

**General Warranty Deed**  
(Remainder of Contributed Lots)

**Date:** 26 June 2003

**Grantor:** **City of Austin**, a Texas home rule city and municipal corporation organized and operated under Chapter 9, Texas Local Government Code

**Grantor's Mailing Address:** % East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization Project  
P O Box 1088  
Austin, Travis County, Texas 78767

**Grantee:** **Urban Renewal Agency of the City of Austin**, a Texas public, non-profit corporation organized and operated under Chapter 374, Texas Local Government Code.

**Grantee's Mailing Address:** 505 Barton Springs, Suite 600  
Austin, Travis County, Texas 78704

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**Consideration:**  
TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

The certain real property more particularly described on **Exhibit "A"** attached to this instrument and by this reference incorporated in it, all fixtures and improvements situated thereon and all rights, titles and interests appurtenant thereto; the property is also referred to as 903 Juniper Street, 1103 Juniper Street, 1105 Juniper Street, 1107 Juniper Street, 1159 Waller, 1104 Navasota Street, 1106 East 11<sup>th</sup> Street, 1112 East 11<sup>th</sup> Street and 1114 East 11<sup>th</sup> Street, 1205 East 11<sup>th</sup> Street, 1157 Lydia Street and 1159 Lydia Street Austin, Travis County, Texas 78702.

**Reservations from Conveyance:**  
None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2003, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

**Grantor:** CITY OF AUSTIN

BY: Paul Hilgers  
NAME: Paul Hilgers  
TITLE: Community Development Officer, Neighborhood Housing and Community Development Office

(Seller's Acknowledgment)

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on 26 June 2003, by Paul Hilgers, Community Development Officer, Neighborhood Housing and Community Development Office of the **CITY OF AUSTIN**, a Texas home-rule city and municipal corporation organized and operated under Chapter 9, Texas Local Government Code on behalf of said corporation.



Linda Holleman  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

City of Austin  
Attn: **East 11th and 12th Streets Revitalization Program**  
% Neighborhood Housing and Community Development Office  
505 Barton Springs Road - Suite 600  
Austin, Texas 78704

**PREPARED IN THE LAW OFFICE OF:**

City of Austin  
Law Department

**APPROVED AS TO FORM:**

James M. Williams, Sr.  
Assistant City Attorney  
Texas State Bar No. 21549500

**Exhibit A**

**LEGAL DESCRIPTION OF THE PROPERTY**

[Remainder of Contributed Lots]

The legal description of the Property referred to in this instrument is described as follows:

Parcel #1 0208061615

903 Juniper Street

The North 104.5 ft of West 50 ft of Lot 2, of the George L. Robertson's subdivision of Outlot 55, Division B, a Subdivision in Travis County, Texas, according to Map or Plat thereof recorded in Volume Z, Page 599, Plat Records of Travis Count, Texas.

Parcel #2 0208061803

1105 Juniper Street

The Northwest one-quarter (NW ¼) more or less of Lot 60, George L. Robertson's subdivision of Outlot 55, Division B, City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume Z, Page 599, Deed Records of Travis County, Texas, being the same property described in deed recorded in Volume 1653, Page 214, Deed Records of Travis County, Texas and being further described in Volume 11806, Page 1310, Real Property Records, Travis County, Texas.

Parcel #3 0208061804

1107 Juniper Street

Northeast one-quarter (NE ¼), more or less of Lot 60, George L. Robertson's subdivision of Outlot 55, Division B, City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume Z, Page 599, Deed Records of Travis County, Texas, being the same property

described in deed recorded in Volume 3832, Page 545, Deed Records of Travis County, Texas and being further described in Volume 11837, Page 2048, Real Property Records, Travis County, Texas

Parcel #4      0208061809  
1106 East 11<sup>th</sup> Street  
South 104.5' of East 56' of Lot 61, George L. Robertson's subdivision, of Outlot 55, Division B,  
City of Austin, Travis County, Texas.

Parcel #5      0208061808  
1112 East 11<sup>th</sup> Street  
The South 104.5', of Lot 50, George L. Robertson's subdivision, of Outlot 55, Division B, City of  
Austin, Travis County, Texas.

Parcel #6      0208061807  
1114 East 11<sup>th</sup> Street  
The South 105.27' AV of West 44.88' AV, Lot 59, George L. Robertson's subdivision, of Outlot 55,  
Division B, City of Austin, Travis County, Texas.

Parcel #7      #0208061802  
1103 Juniper Street  
The North 104.5' of Lot 61, George L. Robertson's Subdivision of Outlot 55, Division "B", City of  
Austin, Travis County, Texas.

Parcel #8      #0208061713  
1159 Waller Street  
The North 104.5' of Lot 62, less north west George L. Robertson's Subdivision of Outlot 55,  
Division "B", City of Austin, Travis County, Texas.

Parcel #9      #0208061902  
1104 Navasota Street  
Lot 9 of the Herman Schieffer Re-subdivision of Lots 54, 55 and 56 of George L. Robertson's  
Subdivision of Outlot 55, Division B, City of Austin, Travis County, Texas, according to the map or  
plat thereof recorded in Volume 3, Page 120, Plat Records of Travis County Texas

Parcel #10     #0208061909  
1157 Lydia Street  
Lot 2, the Herman Schieffer re-subdivision of Lots 54, 55, and 56, in the Subdivision of Outlot 55,  
Division B, a Subdivision in Travis County, Texas according to the map or plat thereof, recorded in

Book 3, Page 120, Plat Records, Travis County, Texas, and being further described in Volume 11610, Page 1065, Real Property Records, Travis County, Texas

Parcel #11 #0208061910

1159 Lydia Street

Lot 1, the Herman Schieffer Re-Subdivision of Lots 54, 55, and 56, in the Subdivision of Outlot 55, Division "B" a Subdivision in Travis County, Texas according to the map or plat thereof, recorded in Book 3, Page 120, Plat Records, Travis County, Texas, and being further described in Volume 11612, Page 1065, Real Property Records, Travis County, Texas

Parcel #12 #02050711140

1205 East 11<sup>th</sup> Street

Part of Lot 12, Block 4, Stuart and Mair Subdivision of Outlot 4, Division B, an addition in Travis County, Texas, according to the map or plat thereof recorded in Plat W, Page 230, Plat Records of Travis County, Texas, and being the same property described in deed recorded in Volume 9631, Page 20 Real Property Records, Travis County, Texas

**Reserved for County Clerk recording information**

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

09-17-2003 01:26 PM 2003221044  
BAZANJ \$17.00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**Warranty Deed (Remainder of Contributed Lot Purchase) - Page 5**