



MEMORANDUM

To: City of Seguin Mayor and Council

From: Andy Quittner, City Attorney *Andy Quittner*

Date: January 4, 2019

Re: Resolution approving a Quit Claim deed in favor of the Christian Cupboard

In order to construct additional storage, the Christian Cupboard began the platting process. The Christian Cupboard has owned the Camp Street location since 2003, but the land had not been platted (adding a building triggered the platting requirement). At the rear of the property is a twenty foot alley that was apparently dedicated during the time the 12 Acre Farming lots were platted.

One of the Christian Cupboard's building sites is partially located within the alley; and the Camp Street Deed to the Christian Cupboard also conveys a 0.009 acre parcel on the far side of the alley.

It would appear that at the time the land was conveyed to the Christian Cupboard, the alley had been abandoned; however no documents have been located that would confirm the abandonment. Likewise no document accepting the alley has been found. Since it would take an inordinate amount of time, an exhaustive search of the older records has not been performed.

The City has no utilities existing or planned for the alley area. After discussion with staff, and the Christian Cupboard's engineer, the best route for clearing title is the conveyance of a Quit Claim Deed. Although such a deed is not insurable from a title perspective, it suffices for the purposes of use by a non-profit such as the Christian Cupboard as well as providing clarity for platting purposes.