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WACO, TX 76703-1669

May 20, 2017

Ms. Vicki Adams
Superintendent
Hillsboro Independent School District
121 E. Franklin Street
Hillsboro, Texas 76645

Re: Request from City of Hillsboro to acquire tax foreclosed properties

Dear Ms. Adams:

The City of Hillsboro is requesting that the District convey its ownership interest in various properties that the District along with the City and the County acquired through tax foreclosures. I am including maps that indicate the location of these lots. Most of these lots are located between the Corsicana highway and Third Street and between Waco Street and Abbott Street.

This is an area that creates flooding problems at the intersection of Waco Street and the Corsicana highway. The City has asked us to assist them with acquiring as many lots in this area so that they can restrict the flow of water into the intersection of Waco and Corsicana during heavy rains.

There are two other lots that the City is also requesting the District convey its interest to it. These lots are located on Williamson Street and are adjacent to property that the City already owns and that is near the cemetery.

The properties in question were acquired by the taxing authorities through tax foreclosures. This occurs when properties are offered for sale by the Sheriff and no one purchases the properties. In that instance the taxing authorities take title to the properties and then the properties are typically offered for resale by the Sheriff.

Should the district agree to convey its ownership interest in these properties to the City, please execute the deed and return it to our office at the address listed above.

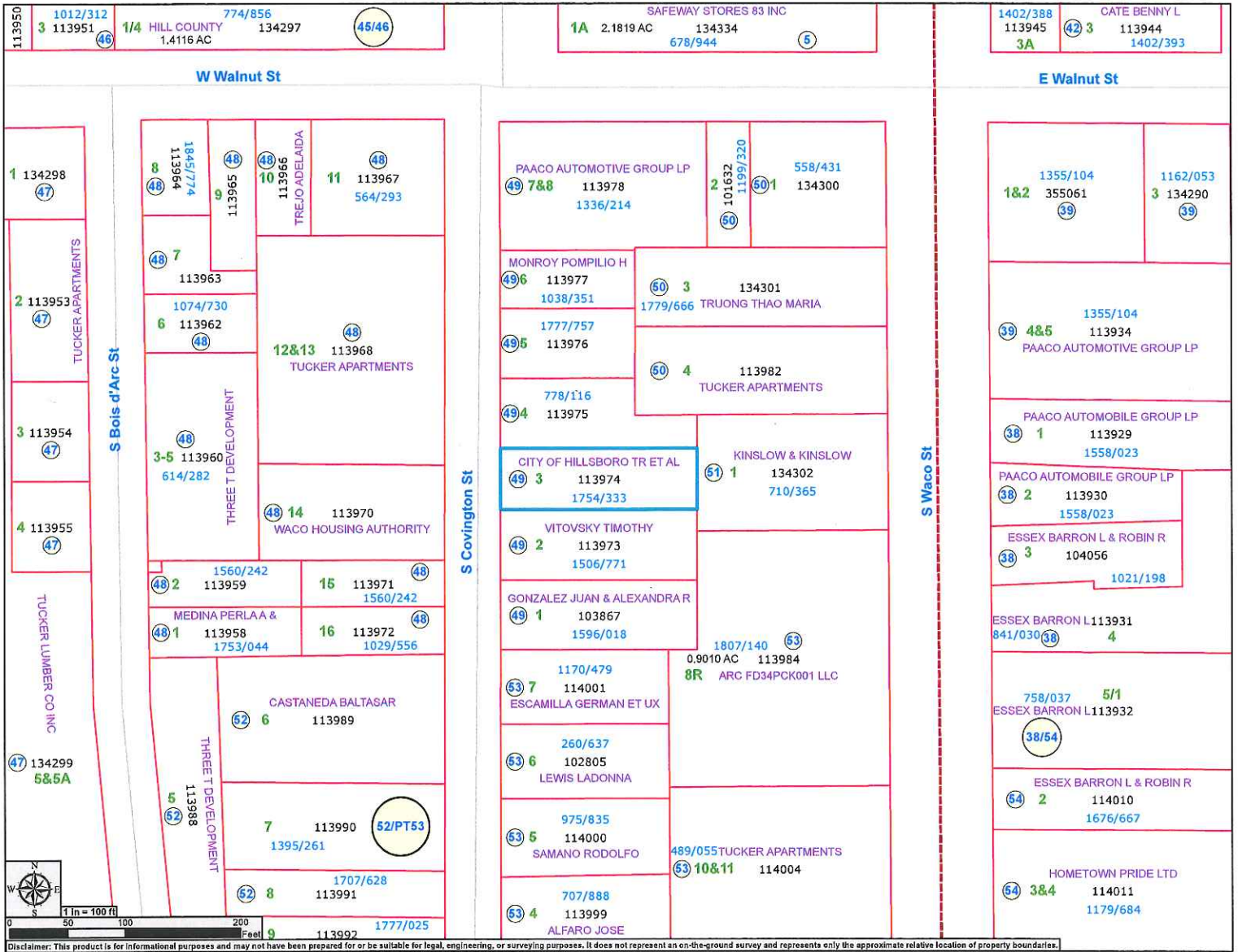
Please let me know if you have any questions concerning this matter.

Sincerely,

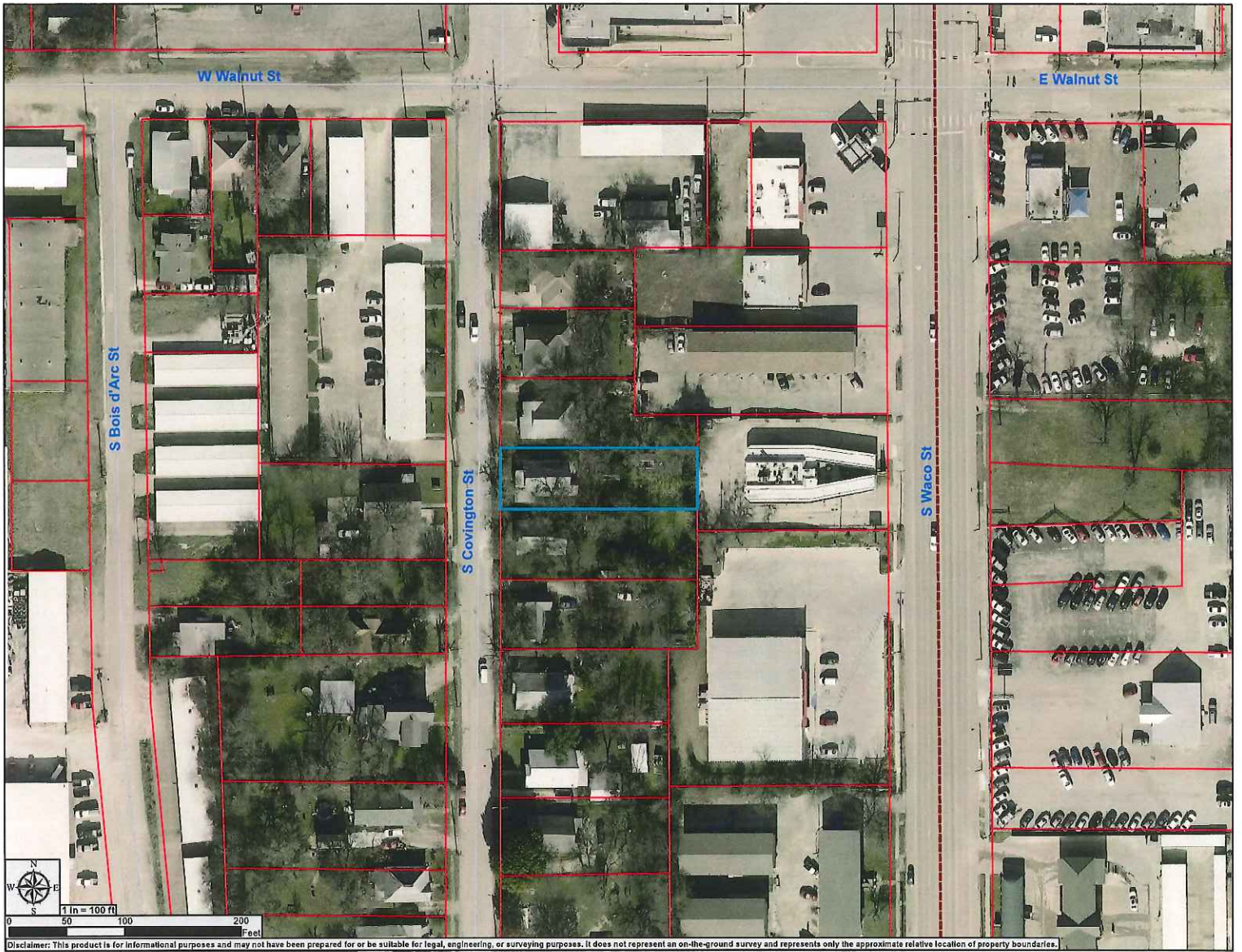
Robert L. Meyers

Robert L. Meyers

encl.

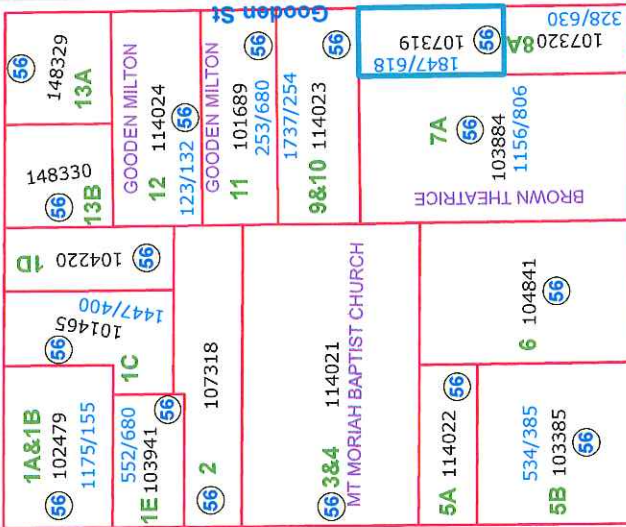
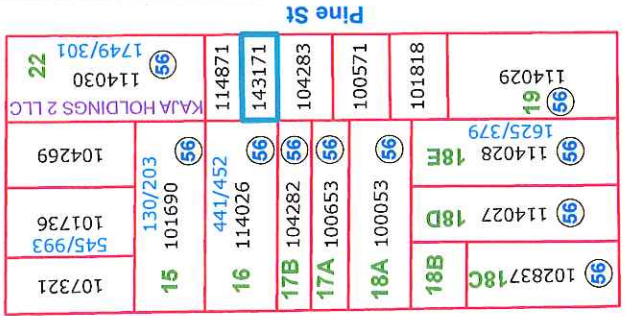
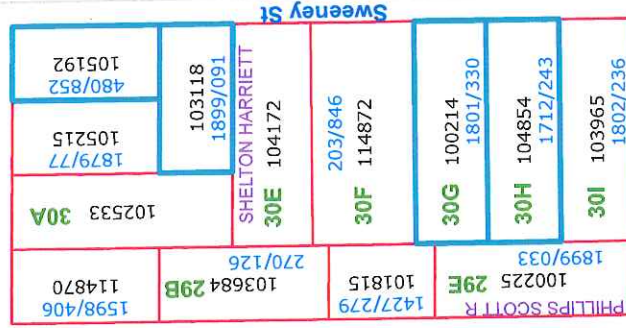
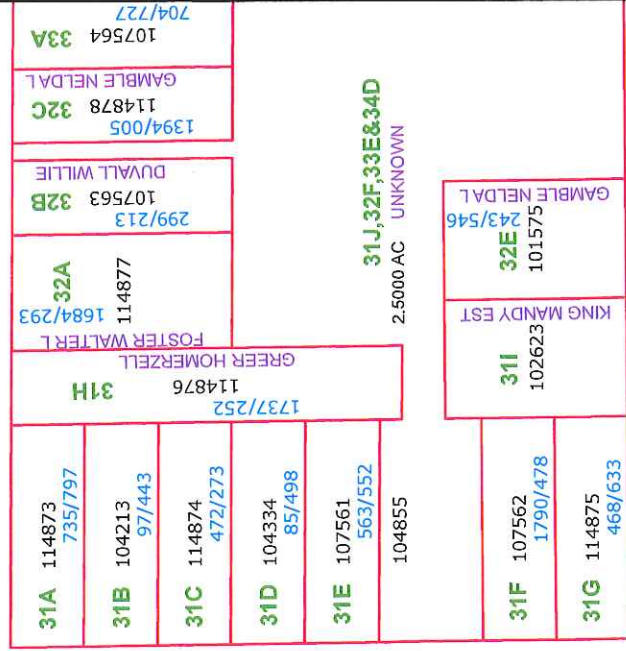


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

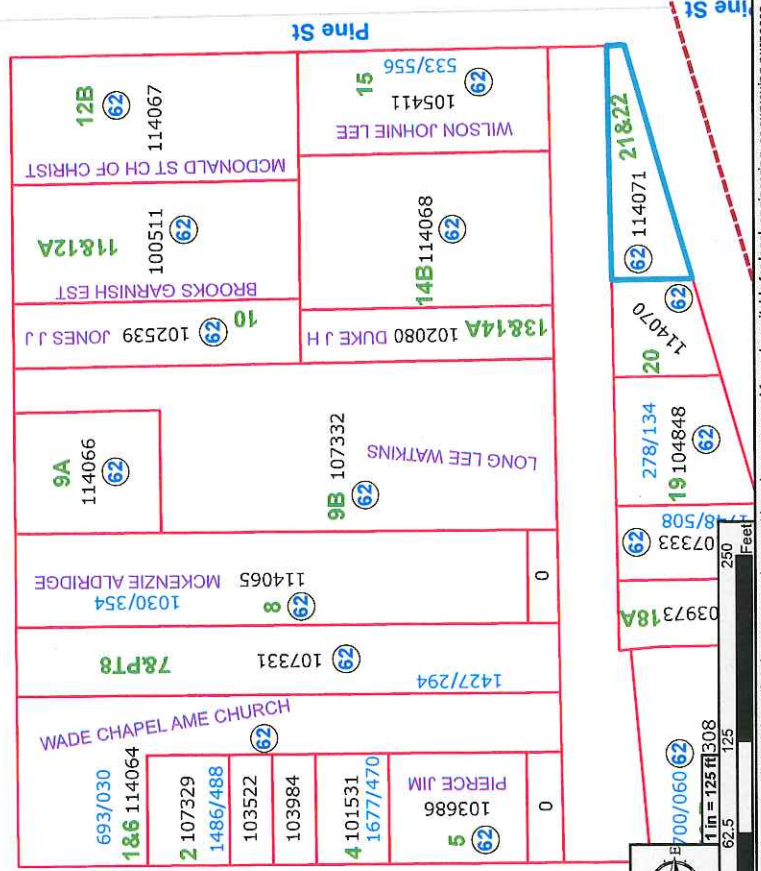
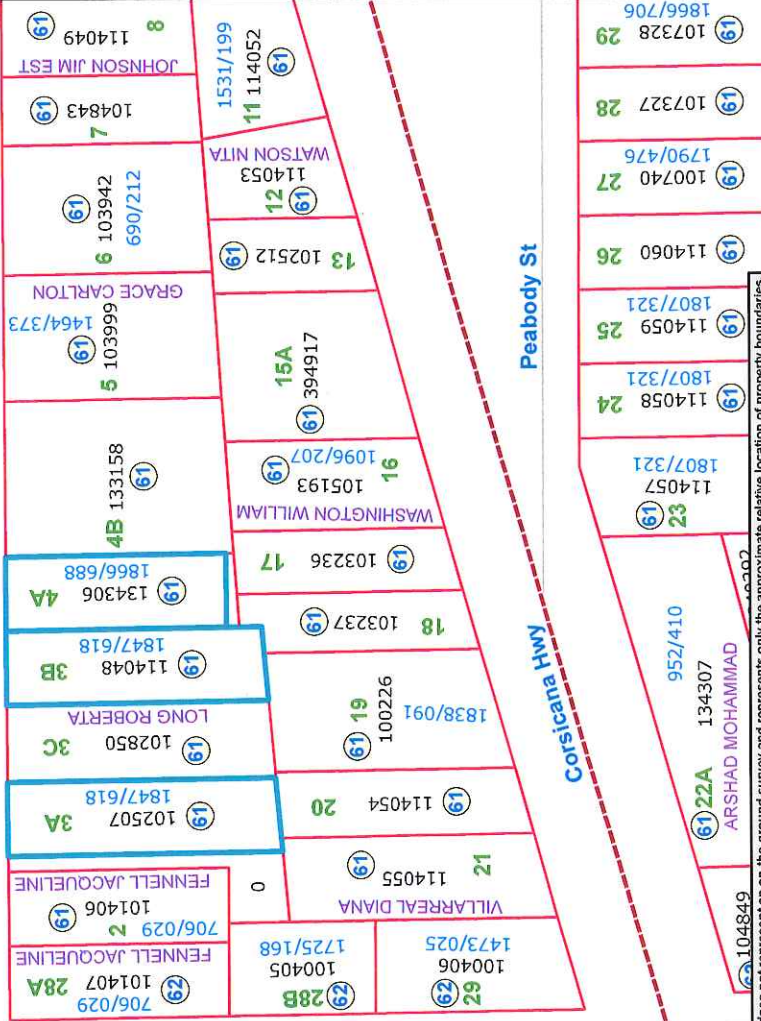


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E 3rd St



McDonald St



Peabody St

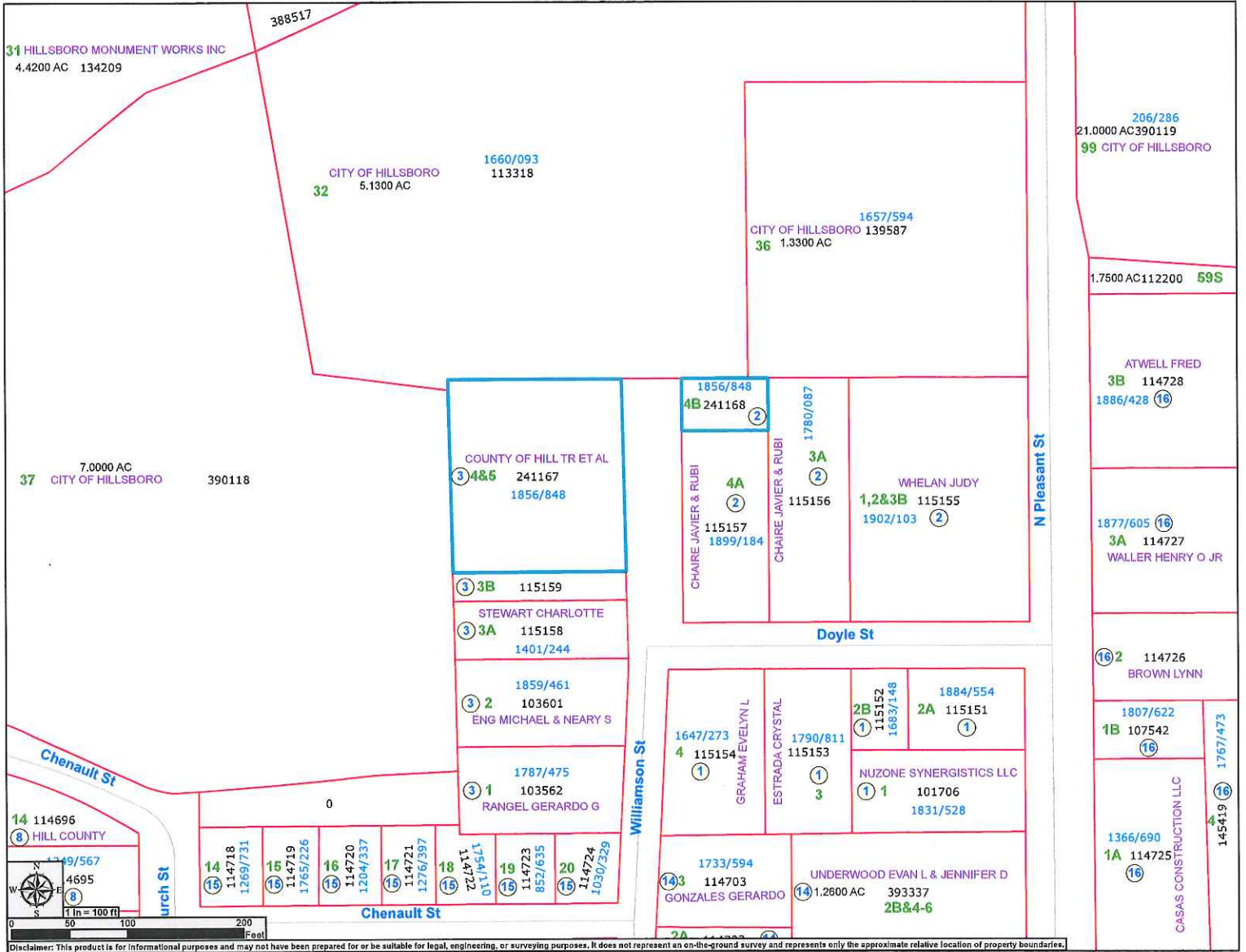
Corcoran Hwy

Pine St

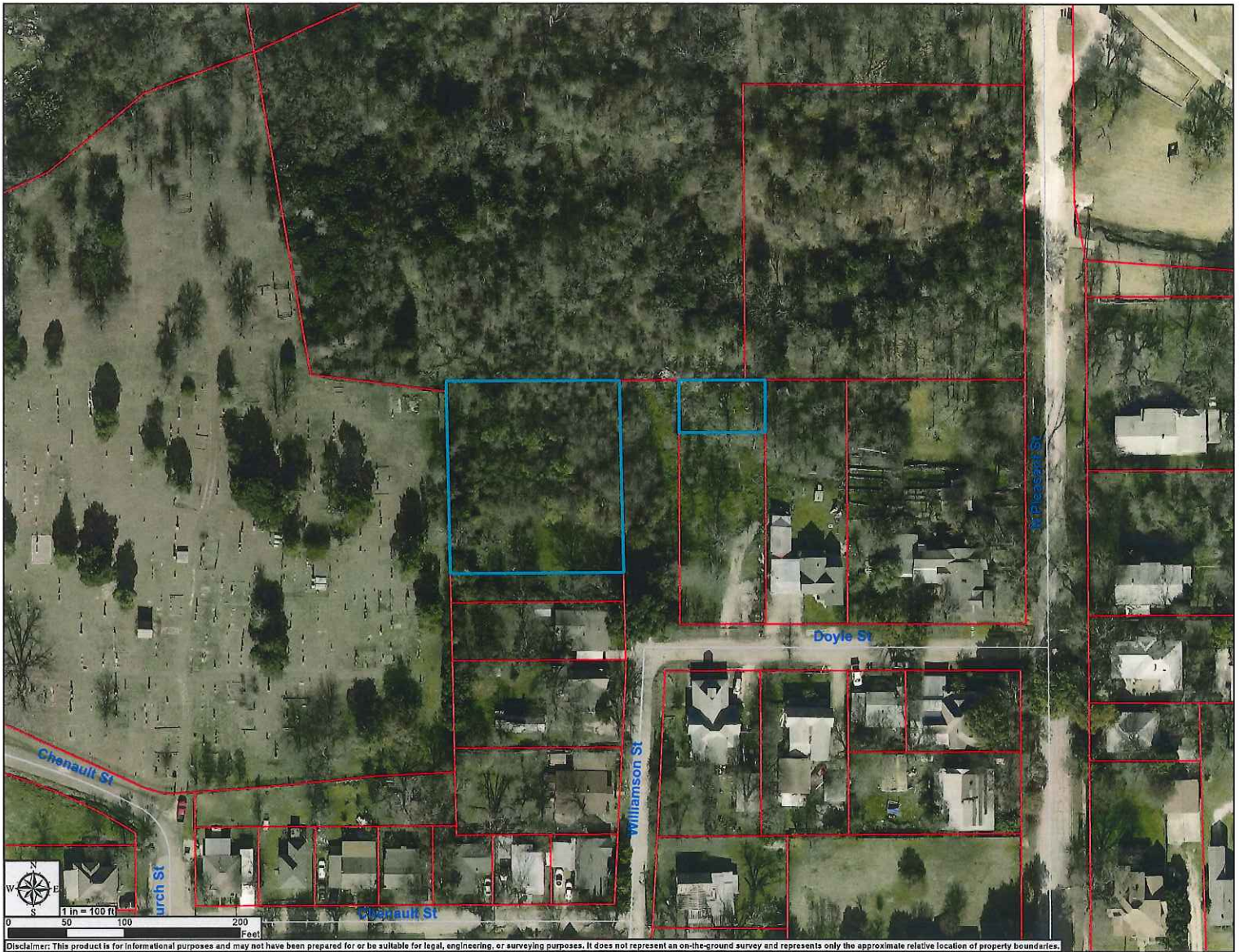
1st St

2nd St

<



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DEED WITHOUT WARRANTY

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

DATE: May _____, 2017

GRANTOR: *County of Hill, Texas*

PO Box 457; Hillsboro, Texas 76645

GRANTOR: *Hillsboro Independent School District*

121 E. Franklin; Hillsboro, Texas 76645

GRANTEE: *City of Hillsboro, Texas*

214 E. Elm Street; Hillsboro, Texas 76645

CONSIDERATION: Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

PROPERTY: all of GRANTORS' undivided interest in and to the following properties:

TRACT 1: Lot 4A, Block 61, McMullen Addition, to the City of Hillsboro, Hill County, Texas (Volume 1866, Page 688, Official Public Records, Hill County, Texas) Tax Account No. 134306

TRACT 2: Part of Lot 62, McMullen Addition to the City of Hillsboro, Hill County, Texas as assessed on the tax rolls as Lots 21 and 22, Block 62, McMullen Addition to the City of Hillsboro, Hill County, Texas (Volume 1827, Page 363, Official Public Records, Hill County, Texas) Tax Account No. 114071

TRACT 3: Lot 29C-1, Sweeney Addition to the City of Hillsboro, Hill County, Texas (Volume 1661, Page 360, Official Public Records, Hill County, Texas) Tax Account No. 143171

TRACT 4: 50 Feet x 150 Feet, being part of Lot 30, Sweeney Addition to the City of Hillsboro, Hill County, Texas, assessed on the Tax Roll as Lot 30H, Sweeney Addition to the City of Hillsboro, Hill County, Texas (Tract 1 in Volume 1712, Page 243, Official Public Records, Hill County, Texas) Tax Account No. 104854

TRACT 5: Lot 3A, Block 61, McMullen Addition to the City of Hillsboro, Hill County, Texas (Tract 4 in Volume 1847, Page 618, Official Public Records, Hill County, Texas) Tax Account No. 102507

TRACT 6: Lot 3B, Block 61, McMullen Addition to the City of Hillsboro, Hill County, Texas (Tract 5 in Volume 1847, Page 618, Official Public Records, Hill County, Texas) Tax Account No. 114048

TRACT 7: Lots 7B & 8B, Block 56, McMullen Addition to the City of Hillsboro, Hill County, Texas (Tract 1 in Volume 331, Paged 161, SAVE & EXCEPT Volume 328, Page 630, Deed Records, Hill County, Texas) Tax Account No. 107319

TRACT 8: Part of Lot 30, Sweeney Addition to the City of Hillsboro, Hill County, Texas, assessed on the tax rolls as Lot 30G, Sweeney Addition to the City of Hillsboro, Hill County, Texas (Volume 1801, Page 330, Official Public Records, Hill County, Texas) Tax Account #100214

TRACT 9: Part of Lot 49 of the McMullen Addition to the City of Hillsboro, Hill County, Texas, being assessed on the Hill County Tax Rolls as Lot 3, Block 49, McMullen Addition, City of Hillsboro, Hill County, Texas (Volume 1754, Page 333, Official Public Records, Hill County, Texas) Tax Account #113974

TRACT 10: Lot 30C, Sweeney Addition, Hill County, Texas (Volume 1907, Page 295, Official Public Records, Hill County, Texas) Tax Account No. 105192

TRACT 11: Lot 30D, Sweeney Addition, to the City of Hillsboro, Hill County, Texas (Volume 1899, Page 91, Official Public Records, Hill County, Texas) Tax Account No. 103118

TRACT 12: Part of Lot 4, Block 2, being described on the tax rolls as Lot 4B Block 2, Williamson Addition, City of Hillsboro, Hill County, Texas (Volume 1856, Page 848, Official Public Records, Hill County, Texas) Tax Account No. 241168

TRACT 13: Lots 4 and 5, Block 3, Williamson Addition, City of Hillsboro, Hill County, Texas (Volume 1856, Page 848, Official Public Records, Hill County, Texas) Tax Account No. 241167

TAX FORECLOSURE LAWSUITS: 66th Judicial District Court, Hill County, Texas

TRACT 1: Cause No. 12031A, Hillsboro Independent School District v. Tom Morgan et al

TRACT 2: Cause No. 11625A, Hillsboro Independent School District v. Mary D. Eccles Simpson et al

TRACT 3: Cause No. 10771A, Hillsboro Independent School District v. Louis M. Hodge

TRACT 4: Cause No. 11104A, Hillsboro Independent School District v. Inez Baker et al

TRACTS 5, 6 & 7: Cause No. 11757A, Hillsboro Independent School District v. Ollie P. McGill, Jr.

TRACT 8: Cause No. 11232A, Hillsboro Independent School District v. Vernon Uzell Baker et al

TRACT 9: Cause No. 10752A, Hillsboro Independent School District v. Jessie Mae Williams (In Rem Only) Et Al

TRACT 10: Cause No. 12075A, Hillsboro Independent School District v. Paul Washington

TRACT 11: Cause No. 12185A, Hillsboro Independent School District v. Patricia E. Conley et al

TRACTS 12 & 13: Cause No. 11869A, Hillsboro Independent School District v. Evelyn L. Graham

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:

This conveyance is expressly subject to all easements and restrictions of record. This conveyance is expressly subject to any existing right of redemption remaining to the former owner of the PROPERTY under the provisions of law.

GRANTOR, for and in consideration of the amount set out above and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by GRANTOR, has GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY to the GRANTEE the PROPERTY.

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described PROPERTY and premises unto the said GRANTEE, GRANTEE'S heirs and assigns forever without warranty of any kind.

GRANTOR excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

GRANTOR has not made, and does not make, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied with respect to the quality or condition of the PROPERTY, the suitability of the properties for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U. S. Environmental Protection Agency regulations or the disposal of any hazardous or toxic substances in or on the PROPERTY.

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

IN TESTIMONY WHEREOF, GRANTOR, pursuant to Section 34.05(a) and (b) of the Texas Tax Code, has caused these presents to be executed on the date set forth in the acknowledgement attached hereto, TO BE EFFECTIVE as of the date listed above.

COUNTY OF HILL, TEXAS

BY: _____

Justin W. Lewis, County Judge

THE STATE OF TEXAS §

COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this day personally appeared *Justin W. Lewis, County Judge, County of Hill, Texas*, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of May, 2017.

Notary Public, State of Texas

HILLSBORO INDEPENDENT SCHOOL DISTRICT

BY: _____
DR. CHRISTOPHER TEAGUE
President, Board of Trustees

THE STATE OF TEXAS §

COUNTY OF HILL §

BEFORE ME, the undersigned authority, on this day personally appeared *Dr. Christopher Teague, President, Board of Trustees, Hillsboro, Independent School District*, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of May, 2017.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
THE MCCREARY LAW FIRM
PO BOX 1669
WACO, TEXAS 76703-1669