

STREET DEED

Date: _____ January 17 _____, 2019

Grantor: **HELPING HAND HOME FOR CHILDREN, INC.**, a Texas non-profit corporation

Grantor's Address: 3804 Avenue B
Austin, Texas 78751

City: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

City's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Property: 0.011 acres (approximately 476 sq. ft.) out of Outlot 78, Division D in the City of Austin, Travis County, Texas, being more particularly described in the attached **Exhibit A**

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained

Permitted Encumbrances: Any easements, liens, encumbrances, general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, and other matters not subordinated to the Property and of record in the Real Property Records of the Texas county in which the Property is located that are valid, existing, and affect the Property as of the Date

GRANTOR, for the Consideration, does **GRANT, SELL, AND CONVEY** unto **CITY** the Property, together with all improvements on it and all rights and appurtenances thereto (including, without limitation, any right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property) (collectively, the **“Rights and Appurtenances”**).

TO HAVE AND TO HOLD the Property, together with all and singular the Rights and Appurtenances thereto in anywise belonging, unto City forever; and Grantor binds Grantor and

Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the title to the Property, subject to the Permitted Encumbrances, to the City against every person whomsoever lawfully claiming, or to claim the Property, or any part of the Property, when the claim is by, through, or under Grantor, but not otherwise.

City assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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Executed effective the Date first above stated.

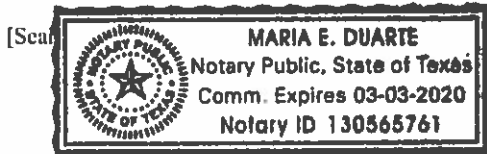
Grantor: **HELPING HAND HOME FOR CHILDREN, INC., A
TEXAS NON-PROFIT CORPORATION**

By: *Julie Metzger*
Name: Julie Metzger
Title: President

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Julie Metzger, President of Helping Hand Home for Children, Inc., a Texas non-profit corporation, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on Jan. 17 2019.



Maria E. Duarte
Notary Public, State of TEXAS

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: _____
Name: _____
Title: Assistant City Attorney



EXHIBIT "____"

PORTION OF HELPING HAND
HOME FOR CHILDREN, INC.
0.21 ACRE TRACT
(RIGHT-OF-WAY DEDICATION)

**0.011 ACRES
OUTLOT 78, DIVISION D
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.011 ACRES (APPROXIMATELY 476 SQ. FT.), OUT OF OUTLOT 78, DIVISION D IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.21 ACRE TRACT CONVEYED TO HELPING HAND HOME FOR CHILDREN, INC. IN A GENERAL WARRANTY DEED DATED MARCH 15, 2000 AND RECORDED IN DOCUMENT NO. 2000038373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 0.212 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2008019602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.011 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the intersection of the southeast right-of-way line of Avenue B (right-of-way width varies) and the southwest right-of-way line of W 38th 1/2 Street (right-of-way width varies), being also the northernmost corner of the said 0.21 acre tract;

THENCE South 63°06'15" East with the southwest right-of-way line of W 38th 1/2 Street and the northeast line of the said 0.21 acre tract, a distance of 10.00 feet to a 1/2" rebar with "KBGE" cap set, from which a 1/2" iron pipe found for an angle point in the southwest right-of-way line of W 38th 1/2 Street, being the easternmost corner of the said 0.21 acre tract, being in the northwest line of a 0.898 acre tract described in Volume 13378, Page 2412 of the Real Property Records of Travis County, Texas, bears South 63°06'15" East, a distance of 182.26 feet;

THENCE South 27°04'55" West crossing the said 0.21 acre tract, a distance of 47.76 feet to a 1/2" rebar with "Holt Carson" cap found for an angle point in the southeast right-of-way line of Avenue B as described in a City of Austin Street Deed recorded in Volume 3420, Page 396 of the Deed Records of Travis County, Texas, being in the

Exhibit A

southwest line of the said 0.21 acre tract, being also the northernmost corner of a 0.206 acre tract described in Document No. 2008019602 of the Official Public Records of Travis County, Texas, from which a 1/2" iron pipe found in the southwest line of the said 0.21 acre tract, being the easternmost corner of the said 0.206 acre tract, being also the northernmost corner of a 15 foot by 55 foot tract described in Volume 7113, Page 241 of the Deed Records of Travis County, Texas, bears South 63°00'27" East, a distance of 167.11 feet

THENCE with the common right-of-way line of Avenue B and the said 0.21 acre tract, the following two (2) courses and distances:

1. North 63°45'49" West, a distance of 9.90 feet to a 1/2" rebar found for the westernmost corner of the said 0.21 acre tract;
2. North 26°57'34" East, a distance of 47.87 feet to the **POINT OF BEGINNING**, containing an area of 0.011 acres, more or less.

Surveyed on the ground on December 10, 2018

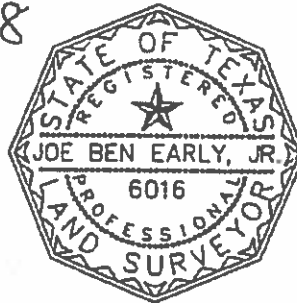
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

Attachments: Survey Drawing No. 184-970-ROW1


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10193943

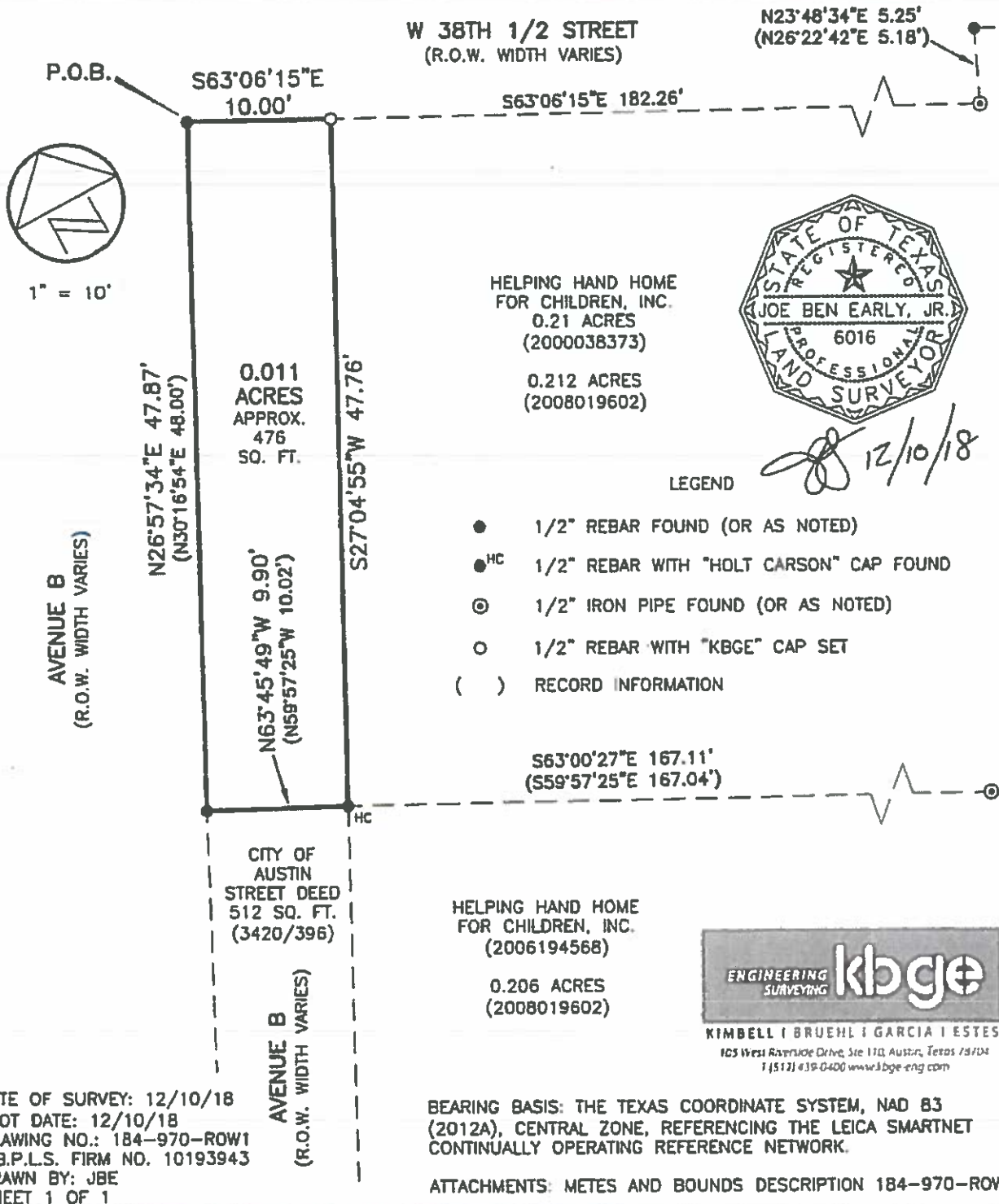
Date

12/10/18



REFERENCES
TCAD Property ID #: 214662
Austin Grid Map J25

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.011 ACRES (APPROXIMATELY 476 SQ. FT.), OUT OF OUTLOT 78, DIVISION D IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.21 ACRE TRACT CONVEYED TO HELPING HAND HOME FOR CHILDREN, INC. IN A GENERAL WARRANTY DEED DATED MARCH 15, 2000 AND RECORDED IN DOCUMENT NO. 2000038373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 0.212 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2008019602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**AFTER ATTACHING THE REQUIRED EXHIBITS TO THIS INSTRUMENT,
THE FOLLOWING APPROPRIATE DOCUMENTS (USE AFFIDAVITS FORM A-01.0)
ALSO NEED TO BE ATTACHED:**

A. Determine whether the instrument is executed by an individual or a legal entity

IF AN INDIVIDUAL, ATTACH:

**COA Form A-01.1 - Affidavit as to Debts, Liens, and Occupancies [Ownership Type –
Individuals]**

IF A LEGAL ENTITY, ATTACH:

**COA Form A-01.2 - Affidavit as to Debts, Liens, and Occupancies [Ownership Type –
Entity]**

**B. Determine whether there is a lien holder by providing to the City an ownership and lien
search certificate from a Title Company that shows:**

1. All owners of record
2. All lienholders of record, which hold current liens
3. A property legal description

IF LIEN HOLDER, ATTACH FOR EACH LIEN HOLDER:

COA Form A-02.1 – Consent and Subordination by Lien Holder

C. Determine whether there is a tenant on the property:

IF TENANT, ATTACH FOR EACH TENANT:

COA Form A-03.1 – Consent and Subordination by Tenant

D. Provide the following recording page:

COA Form A-04.1 – Recording Page

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES

Date: 1 17 2019

Affiant: Julie Metzger

Affiant Title: President

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

**HELPING HAND HOME FOR CHILDREN, INC.,
A TEXAS NON-PROFIT CORPORATION**

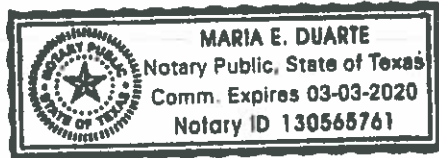
By: Julie Metzger
Name: Julie Metzger
Title: President

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Julie Metzger, President of Helping Hand Home for Children, Inc., a Texas non-profit corporation, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on Jan. 7 2019.

[Seal]



Maria E. Duarte
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: C. Curtis, Paralegal