M.

0- - - - - - - - -0

THE STATE OF TEXAS #

COUNTY OF TRAVIS #

Whereas on the 14th day of May, 1938, W. H. Dittrich, of Travis County, Texas, party of the first part and Zelma Jaroszewski and Gus Jaroszewski, parties of the second part, did inter into a mechanic's lien contract, which said contract is of record in Vol. 583, pages 111-113 of the Mechanic's Lien Records of Travis County, Texas, for the construction of certain improvements described therein on the following described land towit:

All of Lots Nos. Eight (8) and Nine (9) in Block No. Five (5) of University Park, an addition to the City of Austin, Travis County, Texas, out of Outlot No. Twenty nine (29) in Division "C" in the City of Austin, Travis County, Texas, according to the map or plat of said addition of record in Vol. 3, page 125 of the Plat Records of Travis County, Texas, and being the same property conveyed Zelma Jaroszewski by deed of Wm. E. Bergman, Jr. and wife, Margaret B. Bergman, dated April 21st, 1938, and recorded in Vol. 587, Pages 283-284 of the Deed Records of Travis County, Texas, to which reference is hereby made; and

WHEREAS said contract provided for the payment of the sum of Three Thousand and No/100 ($3,000.00) Dollars to be paid as follows; the sum of $425.00 cash paid and the sum of $425.00 to be paid when the roof was on and the sum of $2150.00 in accordance with the terms of one certain Mechanic's Lien note of even date therewith and fully described in said contract; and

WHEREAS, said $2150.00 note together with the lien securing same was by transfer of lien dated July 6th. 1938, recorded in Vol. 593, page 228 of the Deed Records of Travis County, Texas, sold, transferred and assigned to the Farm & Home Savings & Loan Association of Missouri.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, W. H. Dittrich, party of the first part mentioned in above said Mechanic's Lien Contract do hereby acknowledge receipt of the sum of $850.00 provided in said contract, to be payable as provided therein, and do hereby release any and all liens on said above described land and improvements insofar as the $850.00 is concerned.

EXECUTED this the 18 day of July, A. D. 1938.

W. H. Dittrich

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, E. L. Greenwood, the undersigned notary public in and for Travis County, Texas, on this day personally appeared W. H. Dittrich known to me to be the person whose name is subscribed to the foregoing instru-

Sterzing by Home for the Aged of the Little Sisters of the Poor, Incorporated, by deed dated December 13, 1904, and recorded in Book 202, page 60, Deed Records of Travis County, Texas, and by other instruments duly recorded.

To have and to hold the said premises, together with all and singular the rights and privileges and appurtenances thereto in anywise belonging, unto the said Ben Walker, his heirs and assigns, forever, so that neither I, the said Mrs. Winifred Sterzing Whitener, nor my heirs, nor any person or persons claiming under me, shall at any time hereafter have or claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof.

Witness my hand, at Austin, Texas, this the 22nd day of July, A. D. 1938.

Mrs. Winifred Sterzing Whitener

$1.00 U. S. Int. Rev. Stamps Can.

THE STATE OF TEXAS #
COUNTY OF TRAVIS #

Before me, the undersigned authority, a Notary Public in and for Travis County, Texas, on this day personally appeared Mrs. Winifred Sterzing Whitener, an adult single woman, well known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 22nd day of July, A. D. 1938.

Dorothy Owens

(Notary Seal) Notary Public in and for Travis County, Texas.

Filed for record July 25, 1938 at 12:30 P.M. Recorded July 27, 1938 at 10:20 A. M.

0- - - - - - - - - - - - - -0

THE STATE OF TEXAS #
COUNTY OF TRAVIS #

WHEREAS by deed dated March 12th, 1934 and of record in Vol. 510, page 459 of the Deed Records of Travis County, Texas, Joe O. Prowse conveyed to Mary Urives the property hereinafter described, for the consideration therein recited, which consideration she here and now represents was furnished to her by V. Garcia, a single man; and,

Whereas she further represents that about the year 1920 she married Marcos Renia, who deserted her about three years after her said marriage, and they thereafter lived separate and apart without any cohabitation as such husband and wife; and,

Whereas the said Mary Urives further represents that the child, Abel P. Perez, who is about fourteen years of age and who resides with her is her son, but is not a son of the said V. Garcia, from whom she was separated continuously after his abandonment of her, but from whom she was never divorced, but who died during the year 1937; and,

Whereas the said Mary Urives thinking herself a feme sole, her said husband not having been heard of by her since he so deserted her, represented herself to be a feme sole to the Fidelity Trust Co., a corporation, secured from it a loan which is evidenced by the deed of trust executed by her and of record in Vol. 576, page 22 of the deed of trust records of Travis County, Texas; under the powers of which a sale was made of said property as shown by the records of Travis County, Texas; therefore,

Know All Men By These Presents: That we, the said Mary Urives and V. Garcia, a single man of Travis County, Texas, for and in consideration of the sum of Four Hundred Dollars cash paid to us by the Housing Authority, the receipt of which is hereby acknowledged, and

in further consideration that it hereby agreed that Mary Urives shall have the right for fifteen days after the delivery hereof to remove the house on the property hereinafter described from said property; and in further consideration that said Housing Authority hereby assumes the payment of the pro rata part of the taxes to accrue for the year 1938 on the property hereby conveyed,-HAVE GRANTED SOLD AND CONVEYED AND BY THESE PRESENTS DO GRANT SELL AND CONVEY unto the said the Housing Authority, of the City of Austin, Travis County, Texas, a corporation, the following described property, towit:

All of Lot number Eight (8) in Block number One (1) of the Industrial Addition to the City of Austin, Travis County, Texas, being a subdivision made by Dr. N. F. Pease of Outlot number Ten (10), in Division "O" of the City of Austin, Travis County, Texas, as per plat of said addition of record in Book 409, page 553 of the deed records of Travis County, Texas; being the same property described in the deed and the deed of trust above mentioned.

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 Housing Authority, its successors and 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 Housing Authority its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

That the said Mary Urives further represents that she and the said minor, Abel P. Perez, are the owners of Lot number Seven (7) in Block number One (1) said Industrial Addition, which said Lot No. 7 lies immediately West of and adjoining to said Lot No. 8 hereby conveyed; and that she hereby agrees to remove the house from said Lot No. 8 on to said Lot No. 7, as a fixture thereon and hereby assigns and transfers unto the said Abel P. Perez a sufficient interest in said house and all future improvements thereon to compensate him in full for any interest he may have in the lot hereby conveyed to the Housing Authority, and said interest in said house shall result as an equitable partition of said Lot No. 8 and the improvements thereon, and said equity shall inure to the benefit and interest of said Housing Authority, as a protection to it against any claim that may be made by the said Abel P. Perez or any one claiming under him to said Lot No. 8 or any interest therein. That a settlement is being made with said Fidelity Trust Co. of its claim to said Lot No. 8 and the payment is being made out of said sum of four hundred dollars above mentioned as the purchase price of said lot, and it is agreed that said Housing Authority is hereby subrogated to all rights, liens and equities held by the said Fidelity Trust Co. on said Lot No. 8, and that said rights and liens and equities shall not merge into the title to said lot hereby conveyed, nor in the title to the deed to be executed by the Fidelity Trust Co. to said Housing Authority to said lot, but the same shall be continued as equities on said property in favor of the Housing Authority for its protection.

Witness our hands this the 21st day of July, A. D. 1938.

her
Mary X Urives
mark

his
Victor X Garcia
mark

50¢ U. S.Int. Rev. Stamps Can.

The State of Texas #
County of Travis #

Before me, the undersigned authority, on this day personally appeared Mary Urives and V. Garcia known to me to be the persons whose names are subscribed to the foregoing instrument, and they each acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Mary Urives having been examined by me privily and apart from the said V. Garcia, 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 21st day of July, A. D. 1938.

W. R. Smith, Jr.

(Notary Seal) Notary Public, Travis County, Texas.

Filed for record July 25, 1938 at 4:00 P.M. Recorded July 27, 1938 at 10:45 A. M.

0- - - - - - - - - -0

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

That The Calcasieu Lumber Company, a corporation organized and existing under the laws of the State of Texas, with its principal office in Austin, Travis County, Texas, acting herein by and through its Vice-President, Margaret Drake Thomson, does hereby acknowledge payment in full of the Mechanic's Lien Contract, note and interest, executed by C. G. McCarty and wife, Lillian McCarty, both of the County of Travis, in the State of Texas, on the 26th day of June, A. D. 1938, payable to the order of H. M. Hargrave and recorded in Book No. 578, Pages 276 to 278 inclusive of the Mechanic's Lien Records of Travis County, Texas.

THE CALCASIEU LUMBER COMPANY, being the legal owner and holder of same, does hereby release and acquit to the said C. G. McCarty and wife, Lillian McCarty, their heirs or assigns forever, the property described in the said instrument, viz:

The North Fifty (50) feet of Lot No. Two (2) in Block No. One (1) in the Driskill and Rainey's Subdivision of Outlots Nos. Seventy two (72) and Seventy three (73) in Division E in the City of Austin, Travis County, Texas, according to the Plat of said Subdivision duly recorded in Plat Book 1, page 22 of the Plat Records of Travis County, Texas, and fully described in said contract, to which said contract reference is here made for description of the said promissory note and of the said property and for particulars.

In testimony whereof THE CALCASIEU LUMBER COMPANY has caused these presents to be executed by its Vice-President under its corporate seal and attested by its Secretary, this the 9 day of July, A. D. 1938.

THE CALCASIEU LUMBER COMPANY

(Cor. Seal) By Margaret Drake Thomson, Vice-President.

ATTEST: W. S. Drake, Jr., Secretary

THE STATE OF TEXAS #
COUNTY OF TRAVIS # Before me, the undersigned authority, on this day personally appeared Margaret Drake Thomson, Vice-President of The Calcasieu Lumber Company known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, as the act and deed of The Calcasieu Lumber Company and in the capacity therein stated.

Given under my hand and seal of office, this the 9 day of July, A. D. 1938.

Raymond H. Dear

(Notary Seal) Notary Public, Travis County, Texas.

Filed for record July 26, 1938 at 3:00 P.M. Recorded July 27, 1938 at 11:00 A. M.

0- - - - - - - - - -0

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

That I, W. S. Drake, Jr., of the County of Travis, in the State of Texas, for value received from The Calcasieu Lumber Company a corporation organized and existing under the

R. C. Shelley,

(Notary Seal) Notary Public,

Travis County, Texas.

Release Correct.
Geo. F. Pendexter, City Atty.
per Warren W. Moore, Asst. City Atty.
Sept. 24/96.

Filed for Record August 6th, 1938 at 10:30 A. M. Recorded August 6th, 1938 at 10:45 A. M.

0 - - - - - - - - - - - 0

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That I, Charles W. Zwiener, of Travis County, Texas, being the legal owner and holder of that certain installment vendor's lien note in the principal sum of $2,850.00, executed by Emma P. Weir to A. E. Rhodes on July 29, 1935, in part payment of Lots Nos. 1 and 2, in Block No. 28, of Hyde Park Addition to the City of Austin, Texas, said note being fully described in deed from A. E. Rhodes and wife, Margaret Rhodes to Emma P. Weir, dated July 29, 1935, recorded in the Deed Records of Travis County, Texas, Book 523, pages 637-638, do hereby acknowledge payment in full of said note and release unto the said Mrs. Emma P. Weir, her heirs and assigns, lots Nos. 1 and 2, in Block No. 28, of Hyde Park Addition to the City of Austin, Texas, free from the lien reserved in the above mentioned deed of July 29, 1935, and all other liens securing the payment of said $2,850.00, note.

Witness my hand this the 29th day of July, 1938.

Chas. W. Zwiener.

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) Before me, the undersigned authority, on this day personally appeared Charles W. Zwiener, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 29th day of July, A. D. 1938.

Jennie Bergstrom,

(Notary Seal) Notary Public,

Travis County, Texas.

Filed for Record August 6th, 1938 at 10:30 A. M. Recorded August 6th, 1938 at 11:00 A. M.

0 - - - - - - - - - - - 0

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That I, Paul J. Willhoite, of Austin, Travis County, Texas, for and in consideration of the sum of $219.00 cash to me in hand paid by the Housing Authority, the receipt of which is hereby acknowledged, have granted, sold, assigned and transferred, and by these presents do grant, sell, assign and transfer unto the said Housing Authority, of the City of Austin, Travis County, Texas, the note for $230.00 executed to me by Juanita Rodriquez and the mechanic's lien executed by her to me on Lot No. 11, in Block No. 1 of the Industrial Addition to the City of Austin, Travis County, Texas; being Dr. N. F. Pease's subdivision of Outlot Ten, Division "O" of the City of Austin, as per plat of record in Book 409, page 553 of the plat records of Travis County, Texas; said mechanic's lien being of record in Vol. 583, pages 53 to 55 of the mechanic's lien records of Travis County, Texas, which is here referred to for a further and better description of said note and the lien granted on said property to secure its payment; but this transfer and assignment is made without recourse on me, but there is owing on said note at this time the sum paid me

for this transfer as above stated.

It is the purpose of the Housing Authority to purchase the above described property from the said Juanita Rodriquez to be conveyed by her under order of the District Court of Travis County, Texas, as the community property of herself and her husband, Joe Torres; and it is the intention of the said Housing Authority that this transfer and assignment shall not merge in the title conveyed by said deed, when it is delivered, but that its rights hereunder to said note and lien shall continue as a valid lien on said property to secure the payment of said note as a further protection to it.

To have and to hold said note, mechanic's lien and rights evidenced thereby unto the said Housing Authority, its successors and assigns forever.

Witness my hand this the 1st day of August, A. D. 1938.

Paul J. Willhoite.

THE STATE OF TEXAS,)
COUNTY OF WALKER.) Before me, the undersigned authority, on this day personally appeared Paul J. Willhoite, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 1st day of August, A. D. 1938.

Raymond Davis,
(Notary Seal) Notary Public,
Walker County, Texas.

Filed for Record August 6th, 1938 at 11:00 A. M. Recorded August 6th, 1938 at 11:15 A. M.

O - - - - - - - - - - O

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

THAT We, Margaret D. Okie and husband, V. G. Okie of the County of Fremont and State of Wyoming, in consideration of the sum of THREE HUNDRED AND 00/100 DOLLARS, cash to us in hand paid by A. L. Phelps, the receipt of which is hereby acknowledged and confessed; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said A. L. Phelps of the County of Travis and State of Texas all that certain lot, tract or parcel of land to-wit:-

Lot No. Thirty-one (31) in Okie Heights Addition according to the map or plat of said addition as recorded in Plat Book No. 3, page 255 of the Plat Records of Travis County, Texas, reference to which is hereby made.

It is agreed and understood that no residence is to be built on said lot at a cost of less than $2000.00.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said A. L. Phelps, his heirs and 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 A. L. Phelps, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Said vendee to assume taxes from January 1, 1938 on.

WITNESS our hands at Austin, Texas this 4th day of August A. D. 1938.

Margaret D. Okie,
V. G. Okie,

$0.50 U. S. Int. Rev. Stamps Cancelled.

person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed; and also came Margaret D. Okie wife of V. G. Okie known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Margaret D. Okie 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 5th day of August A. D. 1938.

Henry Wendlandt,

(Notary Seal) Notary Public,

Travis County, Texas.

Filed for Record August 6th, 1938 at 11:10 A. M. Recorded August 6th, 1938 at 11:30 A. M.

0 - - - - - - - - - - 0

THE STATE OF TEXAS,)

COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That I, Juanita Rodriquez Torres, of Austin, Travis County, Texas, acting herein pursuant to and under and by virtue of the order of the District Court of Travis County, Texas, for the 126th Judicial District of Texas, enetred on August 1st, A. D. 1938, in cause No. 60309, Juanita Rodriquez Torres vs Joe Torres, authorizing and empowering me to control, manage and dispose of the community property of myself and the said Joe Torres, the property hereinafter being included as such community property and also acting in my name as Juinita Rodriquez, for and in consideration of the sum of Six Hundred and Fifty Dollars paid in cash to me by the Housing Authority, of the City of Austin, Travis County, Texas, a corporation, part of which cash is being devoted to the clearing of the mechanic's lien debt mentioned in said court order as existing on the property hereinafter described, and in further consideration of the assumption of the payment by said Housing Authority of the prorata taxes, if any, to accrue for 1938 on the property hereinafter described, HAVE GRANTED SOLD AND CONVEYED AND BY THESE PRESENTS DO GRANT SELL AND CONVEY unto the said Housing Authority, of Austin, Travis County, Texas, the following described property, to-wit:

All of Lot No. 11, in Block 1, in N. F. Pease Subdivision of Outlot number Ten (10), in Division "O" of the City of Austin, Travis County, Texas; being the same property conveyed to me in the name of Juanita Rodriquez by Annie E. Pease, a widow, and Fred W. Pease, by deed dated October 15th, 1934, and of record in Vol. 520, page 512 of the deed 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 any wise belonging, unto the said Housing Authority, of the City of Austin, Travis County, Texas, its successors and assigns forever; and I do hereby, in so far as I am empowered so to do by said court and or otherwise, bind, myself, my heirs, executors and administrators, the community estate of myself and my husband, Joe Torres, and the said Joe Torres to warrant and forever defend all and singular the said premises unto the said Housing Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In evidence whereof witness my hand and signatures as the abandoned wife of Joe

Torres, authorized by said Court Order to control manage and dispose of the community property of myself and the said Joe Torres, and as Juinata Rodriquez the name in which said above described property was conveyed to me, this the 1st day of August, A. D. 1938.

Juanita Rodriquez Torres,
Juanita Rodriquez.

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) Before me, the undersigned authority, on this day personally appeared Juinita Rodriquez Torres, the abandoned wife of Joe Torres, known to me to be the person whose name is subscribed to the foregoing instrument as Juinita Rodriquez Torres and as Juinita Rodriquez; and she having been examined by me privily and apart from the said Joe Torres his whereabouts being unknown to me, and having the same fully explained to her by me, she acknowledged such instrument to be her act and deed in the capacities therein set out; and declared that she had willingly signed the same in said capacities 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 1st day of August, A. D. 1938.

E. H. Yeiser,
(Notary Seal) Notary Public,
Travis County, Texas.

$1.00 U. S. Int. Rev. Stamps Cancelled.

Filed for Record August 6th, 1938 at 11:00 A. M. Recorded August 6th, 1938 at 11:45 A.M.

0 - - - - - - - - - - 0

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.) KNOW ALL MEN BY THESE PRESENTS:

That We, Annie E. Pease, (a Feme-sole), Widow of Dr. N. F. Pease, and Fred W. Pease, Sole Heirs of the said Dr. N. F. Pease, deceased, both of the County of Travis, State of Texas, for and in consideration of the sum of One Hundred-Forty-Five ($145.00) cash No/100 Dollars to us in hand paid by Juanita Rodriquez, in Cash Receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Juanita Rodriquez, of the County of Travis, State of Texas all that certain Lot, Tract or Parcel of Land, described as follows; Viz: Being all of Lot Number Eleven (11) in Block Number One (1) of the Industrial Addition, to the City of Austin, Travis County, Texas. Said Additional being Dr. N. F. Pease's Sub-Div. of Outlot No. Ten (10) in Div. 0 of the Outlots of the City of Austin, Texas as shown by plat or Map of said addition on record in the Deed 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 Juanita Rodriquez, and her heirs and assigns forever and We, do hereby bind Ourselves and Our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Juanita Rodriquez, and her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

PID 189382 | E 2 ST

GENERAL INFO

ACCOUNT

Property ID: 189382
Geographic ID: 0202100327
Type: R
Zoning: MF5
Agent:
Legal Description: 2.33 ACR OLT 25 DIVISION O & LOT 8-14 BLK 1 OLT 10 DIV O INDUSTRIAL ADDN & 4.84 ACR OLT 26 DIVISION O
Property Use: 08

LOCATION

Address: E 2 ST, TX 78702

Market Area:
Market Area CD: EXE
Map ID: 020211

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

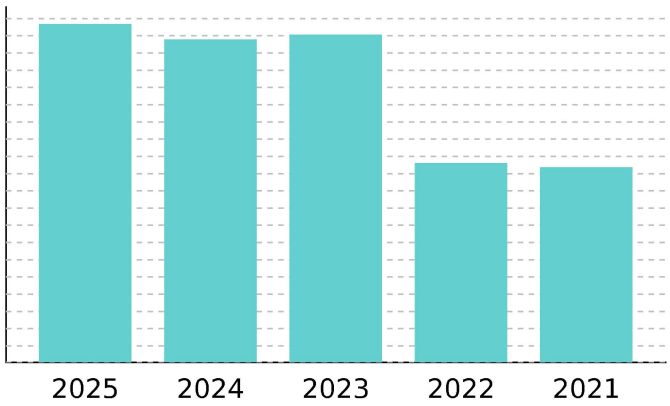
Name: HOUSING AUTHORITY OF COA
Secondary Name:
Mailing Address: 1124 S INTERSTATE 35 AUSTIN TX 78704-2614
Owner ID: 175517
% Ownership: 100.000000
Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$42,047,125
Special Use Land Market:	$0
Total Land:	$42,047,125
Improvement Homesite:	$0
Improvement Non-Homesite:	$7,147,721
Total Improvement:	$7,147,721
Market:	$49,194,846
Special Use Exclusion (-):	$0
Appraised:	$49,194,846
Value Limitation Adjustment (-):	$0
Net Appraised:	$49,194,846

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	$42,047,125	$7,147,721	$0	$49,194,846	$0	$49,194,846
2024	$42,047,125	$4,904,394	$0	$46,951,519	$0	$46,951,519
2023	$42,047,125	$5,576,555	$0	$47,623,680	$0	$47,623,680
2022	$25,228,275	$3,785,810	$0	$29,014,085	$0	$29,014,085
2021	$25,228,275	$3,163,841	$0	$28,392,116	$0	$28,392,116

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.925200	$49,194,846	$0
02	CITY OF AUSTIN	0.524017	$49,194,846	$0
03	TRAVIS COUNTY	0.375845	$49,194,846	$0
0A	TRAVIS CENTRAL APP DIST	0.000000	$49,194,846	$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.118023	$49,194,846	$0
68	AUSTIN COMM COLL DIST	0.103400	$49,194,846	$0
HPR1	HOMESTEAD PRESERVATION REINVESTMENT	0.000000	$49,194,846	$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: APARTMENT 100+ Improvement Value: $7,147,721 Main Area: 89,407
State Code: B1 Description: APARTMENT 100+ Gross Building Area: 144,732

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	WW		0	1990	1939	57,895
2ND	2nd Floor	WW		0	1990	1939	31,512
011C	PORCH OPEN 1ST COMM	WW		0	1990	1939	5,069
551	PAVED AREA	CA		1	1990	1939	45,500
132	PLBG 5-FIXT AVG	AVG		62	1990	1939	1
482	LIGHT POLES	WW		0	1990	1939	12
581C	STORAGE ATT COMM	WW		0	1990	1939	450
450	SPORT COURT	A		1	1990	1939	2,671
611	TERRACE	CA		1	1990	1939	1,620
162	LAVATORY AVG	AVG		10	1990	1939	1
242	OBS OVEN/BURN	AVG		1	1990	1939	1

Improvement Features

1ST Floor Factor: 1ST, Shape Factor: R, Grade Factor: A
2ND Shape Factor: R, Grade Factor: A, Floor Factor: 2ND

Improvement #2: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG R, U Gross Building Area: 2,209

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,064
SO	Sketch Only	SO		0			96
SO	Sketch Only	SO		0			48

Improvement Features

Improvement #3: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS SPORT COURTS Gross Building Area: 2,692

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,470
SO	Sketch Only	SO		0			1,221

Improvement Features

Improvement #4: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG ZA Gross Building Area: 2,581

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,352
SO	Sketch Only	SO		0			120
SO	Sketch Only	SO		0			108

Improvement Features

Improvement #5: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG Z Gross Building Area: 3,301

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,976
SO	Sketch Only	SO		0			156
SO	Sketch Only	SO		0			168

Improvement Features

Improvement #6: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG Y Gross Building Area: 2,401

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,160
SO	Sketch Only	SO		0			108
SO	Sketch Only	SO		0			132

Improvement Features

Improvement #7: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG X Gross Building Area: 1,549

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,440
SO	Sketch Only	SO		0			60
SO	Sketch Only	SO		0			48

Improvement Features

Improvement #8: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG W Gross Building Area: 2,119

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,968
SO	Sketch Only	SO		0			66
SO	Sketch Only	SO		0			84

Improvement Features

Improvement #9: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG T Gross Building Area: 1,717

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,584
SO	Sketch Only	SO		0			60
SO	Sketch Only	SO		0			72

Improvement Features

Improvement #10: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG S, V Gross Building Area: 2,143

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,920
SO	Sketch Only	SO		0			108
SO	Sketch Only	SO		0			114

Improvement Features

Improvement #11: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG Q Gross Building Area: 2,527

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,304
SO	Sketch Only	SO		0			108
SO	Sketch Only	SO		0			114

Improvement Features

Improvement #12: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG M, N, P Gross Building Area: 4,931

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,384
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			192
SO	Sketch Only	SO		0			36
SO	Sketch Only	SO		0			30

Improvement Features

Improvement #13: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG L Gross Building Area: 5,591

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,696
SO	Sketch Only	SO		0			2,600
SO	Sketch Only	SO		0			192
SO	Sketch Only	SO		0			72
SO	Sketch Only	SO		0			30

Improvement Features

Improvement #14: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG H Gross Building Area: 5,989

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			4,255
SO	Sketch Only	SO		0			88
SO	Sketch Only	SO		0			25
SO	Sketch Only	SO		0			1,620

Improvement Features

Improvement #15: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG F Gross Building Area: 4,751

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,240
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			192
SO	Sketch Only	SO		0			30

Improvement Features

Improvement #16: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG B, I, J, K, O Gross Building Area: 3,503

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			72
SO	Sketch Only	SO		0			72
SO	Sketch Only	SO		0			30

Improvement Features

Improvement #17: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: DETAILS BLDG A, C, D, E, G Gross Building Area: 4,607

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,096
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			192
SO	Sketch Only	SO		0			30

Improvement Features

Improvement #18: SPECIAL (NODEPR) Improvement Value: $0 Main Area: 0
State Code: B1 Description: OVERVIEW Gross Building Area: 62,507

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MISC	Miscellaneous	SO		0			1
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			2,432
SO	Sketch Only	SO		0			2,288
SO	Sketch Only	SO		0			4,255
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			2,888
SO	Sketch Only	SO		0			2,576
SO	Sketch Only	SO		0			2,576
SO	Sketch Only	SO		0			1,664
SO	Sketch Only	SO		0			2,576
SO	Sketch Only	SO		0			2,304
SO	Sketch Only	SO		0			2,064
SO	Sketch Only	SO		0			1,920
SO	Sketch Only	SO		0			1,584
SO	Sketch Only	SO		0			2,064
SO	Sketch Only	SO		0			1,920
SO	Sketch Only	SO		0			1,968
SO	Sketch Only	SO		0			1,440
SO	Sketch Only	SO		0			2,160
SO	Sketch Only	SO		0			2,976
SO	Sketch Only	SO		0			2,352
SO	Sketch Only	SO		0			1,470
SO	Sketch Only	SO		0			1,221

Improvement Features

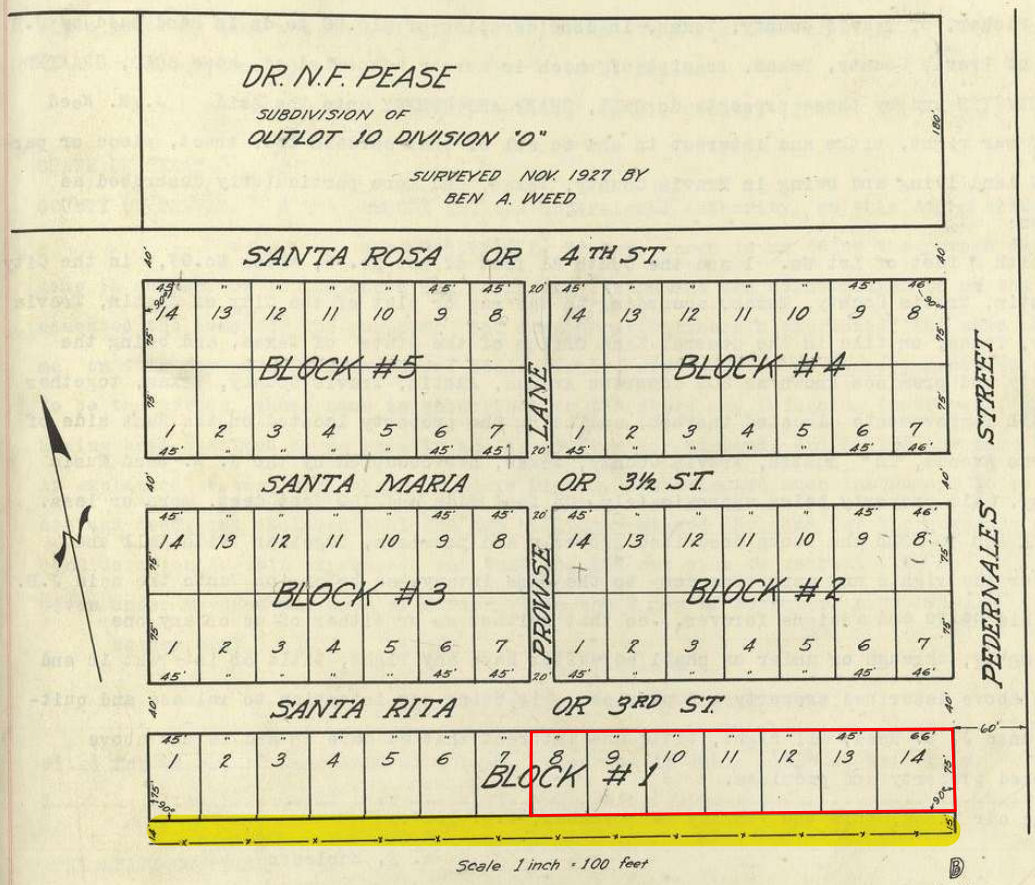
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	7.7222	336,377	$125.00	$42,047,125	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument

INDUSTRIAL ADDITION



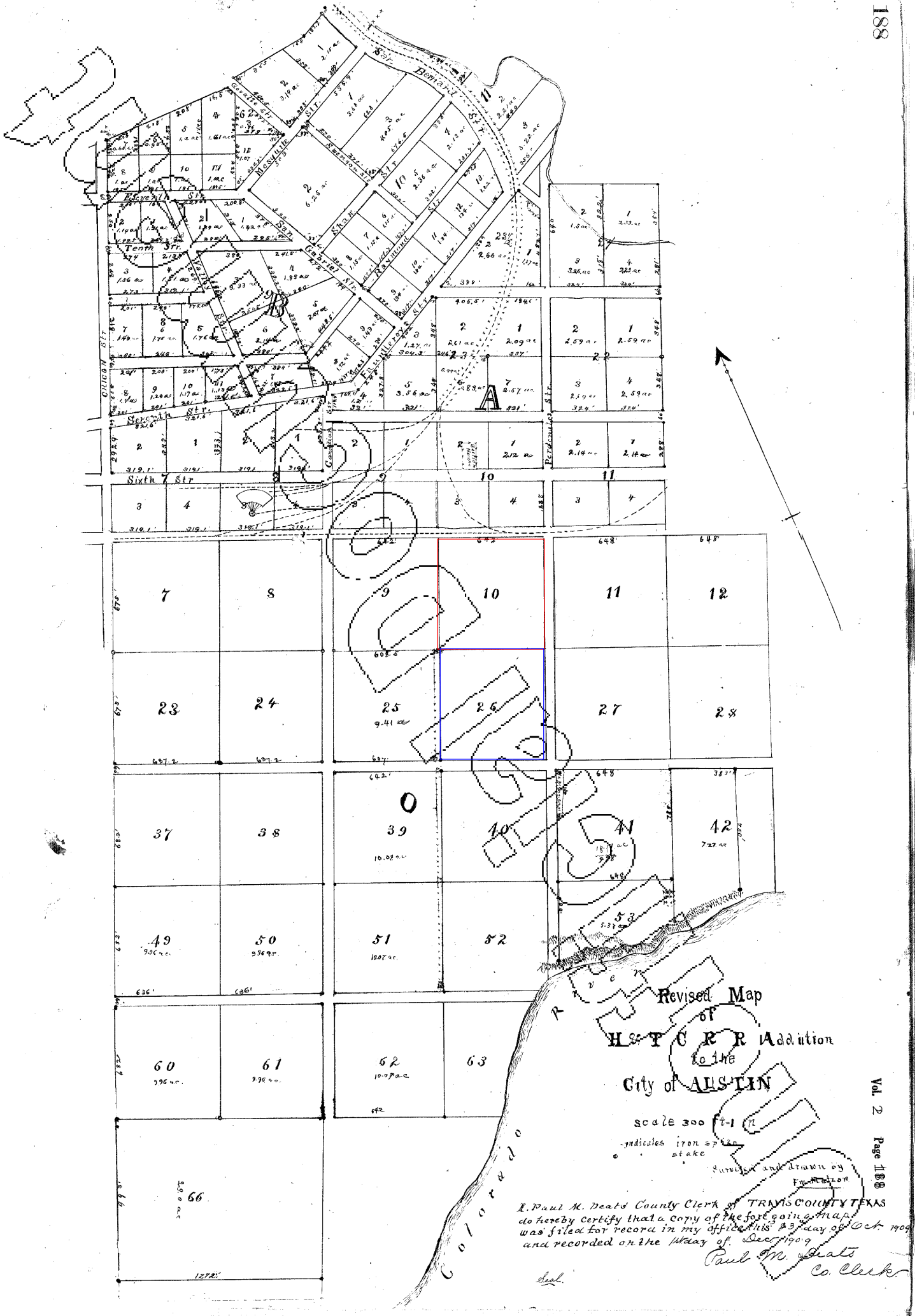
APPROVED FOR FILING AT
AUSTIN, TEXAS
THIS 11 DAY OF JAN. 1928
CITY PLAN DEPARTMENT
BY W. Kuehne Chrm.
J. W. Parsley
W. Gillespie Stacy

State of Texas#
County of Travis# I, N.F. Pease, of the State and County Aforesaid, do hereby acknowledge this to be a true and correct Plat of the Subdivision made by me of Outlot Number 10 in Division O, of the City of Austin, and plated as Industrial Addition, to the City of Austin, Travis County, Texas, and I do hereby dedicate for the use of the public all the streets and alleys shown thereon.

N.F. Pease.

State of Texas#
County of Travis# Before me, Joe O. Prowse, a notary public in and for Travis County, Texas, on this day personally appeared N.F. Pease, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
Given under my hand and seal of office, this 10th day of January, A.D. 1928.
(Notary Seal) Joe O. Prowse, Notary Public,
Travis County, Texas.

Notes: All front corners of said lots are marked by iron stakes, Scale 1 inch-100 feet


Revised Map
of
H & T C R R Addition
to the
City of AUSTIN
scale 300 ft-1 in
Surveyed and drawn by
F. W. Hodson
Colorado River
I, Paul M. Beats County Clerk of TRAVIS COUNTY TEXAS
do hereby certify that a copy of the foregoing map
was filed for record in my office this 23 day of Oct 1909
and recorded on the 1st day of Dec 1909
Paul M. Beats
Co. Clerk
Seal.

CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM APR / Planning & Design Review				
Approved	Ottilia Willis		02/03/2026	**02/03/2026**
Comments: None				

LM Astound

Approved	Carlos Delgado	(512) 974-1780	01/26/2026	**01/26/2026**

Comments: Astound doesn't have any aerial or underground facilities at 2300 East 2nd St. We have no objections and no conditions.

Carlos Delgado
Outside Plant Engineer - I
Cell: 512-214-7847
carlos.delgado@astound.com

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM AT&T (SWBT)				
No Comment	AT&T (SWBT) Reviewer	(512) 974-1780	03/02/2026	**03/03/2026**

Comments: Multiple emails have been sent to the reviewer with no response. The deadline for a response was February 13, 2026. At this time, staff will proceed with processing the application for approval. Reviewer response may change between now and the recordation of the agreement. If any lines are located inside of the area, it is the responsibility of the owner to have them moved or make arrangements with the utility company.

Please acknowledge GM COMMENT ACKNOWLEGED - WILL COMPY

Approved With Conditions	AT&T (SWBT) Reviewer	(512) 974-1780	03/03/2026	**03/03/2026**

Comments: AT&T approves the alley right of way vacation request, conditional to the completion of custom work order to remove/abandon existing AT&T facilities that may cross the alley. A project appears to be underway to complete that work and when completed AT&T will not have any objection to the abandonment.

Adam J Gorney
Cell: 512.221.6637
Office: 737.255.4848
ag1672@att.com

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM ATD Review				
Rejected	Shanice Dorsey	(512) 978-6407	02/06/2026	
Comments:	Section of alley requesting to be vacated provides sole public access to remaining portion of alley further west. If applicant wants to pursue alley vacation then they need to provide alternate public access to remaining portion of alley.			
Approved	Shanice Dorsey	(512) 978-6407	02/09/2026	**02/09/2026**
Comments:	None			
LM Austin Resource Recovery Review				
Approved	Michael Zavala	(512) 974-1837	02/13/2026	**02/13/2026**
Comments:	I see no issues with this vacation that would affect ARR operations.			

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM AW Infrastructure Management				
Rejected	Eric Sermeno	512-972-0497	02/27/2026	

Comments: Austin Water (AW) does not recommend the requested 0.109-acre Right of Way (ROW) Vacation at this time. The request is described as a 0.109-acre (4,772 square feet) tract of land situated in the Logan Vandever Survey, Abstract No. 784, being a portion of Division O, Outlots 10 and 26, H & T C R R Addition, an Addition to the City of Austin according to the plat recorded in volume 2, page 188, plat records of Travis County, Texas, and with an address of 2300 E 2nd Street, Austin, Texas, 78702.

AW needs to retain land rights as portions of this ROW are to be utilized by proposed wastewater improvements associated with SER 6230.

Approved	Eric Sermeno	512-972-0497	03/18/2026	**03/18/2026**

Comments: Austin Water (AW) has no objections to the requested 0.109-acre Right of Way (ROW) Vacation. The request is described as a 0.109-acre (4,772 square feet) tract of land situated in the Logan Vandever Survey, Abstract No. 784, being a portion of Division O, Outlots 10 and 26, H & T C R R Addition, an Addition to the City of Austin according to the plat recorded in volume 2, page 188, plat records of Travis County, Texas, and with an address of 2300 E 2nd Street, Austin, Texas, 78702.

Applicant will supply required easements through site plan review process.

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Drainage Engineering Review				
Rejected	Yanjun Chu		02/13/2026	

Comments: LM DE1. Please show the location of existing and proposed storm drain infrastructure located within the license agreement area.

LM DE2. Trees may not be planted within 5ft of a public storm drain per LDC 6-3-62. For trees planted between 5ft and 10ft of storm water infrastructure, a steel root barrier shall is required between the storm drain and the tree.

Approved	Yanjun Chu		08/05/2026	**08/05/2026**

Comments: More information is reviewed through email for approval

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Electric Review				
Rejected	Rosario Navarro	512-322-6754	02/05/2026	
Comments:	This vacation cannot be approved until the AE facilities are removed from the ROW. This includes poles, lights, and powerlines that cross the ROW.			
Approved	Rosario Navarro	512-322-6754	05/28/2026	**05/28/2026**
Comments:	AE approved.			
LM EMS Review				
Approved	Milissa Warren	(512)972-7234	01/26/2026	**01/26/2026**
Comments:	EMS will support staff recommendation on this request.			

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Fire For Site Plan Review				
Approved	Constantino Mendoza	(512) 974-2574	02/13/2026	**02/13/2026**
Comments: None				
LM GAATN Review				
Approved	Carlos DeMatos	(512) 974-6513	02/02/2026	**02/02/2026**
Comments: None				

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Google Fiber Texas				
Approved	Google Reviewer	(512) 974-1780	02/03/2026	**02/03/2026**

Comments: Google Fiber will not be in conflict and approves the R.O.W. Vacation ¿ Alley Vacation for project 2025-161689 LM (2300 E 2nd Street).

Jennifer Simpson
Office-(210) 728-3105
JSimpson@entrustsol.com

LM Mobility Bond Review

Please acknowledge GM COMMENT ACKNOWLEGED - WILL COMPY

Approved With Conditions	CPO Mobility Reviewers	01/26/2026	**01/26/2026**

Comments: This is approved by CDS. This does not fall within the Corridor Construction Program Limits. There may be additional ACDS CIP Conflicts identified. Please refer to the follow-up email with possible conflict coordination, if applicable.

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM PAZ Long Range Planning Review				
Approved	Chase Gonsoulin	(512) 974-3170	02/23/2026	**02/23/2026**
Comments:	Proposal does not conflict with the policies of the Imagine Austin Comprehensive Plan			
LM PAZ Zoning Review				
Approved	Nancy Estrada	(512) 974-7617	01/31/2026	**01/31/2026**
Comments:	None			

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM PWD Sidewalks & Special Projects Review				
Approved	Hyunsuk Kim	(512) 974-6434	02/17/2026	**02/17/2026**
Comments: None				
LM PWD Urban Trails Review				
Approved	Hyunsuk Kim	(512) 974-6434	02/17/2026	**02/17/2026**
Comments: None				

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM PWD-OCE Review				
Rejected	Saroj Thapa	512-974-7029	02/19/2026	
Comments:	1. ATPW does not agree with the proposed ROW vacation for this request. This ROW still contains active utility infrastructure. As long as this ROW is serving an active purpose, ATPW cannot approve this request. The proposed ROW vacation cannot be approved until the necessary easement is dedicated to the City of Austin and recorded, or all existing structures within the ROW are relocated. 2. At SE portion of the proposed ROW vacation, building and fences are encroaching into the ROW. Is there any encroachment agreement in place? If so, it may need to be terminated prior to the ROW vacation approval.			
Approved	Saroj Thapa	512-974-7029	07/06/2026	**07/06/2026**
Comments:	None			
LM Texas Gas Services				
Approved	LM Texas Gas Services	(512) 974-1780	02/09/2026	**02/09/2026**
Comments:	2025-161689 LM (2300 E 2nd Street) - Approved Carolyn Linville P: 512-465-1129, C: 512-937-4843 carolyn.linville@onegas.com			

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Time Warner Cable / Charter				
Approved With Conditions	Charter Communications	(512) 974-1780	02/18/2026	**03/03/2026**
Comments:	Charter Communications does have a need for an easement on the property as described in the accompany document. Marcos Garcia Marcos.Garcia@charter.com			
Approved	Charter Communications	(512) 974-1780	03/03/2026	**03/03/2026**
Comments:	Charter official response: Approved. Marcos.Garcia@charter.com			
LM Urban Design Review				
No Comment	Stephen Crews	(512) 978-1399	02/10/2026	**02/10/2026**
Comments:	U0: The site of the proposed project is outside of the downtown and west campus areas, the geographical purviews for the Urban Design Division. Therefore, no Urban Design Division review is required for this project. However, the project may be subject to other review requirements including, but not limited to, Subchapter E. Please coordinate with the Site Plan case manager on applicable design review for this proposed project.			

As of: August 05, 2026

PROJECT NUMBER: 2025-161689 LM

PROJECT NAME: 2025-161689 LM (2300 E 2nd Street)

LOCATION: 2300 E 2ND ST, AUSTIN, TX 78702

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM Watershed Engineering Review				
Rejected	Justin Rolen	(512) 974-3047	02/10/2026	
Comments:	This ROW contains active storm infrastructure. The drainage easement with permitted obstruction will need to be recorded or in the process of being recorded before this release can be approved. Please coordinate with your drainage reviewer and me directly to approve this release once the document is recorded.			
Approved	Justin Rolen	(512) 974-3047	07/01/2026	**07/01/2026**
Comments:	WPD has no further objection			