

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only	
received	AUG 14 1985
date entered	SEP 17 1985

Continuation sheet

Item number all

Page 36

Site No. 21

Photo No. 25

Name: Community Center

Historic Name: Community Center

Address: 1192 Angelina Street

Date: 1929-1930

Present Owner: Community Welfare Assistance
% Mrs. F.R. Rice,
Chairperson
1609 East 7th Street
Austin, Texas 78702

Legal: North-central 53.5 x 175 feet of lot 2
Block 8, Outlot 56, Division B,
George L. Robertson Subdivision

Acreage: Less than one

Original Use: Community center

Current Use: Community center

U.S.G.S. Quadrangle: Austin East,
Texas, 1:24,000, 1966
Photorevised 1973

UTM Reference: 14/622620/3349480

Architectural Description:

Physical Condition: Good

Date(s) of Alterations: One window on the front facade was altered at an undetermined date.

The Community Center is a simple, one-story, raised, stuccoed public building with a centered entrance portico and an arched entranceway. A conductor box and downspout are located on each side of the front facade between two evenly spaced, one-over-one windows. The structure has a stepped parapet which is topped by a coping expressed as a raised plaster band.

Significance:

Date: 1900-

Areas of Significance: Architecture, Social/Humanitarian

The Community Center is an intact public building whose simplified Mission Revival style is most unusual in East Austin. Plans for the Center began in 1927 when seven Negro federated clubs united to form the Community Welfare Association, a group intent on being a benevolent, charitable, health, and educational organi-

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Page 37

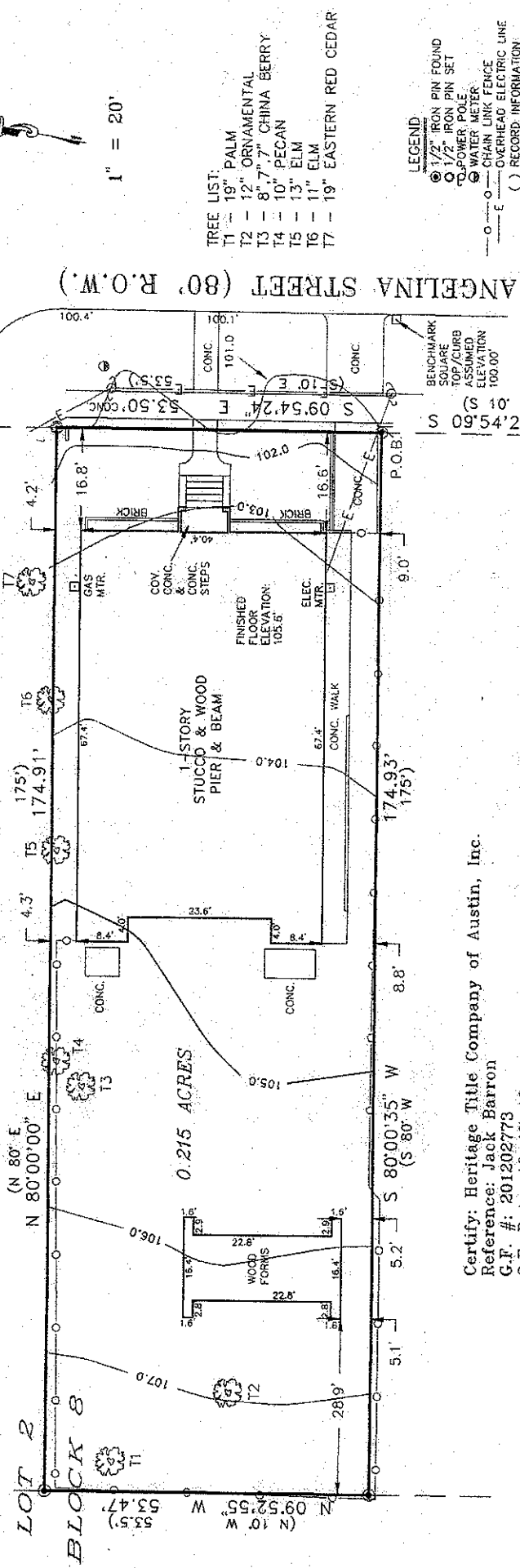
zation. The building on Angelina Street was an outgrowth of their recognition of the need for a place where various Negro clubs could meet and where residents of the community could obtain health care. The Club was constructed in 1929-1930; activities which occurred there after its opening included milk distribution to families, providing of a nursery school (which Home Economics students at nearby Black colleges and public schools could observe), parental education classes, and establishment of a well-baby clinic.



Photograph on file with NPS, ca. 1985?

SURVEY OF 0.215 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 8, OUTLOT NO. 56, DIVISION B, GEORGE L. ROBERTSON SUBDIVISION, A SUBDIVISION RECORDED IN VOL. Z, PG. 616, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO THE COMMUNITY WELFARE ASSOCIATION IN VOL. 400, PG. 562, DEED RECORDS, TRAVIS COUNTY, TEXAS.

1192 ANGELINA STREET



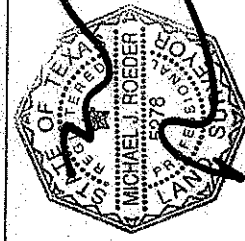
1" = 20'

- TREE LIST:
- T1 - 19" PALM
 - T2 - 12" ORNAMENTAL
 - T3 - 8" 7" CHINA BERRY
 - T4 - 10" PECAN
 - T5 - 13" ELM
 - T6 - 11" ELM
 - T7 - 19" EASTERN RED CEDAR

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- POWER POLE
- WATER METER
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

13-121



DATE: 6-12-13

Certify: Heritage Title Company of Austin, Inc.

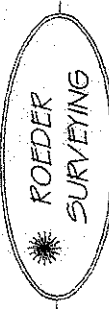
Reference: Jack Barron

G.F. #: 201202773

G.F. Date: 10-17-12

The undersigned does hereby certify that the plat shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility esmts. except as shown and the property has access to a dedicated roadway.

The property shown hereon is located in Zone 'X'; areas outside the 500 year Floodplain as shown on Community Panel Number 480624 0465 H of the FLOOD INSURANCE RATE MAP prepared for Travis County by the Federal Insurance Administration Department, H.U.D. Effective Date: 9-26-08



3705 VINELAND DRIVE
AUSTIN, TEXAS
(512) 478-7673

NORTHEAST
CORNER LOT 3,
BLOCK 5



Search Type

Address

DEVELOPMENT WEB MAP

1192 ANGELINA ST

GO

Map Tools

Map Pan

Map Themes

Base Map

1:512



Map Layers

ANGELINA ST

(3,119,578.063, 10,072,463.000)


0.01 Miles

LEGAL DISCLAIMER

CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Lot Line

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. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

1192 Angelina Street

City of Austin Residential Permit Application Residential Review, 2nd Floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	PR # 13-089136-04	BP#:
		Assigned: <i>Chantal Holverson</i>
		Due Date:
		Review Date: <i>4-2-15</i>
	Reviewed/Approved:	Issue Date: <i>4-8-15</i>
		Issued:

Project Address: 1192 Angelina St., Austin, TX 78702	Tax Parcel ID:
Legal Description:	
Zoning: SF-3-H-NP	Lot Size (square feet): 9365.4
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other <input type="checkbox"/>
of bedrooms existing: 0 # of bedrooms proposed: 3 # of baths existing: 2 # of baths proposed: 3
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Note: Removal of all or part of a structure requires a demolition permit.
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
Removal of section of roof and floor and addition of terracotta block walls to create a courtyard.
Removal of windows and portion of East wall. Addition of new windows and glass doors.
Addition of interior demising walls, expansion of bathrooms and relocation of kitchen.
Addition of backyard deck, pool, poolhouse and rain catchment tank.
Patch, repair or replace stucco. Paint.
Addition of VAV split mechanical system.
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>

Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): <u>2142</u> % of lot size <u>23</u> Proposed Building Coverage (sq ft): <u>263</u> % of lot size <u>3</u>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23) Existing Impervious Cover (sq ft): <u>478</u> % of lot size <u>5</u> Proposed Impervious Cover (sq ft): <u>320</u> % of lot size <u>3</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Yes <input type="checkbox"/> No	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>17</u> ft Number of Floors: <u>1</u> # of spaces required: <u>N/A</u> # of spaces provided: <u>N/A</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Width of approach (measured at property line): _____ ft. Distance from intersection (for corner lots only): _____ ft. Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Job Valuation		
Total Job Valuation: \$ <u>40,000</u> Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____ Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>70,000</u> Bldg: \$ <u>27,000</u> Elec: \$ <u>7,000</u> Plmbg: \$ <u>5,000</u> Mech: \$ <u>7,000</u>

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Building and Site Area		
	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area	2142		2142
2nd floor conditioned area			
3rd floor conditioned area			
Basement			
Covered Parking (garage or carport)			
Covered Patio, Deck or Porch / /	47	136	183
Balcony			
Other		263	263
Total Building Coverage			2586
Driveway	116		115
Sidewalks	363		363
Uncovered Patio /			
Uncovered Wood Deck (counts at 50%)		450	450
AC pads		95	95
Other (Pool Coping, Retaining Walls)			
Total Site Coverage			
Pool			515
Spa			

3611

Gross Floor Area This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor	2142			
2nd Floor	0			
3rd Floor	0			
Basement	0			
Attic	0			
Garage (attached)	0			
Garage (detached)	0			
Carport (attached)	0			
Carport (detached)	0			
Accessory building(s) (detached)	0	283		

TOTAL GROSS FLOOR AREA 2405

(Total Gross Floor Area / lot size) x 100 = 26% Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3? ☐ Y ☒ N ☒ N
 Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N ☒ N
 Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N ☒ N
 Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N ☒ N
 Is a sidewalk articulation required for this project? ☐ Y ☒ N ☒ N
 Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it, and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement, or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobiles and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

Owner	Jack Barron	Applicant or Agent	Permit Partners
Mailing Address	1192 Angelina St.	Mailing Address	1105 BARNESDALE WAY 78745
Phone	503-490-7535	Phone	799 2401
Email	jack.barron@acehotel.com	Email	DAVID@PERMIT-PARTNERS.COM
Fax		Fax	
General Contractor	SAME AS ABOVE ↑	Design Professional	Jen Turner
Mailing Address		Mailing Address	1192 Angelina St.
Phone		Phone	917-689-0174
Email		Email	jen@theturner.com
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☒ N ☐

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature: AN-EA

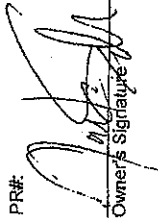
Date: 12/17/12

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below 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.

Property Address: 1192 ANGELINA, AUSTIN, TX 78702

PR#:


Owner's Signature

1/14/13
Date

Owner's Signature

Date

1st Owner's Printed Name

2nd Owner's Printed Name



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type) ⁷⁵³⁵

Customer Name: Jack Baron Phone: 503-970 Alternate Phone: _____

Service Address: 1192 Angelina St.

Lot: _____ Block: _____ Subdivision/Land Status: _____ Tax Parcel ID No.: _____

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 2 Number of proposed bathrooms: 3

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No _____

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? NO New stub size: _____

Existing Meter number: 129981 Existing Meter size: 5/8" Upgrade required? NO New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

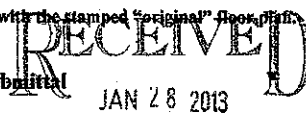
AWU Representative _____ Date 1-28-13 Phone 974-9722

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" book plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2



One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Bill Page Jack Barron</u>	
Email <u>billpage@ae.com</u>	Fax _____ Phone <u>512-799-1503-7535</u>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1192 Angelina</u> OR	
Legal Description _____ Lot _____ Block _____	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Location of meter _____	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	All structures/pools/etc.
Comments <u>Pole & Pole</u>	must maintain a 10'
	horizontal clearance from
	AE energized power lines.
<u>Bill Page</u> Bill Page 1/28/13 517-7991	
BSPA Completed by (Signature & Print Name) Date Phone	
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	
AE Representative	Date Phone

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

AE APPROVED
JAN 28 2013
28-211
JGM

SPECIAL WARRANTY DEED

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: November
October 1, 2012

GRANTOR: Caritas of Austin

GRANTOR'S MAILING ADDRESS: P.O. Box 1947, Austin, TX 78767

GRANTEE: Jack Barron

GRANTEE'S MAILING ADDRESS: _____

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Being a portion of Lot 2, Block 8, of OUTLOT 56, DIVISION B, GEORGE L. ROBERTSON SUBDIVISION, recorded in Volume Z, Page 616, of the Plat Records of Travis County, Texas, and being more particularly by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and

SPECIAL WARRANTY DEED

singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

With respect to the physical condition of any and all improvements and personal property covered hereby and included in this conveyance, the same are conveyed AS IS, WITH ALL FAULTS and without warranty. By acceptance of this Deed, Grantee acknowledges that it has conducted its own inspection of the Property and is not relying on any statement, warranty or representation of Grantor with respect to the condition of the improvements and personal property conveyed herein, the same are conveyed AS IS, WITH ALL FAULTS and without warranty. Without limiting the foregoing, Grantor makes no warranties of habitability or fitness for a particular purpose.

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

Caritas of Austin

By: [Signature]

Name: Jo Kathryn Quinn

Title: EXECUTIVE DIRECTOR

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 1st day of November, 2012, by Jo Kathryn Quinn, Executive Director on behalf of Caritas of Austin.



Kelly McNutt
Notary Public, State of Texas

After Recording Return To:

Do2773-fw

Exhibit A

Beginning at a point on the East line of said Lot No. 2, 53-1/2 feet South from the North-east corner of said Lot; thence with said East line 53-1/2 feet to a point in said East line; thence West and parallel with the North and South boundary lines of said Lot, 175 feet to the West boundary line thereof; thence with the West boundary line of said Lot, 53-1/2 feet to a point in said West line; thence East and parallel with the North and South boundary line of said Lot, 175 feet to the place of beginning; the portion of said Lot No. 2, hereby conveyed having a frontage on East line of 53-1/2 feet and a depth of 175 feet, according to the map or plat of said Subdivision of record in Book "Z", page 616, of the Deed Records of Travis County, Texas; and being the same property conveyed by Jennie E. Lampkin to the said Urissa Violette Christian et al, as Trustees of the Community Welfare Association, by deed dated May 23, 1927, recorded in Book 400, pages 562-564, of the Deed Records of Travis County, Texas to which said map or plat and said deed and the records thereof reference is here made for description; together with all improvements situated thereon.

SPECIAL WARRANTY DEED

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: ^{November}
~~October~~ 1, 2012

GRANTOR: Caritas of Austin

GRANTOR'S MAILING ADDRESS: P.O. Box 1947, Austin, TX 78767

GRANTEE: Jack Barron

GRANTEE'S MAILING ADDRESS: _____

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Being a portion of Lot 2, Block 8, of OUTLOT 56, DIVISION B, GEORGE L. ROBERTSON SUBDIVISION, recorded in Volume Z, Page 616, of the Plat Records of Travis County, Texas, and being more particularly by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and

singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

With respect to the physical condition of any and all improvements and personal property covered hereby and included in this conveyance, the same are conveyed AS IS, WITH ALL FAULTS and without warranty. By acceptance of this Deed, Grantee acknowledges that it has conducted its own inspection of the Property and is not relying on any statement, warranty or representation of Grantor with respect to the condition of the improvements and personal property conveyed herein, the same are conveyed AS IS, WITH ALL FAULTS and without warranty. Without limiting the foregoing, Grantor makes no warranties of habitability or fitness for a particular purpose.

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

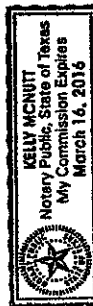
Caritas of Austin

By: [Signature]
Name: JO KATHRYN QUINN
Title: EXECUTIVE DIRECTOR

Acknowledgement

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 1st day of November, 2012, by JO KATHRYN QUINN on behalf of Caritas of Austin.



Kelly McNitt
Notary Public, State of Texas

After Recording Return To:

Do2773-fw

Exhibit A

Beginning at a point on the East line of said Lot No. 2, 53-1/2 feet South from the North-east corner of said Lot; thence with said East line 53-1/2 feet to a point in said East line; thence West and parallel with the North and South boundary lines of said Lot, 175 feet to the West boundary line thereof; thence with the West boundary line of said Lot, 53-1/2 feet to a point in said West line; thence East and parallel with the North and South boundary line of said Lot, 175 feet to the place of beginning; the portion of said Lot No. 2, hereby conveyed having a frontage on East line of 53-1/2 feet and a depth of 175 feet, according to the map or plat of said Subdivision of record in Book "Z", page 616, of the Deed Records of Travis County, Texas; and being the same property conveyed by Jennie E. Lampkin to the said Urissa Violette Christian et al, as Trustees of the Community Welfare Association, by deed dated May 23, 1927, recorded in Book 400, pages 562-564, of the Deed Records of Travis County, Texas to which said map or plat and said deed and the records thereof reference is here made for description; together with all improvements situated thereon.

Suburban Outlet, Inc. Driveway