

**MCCREARY, VESELKA, BRAGG & ALLEN, P.C.**

**ATTORNEYS AT LAW**

100 N. 6<sup>th</sup> Street, Suite 602  
Waco, Texas 76701  
www.mvbalaw.com

ROBERT L. MEYERS,  
ATTORNEY AT LAW  
e-mail: rmeyers@mvbalaw.com

TELE. 254-756-7755  
FAX. 254-756-0333  
P.O. Box 1669  
WACO, TX 76703-1669

October 18, 2017

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

Re: Resale of Tax Foreclosed Properties  
Lot 33B, Sweeney Addition, City of Hillsboro, Hill County, Texas

Dear Ms. Adams:

The County of Hill along with the Hillsboro Independent School District and the City of Hillsboro have acquired the property referenced above which is located in the City of Hillsboro through a tax foreclosure.

The City requests that the District convey its undivided interest in this property to it so that the City may use the property for public purpose. I have prepared the attached *Deed Without Warranty* if the District agrees to convey its interest in this property to the City.

If the District approves the sale of this property, please execute the *Deed Without Warranty* and forward it to my office. Should you have any questions, please give me a call.

Sincerely,



Robert L. Meyers  
RLM:kep  
Encl.

**SPECIAL WARRANTY DEED**

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

**DATE:** \_\_\_\_\_, 2017

**GRANTOR:**

*County of Hill, Texas  
Hillsboro Independent School District*

**GRANTOR'S MAILING ADDRESS:**

PO Box 457; Hillsboro, Texas 76645  
121 E. Franklin Street; Hillsboro, Texas 76645

**GRANTEE:** *City of Hillsboro, Texas*

**GRANTEE'S MAILING ADDRESS:** P. O. Box 568; Hillsboro, Texas 76645

**CONSIDERATION:** Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, and so that the property may be used to prevent drainage onto adjoining streets

**PROPERTY:** All of GRANTORS' undivided interest in and to Lot 33B, Sweeney Addition, to the City of Hillsboro, Hill County, Texas (Volume 1920, Page 556, Official Public Records, Hill County, Texas) Tax Account No. 102559

**TAX FORECLOSURE LAWSUIT:** Cause No. 12237A; Hillsboro Independent School District v. Will Simpson et al, 66<sup>th</sup> Judicial District Court, Hill County, Texas

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE:**

This conveyance is expressly subject to all easements and restrictions of record.

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, its successors and assigns forever; and GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto GRANTEE and GRANTEE's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under GRANTOR, but not otherwise.

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.

Executed the date acknowledged, to be effective as of the date first set forth 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

**HILLSBORO INDEPENDENT SCHOOL DISTRICT**

BY: \_\_\_\_\_  
*DR. CHRISTOPHER TEAGUE*  
*President, Board of Trustees*

THE STATE OF TEXAS           §

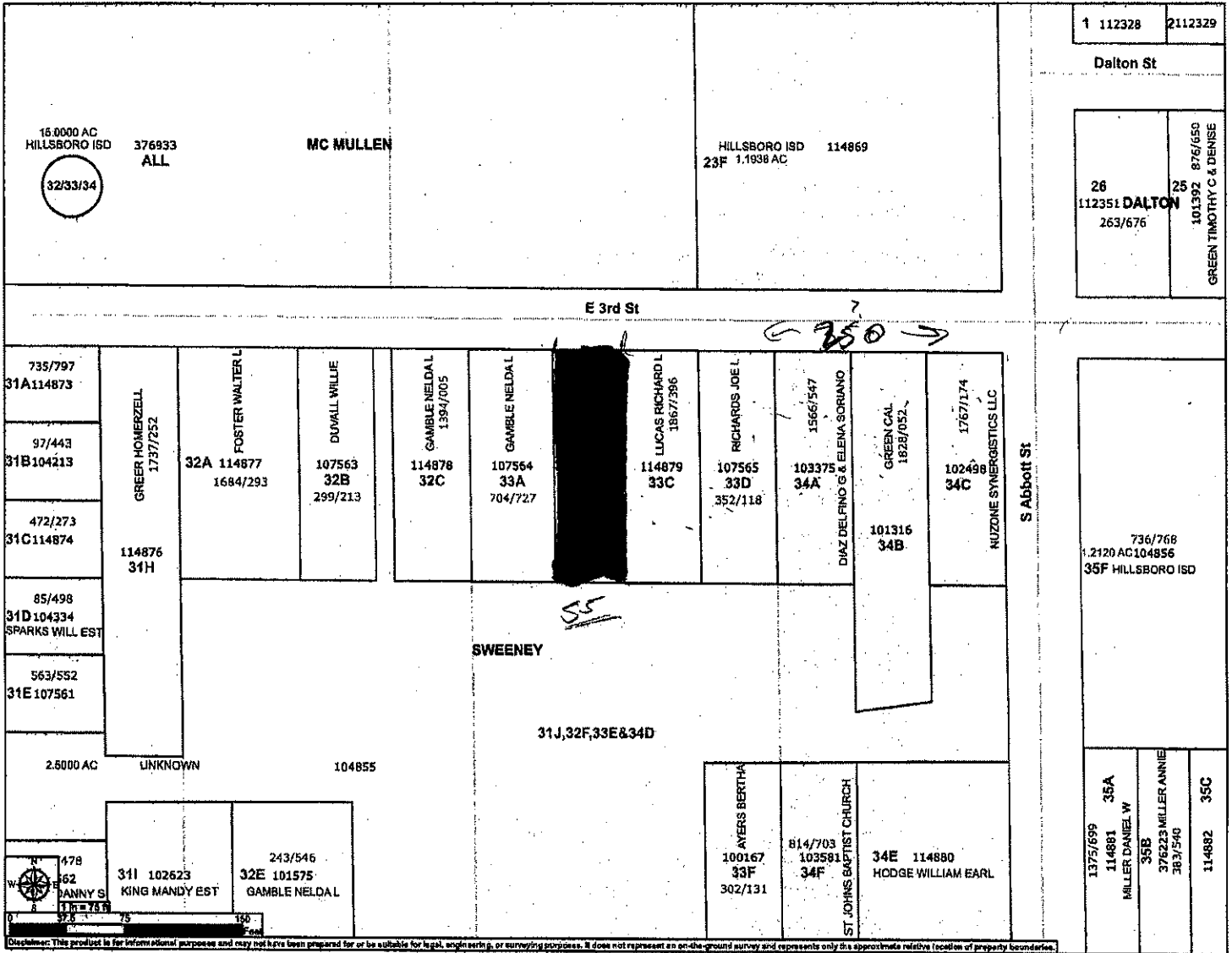
COUNTY OF HILL               §

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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, State of Texas

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



55 x 150  
 550 from Abbott - per deed, books 300

HILL COUNTY APPRAISAL DISTRICT PROPERTY FIELD REVIEW CARD 2017 2017-0-102559-1061708

PROP ID: 102559 TYPE: Real DBA: SWEENEY LT 33B REG ID: 11619-15000-00000-033020 REF ID: 8134 REF ID2: SITU: 316 3RD ST HILLSBORO, TX 76645 PROP USE: DBA: 0 NRA: 0 UNITS: 0	OWNER: JORDAN HAROLD III 2802 N CARROLL AVE APT 1201 DALLAS, TX 75204 MAP ID: MAP CO: TIF: N EFFECTIVE ACRES: 0.1550 APPR VAL METHOD: Cost	MARKET ID: 1061708 100.00%	ELEMENT: 100% CAD 100% CHI 100% GHI 100% JCH 100% RDL 100% SHI 100%	IMPROVEMENT LAND MKT + 1,240 1,240 MARKET = 1,240 1,240 PROD LOSS - 0 0 APPRAISED = 1,240 1,240 HE CAP LOSS - 0 0 ASSESSED = 1,240 1,240
---	---	-------------------------------	---	--

UTILITIES: TOPOGRAPHY: ROAD ACCESS: PAV ZONING: GROUP CODES: UNADD NEXT REASON:	LAST APPR YR: 2017 CAP BARS YR: LAST INRP DATE: 11/17/2016 NEXT INRP DATE:	LAST APPR: Johnson RBND APPR: SUBDV APPR: LAND APPR: VALUE APPR: RENT:	VAC LOT
--	---	---	---------

ISSUE DT	PERMIT #	TYPE	BT	EST VALUE	APPR	BUILDER	COMMENT	SECTION

GPI	VAC	EBR	OTHER INC	EQI	EXPENSE	TAKER	NOI	METHOD	INC VALUE

TAX AGENT:	PHONE:
GROSS SQFT:	NET SQFT:
LINKED ACCTS:	RECONCILED VALUE:

CASE ID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS

SALE DT	SALE TYPE	RATIO	FM CD	FN	LA SQFT	BP/SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CONRD	DEED	BOOK NO	DEED PAGE
12/23/1911									BAKER BEN & AN		GWD	133	146

MP	TYPE DESCRIPTION	MTHD CLASS/SUBCL	AREA	UNIT PRICE	UNITS	STY	BULT	EFF YR	CONCL	VALUE/DEPR	PHYS	ECON	PLNG	COMP	ADJ	ADJ VALUE	M	ADJ TYPE	ADJ AMT	ADJ %	AG	AG USE	AD TABLE	AG UNIT PRG	AG VALUE
1.	LAND	LT1000	C1	N						1,179.68	1.05	1.00	A			1,240	1.	ADJ		105.30	N			0.00	0

LR	DES	DRP	TRON	TYPE	SQCL	CLS	TABLE	SC	HS	METH	DIMENSION	UNIT PRICE	ADJ	MARS	ADJ	VAL	BRC	MKT	VAL	LR	ADJ	TYPE	ADJ	AMT	ADJ	%	AG	AG	USE	AD	TABLE	AG	UNIT	PRG	AG	VALUE
1.				LAND			LT1000	C1	N		0.1550 AC	1,179.68	1.05	1.00	A			1,240		1.	ADJ			105.30	N								0.00		0	