

AGREEMENT IMPLEMENTING DETACHMENT AND ANNEXATION

This Agreement Implementing Detachment and Annexation ("Agreement") is entered into as of the ____ day of _____, 2020 by and between the Board of Trustees of the Ponder Independent School District, an independent school district organized under the laws of the State of Texas ("Ponder ISD"), and the Board of Trustees of the Denton Independent School District, an independent school district organized under the laws of the State of Texas ("Denton ISD"), upon the terms and conditions hereinafter set forth.

RECITALS

- A. WHEREAS, both the Ponder Independent School District and the Denton Independent School District have long desired to adjust their contiguous boundaries to a plain and easily discernable area, and as the area surrounding their contiguous boundaries has developed rapidly, this desire is more intense; and
- B. WHEREAS, in order to fulfill this desire and assist all residents of each school district with the ability to distinguish the two school districts more easily, the Ponder Independent School District and the Denton Independent School District began an investigation and exploration of their contiguous boundaries to determine where to begin their joint efforts to adjust their contiguous boundaries; and
- C. WHEREAS, the Ponder Independent School District and the Denton Independent School District have located two areas where there are no residents or where no school age children reside; and
- D. WHEREAS, the Ponder Independent School District and the Denton Independent School District, in keeping with each school districts' respective tenets of transparency, have notified the owners of each of the two areas of real estate and by such notice have given to the respective owners the opportunity to inform each of the school districts of their respective desires; and
- E. WHEREAS, the Ponder Independent School District and the Denton Independent School District have determined to proceed with their plans to adjust their respective boundaries and thus switch each area from the jurisdictional boundary of one of the school districts to the jurisdiction boundary of the other; and
- F. WHEREAS, Ponder Independent School District and Denton Independent School District are entering into this Agreement to set forth in writing certain understandings, rights, and responsibilities pertaining to the detachment and annexation of the Transferred Territories; and

- G. WHEREAS, the Denton Independent School District and the Ponder Independent School District, having long been partners in insuring the provision of public education for all, believe that making a minor adjustment of their respective boundaries, will insure that neither school district gains or losses any of it tax base and will be in the best interest of each District's constituency; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Texas Education Code, §13.231, under the authority of Texas Education Code § 11.151, the governing Board of Trustees of the Denton Independent School District, does hereby agree that it will detach the real estate commonly described as Robson Ranch, Denton County, Texas, and more specifically described in Exhibit B, and agree to annex the real estate commonly described as Cole Ranch, Denton County, Texas and more specifically described in Exhibit A, upon the condition precedent that the Ponder Independent School District agrees to detach the real estate described in Exhibit A and agrees to annex the real estate described in Exhibit B.

NOW, THEREFORE, in order to fulfill obligations mandated by state law, Ponder Independent School District and Denton Independent School District agree as follows:

AGREEMENT

1. DETACHMENT AND ANNEXATION.

- a. Execution of Detachment and Annexation.
 - i. Ponder ISD hereby detaches the PISD Transferred Territory, specifically described in Exhibit A, from the territory in its district, and Denton ISD hereby annexes the PISD Transferred Territory to the territory in its district; and
 - ii. Denton ISD hereby detaches the DISD Transferred Territory, specifically described in Exhibit B, from the territory in its district, and Ponder ISD hereby annexes the DISD Transferred Territory to the territory in its district;
- b. Governmental Submission of the Agreement. Promptly after the execution of this Agreement, Ponder ISD and Denton ISD jointly will submit this Agreement adopted by their respective Board of Trustees, along with certificates by the Denton Central Appraisal District and the Texas Comptroller of Public Accounts of the value of property in the Transferred Territories, and

- c. Ponder ISD and Denton ISD shall provide to the Texas Education Agency a complete and legally sufficient description of the boundaries of the respective districts and a map of each district in compliance with Texas Education Code, § 13.010.
- d. Effective Date. This Agreement for Boundary Adjustment between Ponder ISD and Denton ISD shall be effective on the date that both Boards of Trustees have properly considered and approved this Agreement, after such Agreement has been properly posted and placed on the respective Trustees agenda.

2. AD VALOREM / PROPERTY TAXES.

- a. Notice of Detachment and Annexation. As soon as practicable after this Agreement has been executed, Ponder ISD and Denton ISD shall each give notice in the forms of Exhibit C and Exhibit D, attached hereto and made apart hereof for all purposes, to the Denton Central Appraisal District and to the property owners within the Transferred Territories, respectively.
- b. Taxes for 2020. All school property taxes for the year 2020 and preceding years on real and personal property in the Transferred Territories shall be billed by, collected by, and belong to the school district from which the Transferred Territory was detached.
- c. Taxes for 2021 and Subsequent Years. All school property taxes for the year 2021 and subsequent years on real and personal property in the Transferred Territories shall be billed by, collected by, and belong to the school district to which the Transferred Territory was annexed, and the school district from which the Transferred Territory was detached shall have no rights or responsibilities with respect thereto.
- d. Rollback Taxes. Some land in the DISD and/or PISD Transferred Territory may have an appraised value for property tax purposes that is less than its market value because the land is appraised as "qualified open space land," as defined in Texas Tax Code, Section 23.51, as land designated for agricultural use under Texas Tax Code, Section 23.41, or as land that otherwise qualifies for an appraised value that is less than market value. An additional payment, whether tax, penalty or interest, is imposed whenever the eligibility of land for an appraised value that is less than market value ceases, such as when a change of use of the land occurs. Ponder ISD and Denton ISD agree that additional taxes for the year 2020 and prior years shall belong to Denton ISD, and additional taxes for the year 2021 and subsequent years shall belong to Ponder ISD, in accordance with Section 13.051(k) of the Texas Education Code. Each District shall be responsible for billing and

collecting the additional taxes to which it is entitled, and shall have no responsibility for billing and collecting additional taxes owed to the other District.

- e. Tax Liens. The lien of each school district for all taxes and additional taxes that it is owed shall be of equal dignity with the lien for all taxes and additional taxes owed to the other school district.
3. Students in Transferred Territory.
- a. As of the date of approval and effectiveness of this Agreement, there are no school age students residing in either of the Transferred Territories.
 - b. In the event that in the future school age students begin to reside in either, or both, of the Transferred Territories, the school district to which the Transferred Territory has been annexed shall provide all public education services required by the Texas Education Code and other applicable laws to students and their families residing within the Transferred Territory.
4. Allocation of Indebtedness.
- a. No portion of the indebtedness of Ponder ISD is allocated to Denton ISD because of the detachment and annexation of the Transferred Territory, and Denton ISD assumes no liability for indebtedness of Ponder ISD.
 - b. No portion of the indebtedness of Denton ISD is allocated to Ponder ISD because of the detachment and annexation of the Transferred Territory, and Ponder ISD assumes no liability for indebtedness of Denton ISD.
5. Challenge to Detachment and Annexation.
- a. Response to Legal Proceeding. If a suit or administrative proceeding is instituted by a third party that seeks to declare this Agreement or the detachment and annexation of the Transferred Territories to be illegal (a "Legal Proceeding"), then Ponder ISD and Denton ISD may mutually agree to rescind this Agreement and the detachment and annexation to the extent they deem appropriate. In furtherance of the rescission, Transferred Territories may be restored to the territory of Ponder ISD and Denton ISD.
 - b. Defense of Legal Proceeding. If the detachment and annexation of the Transferred Territories is not rescinded as provided above, then to the extent feasible and permitted by law, Ponder ISD and Denton ISD shall cooperate in the defense of the Legal Proceeding. Either party, however, may act in its own best interest in

conducting the defense and may, among other things, (1) retain its own legal counsel, (2) determine whether to continue to defend the Legal Proceeding, and (3) compromise and settle the Legal Proceeding, in whole or in part, to the extent that the claims may be compromised and settled without the joinder of both Ponder ISD and Denton ISD.

- c. Adverse Determination. If this Agreement or the detachment and annexation of the Transferred Territory is declared to be illegal by a final, non-appealable order of a court or administrative agency having jurisdiction, then Ponder ISD and Denton ISD shall mutually rescind this Agreement and the detachment and annexation of the Transferred Territories to the greatest extent possible and in furtherance of the rescission the Transferred Territories shall be restored to the school district from which they were detached.

6. Miscellaneous.

- a. Notices. Any notice provided for or concerning this Agreement shall be in writing and be deemed sufficiently given when sent (1) by delivery service or by certified or registered mail, return receipt requested, to the respective address of each party as set forth below, or (2) by email to the email address set forth below upon transmittal and confirmation of receipt:

- i. Ponder Independent School District
400 West Bailey Street
Ponder, Texas 76259
Attn: Bruce Yeager
Telephone Number: (940) 479-8200
Email Address: byeager@ponderisd.net

- ii. Denton Independent School
1307 North Locust Street
Denton, Texas 76201
Attn: Dr. Jamie Wilson
Telephone Number: (940) 369-0002
Email Address: jwilson@dentonisd.org

- b. Notices shall be deemed given upon receipt or, if sent by delivery service or registered or certified mail, upon the first attempted delivery at the proper address. A change of address or email address shall be effective when it has been designated by notice given as herein provided.

- c. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes any prior oral or written agreements, commitments, terms or understandings, regarding the subject matter hereof.
- d. Authority. Ponder ISD and Denton ISD have received all necessary consents and approvals, and undertaken all corporate action necessary, for the execution and delivery of this Agreement and the performance of their respective covenants, duties and obligations hereunder. Each individual executing this Agreement represents and warrants that such individual is duly authorized and empowered to bind the party on behalf of which he or she is executing this Agreement. The representatives of the parties have signed in the capacity herein stated and in no other capacity.
- e. Counterparts. This Agreement may be executed by the parties in multiple counterparts, each of which when so executed and delivered shall constitute an original, but all such counterparts shall together constitute one and the same instalment, and all signatures need not appear upon any one counterpart.
- f. Headings. The headings and captions in this Agreement are for convenience of reference only and shall not define, limit or otherwise affect any of the terms or provisions hereof.
- g. Binding Effect. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, whether so expressed or not.
- h. Severability. Any provision of this Agreement that is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability, without invalidating the remaining provisions hereof. To the extent permitted by applicable law, the parties hereto waive any provision of law which may render any provision hereof prohibited or unenforceable in any respect.
- i. Governing Law. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the state of Texas.
- j. Recording of Agreement: Each of the parties hereto agrees that this Agreement shall be recorded in Denton County, Texas, as soon as reasonably practical, after the full execution hereof by all parties hereto.
- k. Costs. All costs shall be borne by the party incurring the same except as set forth herein.

- l. Construction of Agreement. Each party has actively participated in the negotiation of this Agreement and has consulted with legal counsel regarding its terms, and the rule of construction that an agreement will be construed against the party responsible for its drafting shall have no application to this Agreement.

- m. Terminology. Words of any gender shall include the other genders, and words in the singular number shall include the plural, and vice versa, unless the context otherwise requires.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the date that all parties have approved and signed this Agreement.

THE PONDER INDEPENDENT SCHOOL DISTRICT

Date: _____, 2020

Shawn Wilkinson,
President
Ponder Independent School District
Board of Trustees

ATTEST:

Vangee Deussen,
Secretary
Ponder Independent School District
Board of Trustees

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, Shawn Wilkinson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he, in his capacity as President of the Ponder Independent School District Board of Trustees, executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

Notary's Printed Name: _____

My Commission Expires: _____

THE DENTON INDEPENDENT SCHOOL DISTRICT

Date: _____, 2020

Barbara Burns,
President
Denton Independent School District
Board of Trustees

ATTEST:

Douglas Chadwick,
Secretary
Denton Independent School District
Board of Trustees

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, BARBARA BURNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she, in her capacity as President of the Denton Independent School District Board of Trustees, executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas
Notary's Printed Name: _____
My Commission Expires: _____

EXHIBIT A AND B

Overview of Properties to Annex and Detach between Ponder ISD and Denton ISD

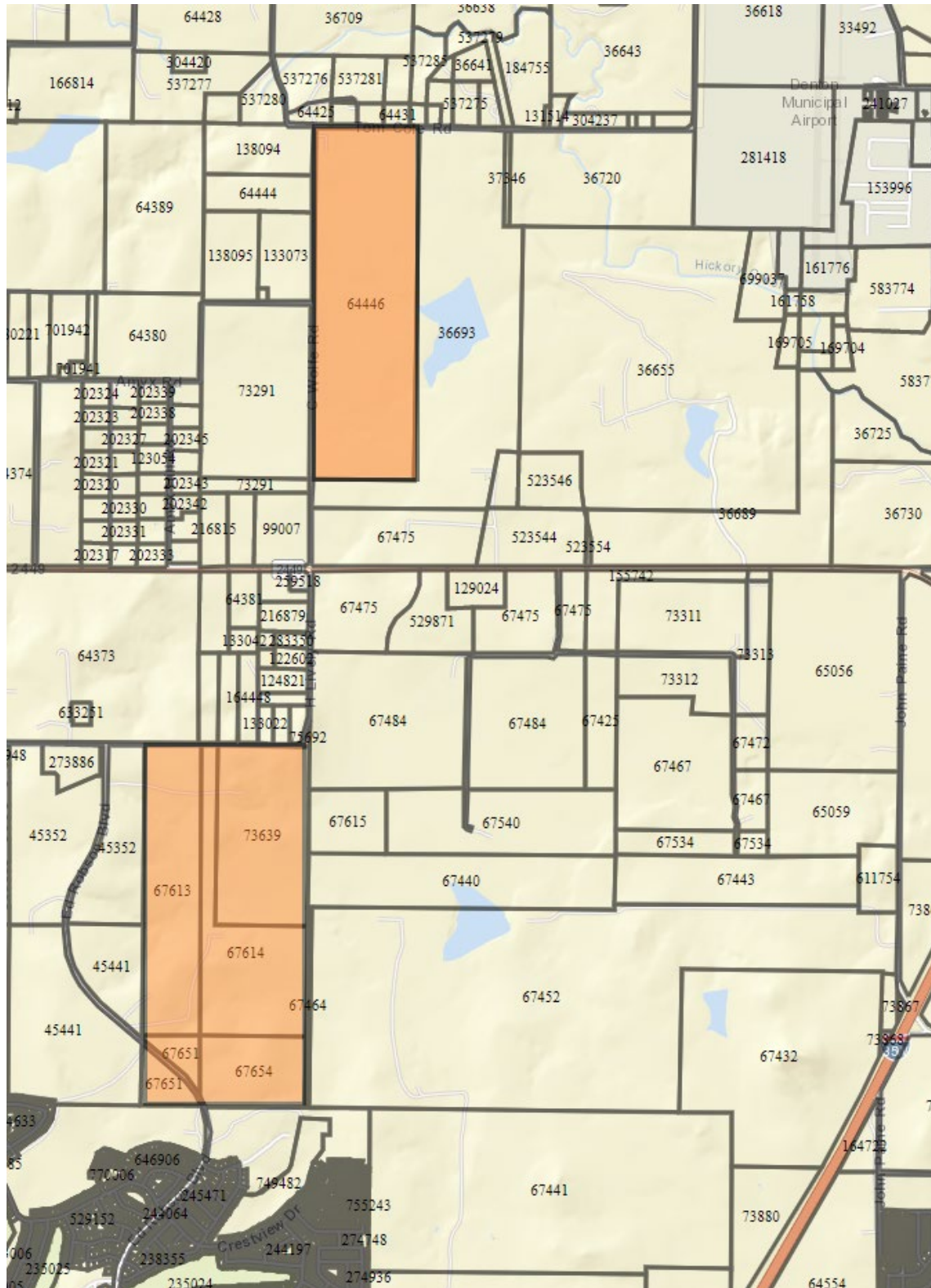


EXHIBIT A

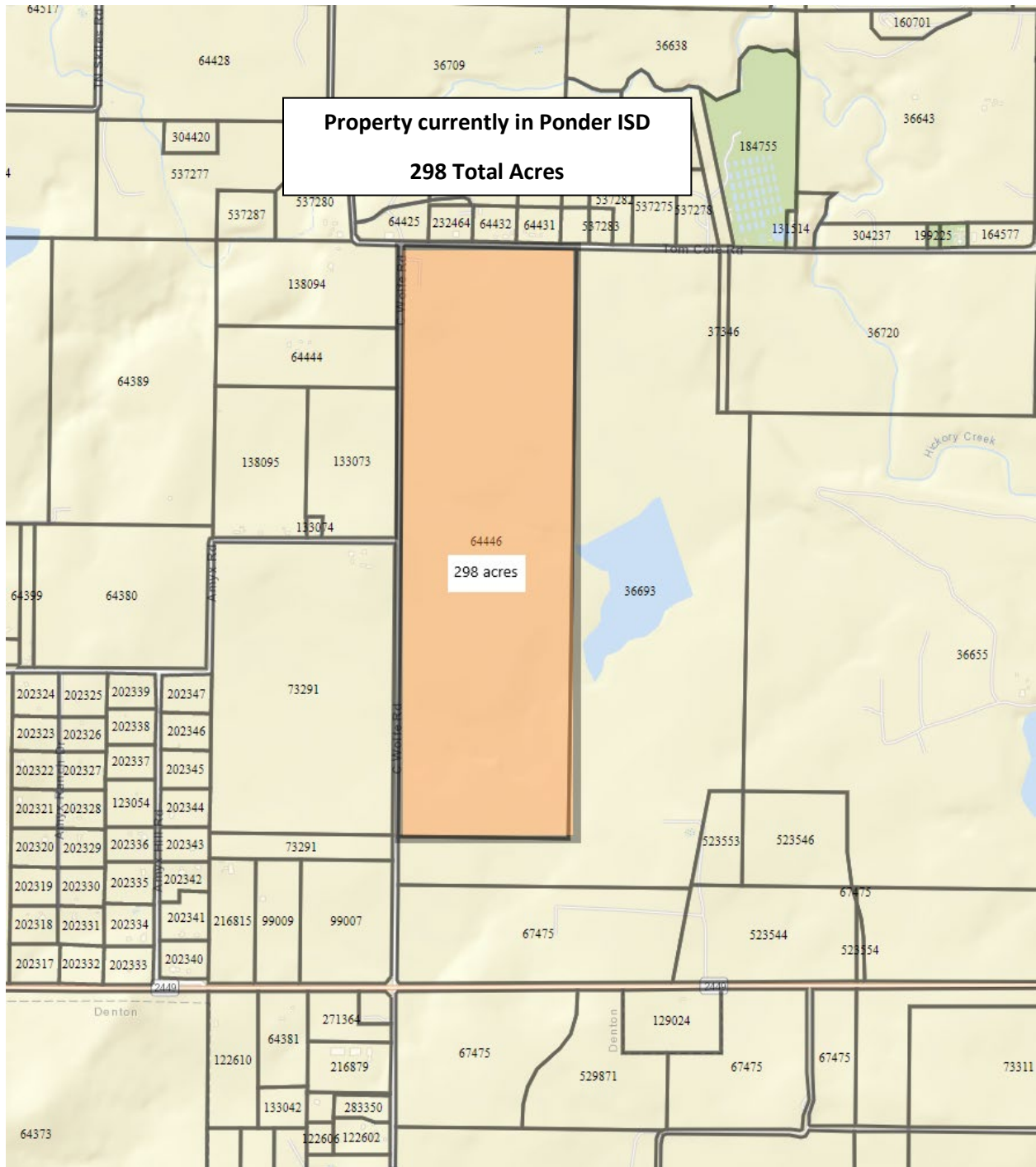
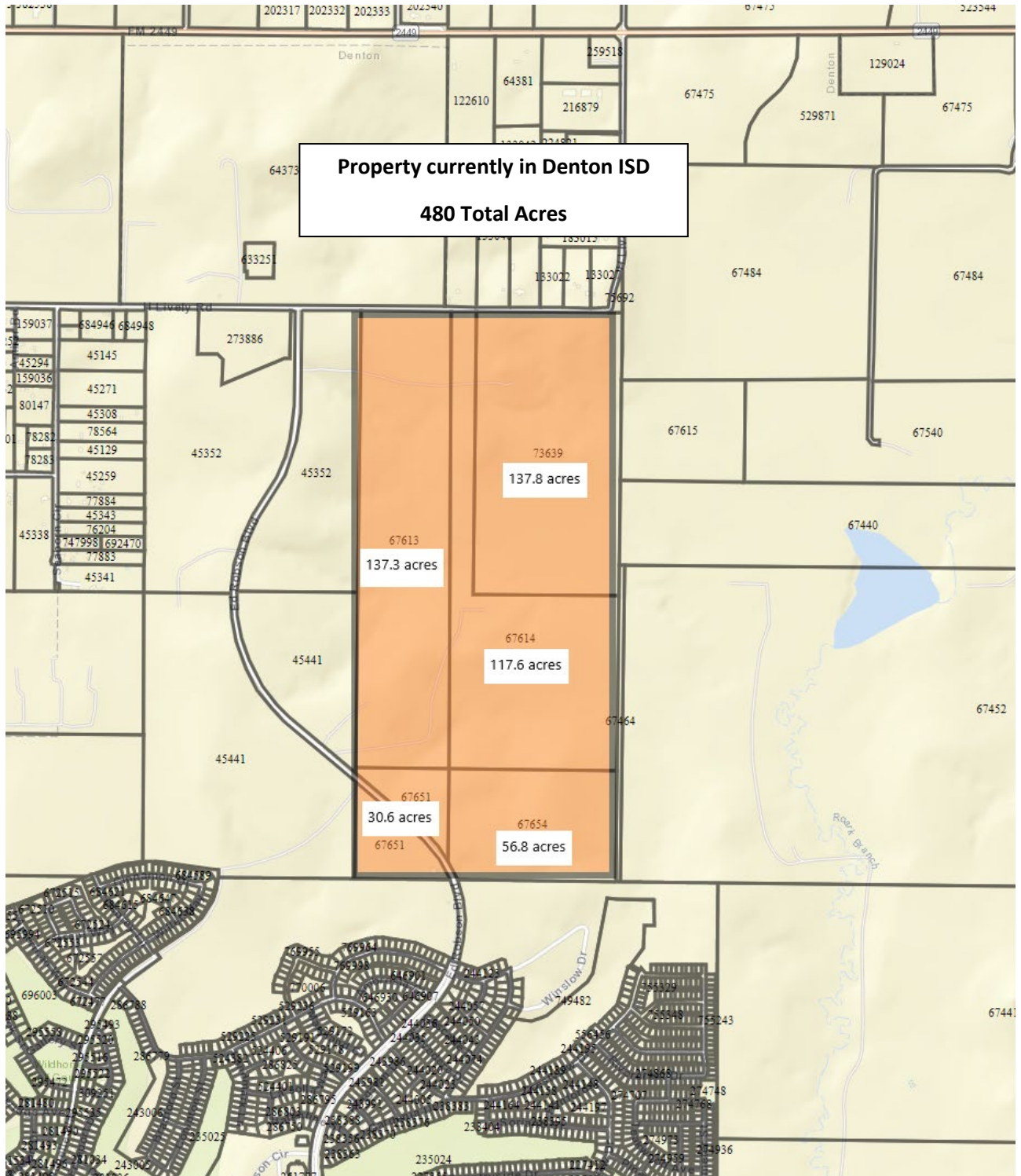


EXHIBIT B





Dr. James K. Wilson, Superintendent ▪ 1307 N. Locust Street ▪ Denton, Texas 76201

EXHIBIT C
Form of Notice to Property Owners

Robson Denton Development, LP
9532 E. Riggs Road
Sun Lakes, AZ 85248-7463

Sent via Certified Mail with Return Receipt Requested:

Re: Robson Denton Development
 Ponder ISD and Denton ISD

To Whom It May Concern:

The purpose of this letter is to notify you of recent actions by the Ponder Independent School District and Denton Independent School District that will cause your property, specifically described in the enclosure with this correspondence, to be located in the Denton Independent School District

In order to make minor boundary adjustments for these contiguous school districts, the Denton Independent School District entered into an agreement with the Ponder Independent School District, whereby your property was detached from the Ponder Independent School District and was annexed by the Denton Independent School District.

All levied property taxes, including any rollback taxes, for the year 2020, and preceding years, are due to the Ponder Independent School District. All levied property taxes for the year 2021 and subsequent years are due to the Denton Independent School District

If you should have any questions, please feel free to contact the respective Superintendents:

Ponder Independent School District
Bruce Yeager
Telephone: 940-479-8201
Email: byeager@bonderisd.net

Denton Independent School District
Dr. Jamie Wilson
Telephone: 940-369-0002
Email: jwilson@dentonisd.org

Yours very truly,

Bruce Yeager, Superintendent
Ponder Independent School District

Jamie Wilson, Superintendent
Denton Independent School District



Dr. James K. Wilson, Superintendent ▪ 1307 N. Locust Street ▪ Denton, Texas 76201

EXHIBIT D
Form of Notice to Denton Central Appraisal District

Denton Central Appraisal District
Hope McClure, Chief Appraiser
3911 Morse Street
Denton, TX 76208

*Sent via Certified Mail with Return Receipt Requested:
7013 1090 0001 1153 6453*

Re: Detachment and Annexation
 Ponder Independent School District
 Denton Independent School District

Dear Hope McClure, Chief Appraiser:

The purpose of this letter is to provide you notice that certain property over which the Denton Appraisal District has authority has been detached by the Ponder Independent School District and annexed by the Denton Independent School District, and certain property that has been detached by the Denton Independent School District and annexed by the Ponder Independent School District.

The School Districts are currently having prepared the Metes and Bounds description along with a map of the respective districts subsequent to the detachments and annexations, and upon the completion of the maps a copy will be provided to you, and the Texas Education Agency.

Please note that the ad valorem assessments for the subject territories for year 2021 will be for the school district which annexed the subject territory.

If you should have any questions about the detachment and annexation, please feel free to contact the Superintendents:

Ponder Independent School District
Bruce Yeager
Telephone: 940-479-8201
Email: byeager@bonderisd.net

Denton Independent School District
Dr. Jamie Wilson
Telephone: 940-369-0002
Email: jwilson@dentonisd.org

Yours very truly,

Bruce Yeager, Superintendent
Ponder Independent School District

Jamie Wilson, Superintendent
Denton Independent School District

Property Details for Account: 64446

General

Values

Market Value	\$1,830,000.00	Imp. Total	\$0.00				
Address	WOLFE RD	Land Homesite	\$0.00				
Owner	COLE RANCH COMPANY LP fka SLF II COLE PROPERTY LP—100%	Land Non-Homesite	\$0.00				
Mailing Address	512 W Hickory St Ste 100 Denton TX 76201-9074	Agricultural Market	\$1,830,000.00				
Property Type	Real Property	Timber Market	\$0.00				
Area	0ft ²	Timber Reduction	\$0.00				
Class		Homestead Cap	\$0.00				
Legal Description	A0132A J.A. BURN, TR 1, 305.0 ACRES, OLD DCAD TR #1	Appraised Value	\$19,825.00				
Geo ID	A0132A-000-0001-0000	Assessed Value	\$19,825.00				
Subdivision	J.A. BURN—A0132A	Deed History					
Neighborhood	E4 AND D1 PROPS PONDER ISD—DS13PASTUR	Date	Type	Seller	Buyer	Deed Number	Sale Price
Homestead Cap	\$0.00	2020-08-26	NC	SLF II COLE PROPERTY LP	COLE RANCH COMPANY LP fka SLF II COLE PROPERTY LP	2020-131145	Unavailable
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 COLE RANCH IMPROVEMENT DISTRIC—PID60 PONDER ISD—S13	2005-02-01	SW	M T COLE TRUST #1, M T COLE TRUST #2, M T COLE TRUST #4	SLF II COLE PROPERTY LP	05-12274-78	Unavailable

Subdivision Stats

J.A. BURN							
Minimum Market	\$21,740.00			CONV	PRIOR OWNER	M T COLE TRUST #1	Unavailable
Median Market	\$124,218.00						
Maximum Market	\$919,515.00						
Median Living Area	1565ft ²						
Difference from Median Market	-200.00%						
Difference from Median Living Area	-200.00%						

Property Details for Account: 64446

Land Segments

Type	Acres	Area
PI 2 - Improved Pasture 2	305	13285800 ft ²

Property Details for Account: 67613

General

Values

Market Value	\$1,407,325.00	Imp. Total	\$0.00
Address	H LIVELY RD TX	Land Homesite	\$0.00
Owner	ROBSON DENTON DEV LP—100%	Land Non-Homesite	\$0.00
Mailing Address	9532 E RIGGS RD SUN LAKES AZ 85248-7463	Agricultural Market	\$1,407,325.00
Property Type	Real Property	Timber Market	\$0.00
Area	0ft ²	Timber Reduction	\$0.00
Class		Homestead Cap	\$0.00
Legal Description	A1617A J. PAINE, TR 2, 137.3 ACRES	Appraised Value	\$6,865.00
Geo ID	A1617A-000-0002-0000	Assessed Value	\$6,865.00
Subdivision	J. PAINE—A1617A		
Neighborhood	E4 AND D1 PROPS DENTON ISD—DS05PASTUR		
Homestead Cap	\$0.00		
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 DENTON ISD—S05		

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-07-02	SW	CAL FARLEY'S BOYS RANCH	ROBSON DENTON DEV LP	99-0067253	Unavailable
1990-05-01	CONV	JOHNSON, MURRAY S	CAL FARLEY'S BOYS RANCH		Unavailable

Land Segments

Type	Acres	Area
PN 2 - Native Pasture 2	137.3	5980788 ft ²

Property Details for Account: 67614

General

Values

Market Value	\$1,205,400.00	Imp. Total	\$0.00
Address		Land Homesite	\$0.00
Owner	ROBSON DENTON DEV LP—100%	Land Non-Homesite	\$0.00
Mailing Address	9532 E RIGGS RD SUN LAKES AZ 85248-7463	Agricultural Market	\$1,205,400.00
Property Type	Real Property	Timber Market	\$0.00
Area	0ft ²	Timber Reduction	\$0.00
Class		Homestead Cap	\$0.00
Legal Description	A1617A J. PAINE, TR 1, 117.6 ACRES	Appraised Value	\$5,880.00
Geo ID	A1617A-000-0001-0000	Assessed Value	\$5,880.00
Subdivision	J. PAINE—A1617A		
Neighborhood	E4 AND D1 PROPS DENTON ISD—DS05PASTUR	Deed History	
Homestead Cap	\$0.00	Date	Type
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 DENTON ISD—S05	Seller	Buyer
		1999-07-02 SW	M T COLE TRUST #2
			ROBSON DENTON DEV LP
			99-0067258 <i>Unavailable</i>

Land Segments

Type	Acres	Area
PN 2 - Native Pasture 2	117.6	5122656 ft ²

Property Details for Account: 67651

General

Values

Market Value	\$313,650.00	Imp. Total	\$0.00
Address		Land Homesite	\$0.00
Owner	ROBSON DENTON DEV LP—100%	Land Non-Homesite	\$0.00
Mailing Address	9532 E RIGGS RD SUN LAKES AZ 85248-7463	Agricultural Market	\$313,650.00
Property Type	Real Property	Timber Market	\$0.00
Area	0ft ²	Timber Reduction	\$0.00
Class		Homestead Cap	\$0.00
Legal Description	A0502A FRANCISCO GARCIA, TR 2, 30.6 ACRES	Appraised Value	\$1,530.00
Geo ID	A0502A-000-0002-0000	Assessed Value	\$1,530.00
Subdivision	FRANCISCO GARCIA—A0502A		
Neighborhood	E4 AND D1 PROPS DENTON ISD—DS05PASTUR		
Homestead Cap	\$0.00		
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 DENTON ISD—S05		

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-07-02	SW	CAL FARLEY'S BOYS RANCH	ROBSON DENTON DEV LP	99-0067253,4	Unavailable
1990-05-01	CONV	JOHNSON, MURRAY S	CAL FARLEY'S BOYS RANCH		Unavailable

Land Segments

Type	Acres	Area
PN 2 - Native Pasture 2	30.6	1332936 ft ²

Property Details for Account: 67654

General

Market Value	\$582,200.00
Address	
Owner	ROBSON DENTON DEV LP—100%
Mailing Address	9532 E RIGGS RD SUN LAKES AZ 85248-7463
Property Type	Real Property
Area	0ft ²
Class	
Legal Description	A0502A FRANCISCO GARCIA, TR 1, 56.8 ACRES
Geo ID	A0502A-000-0001-0000
Subdivision	FRANCISCO GARCIA—A0502A
Neighborhood	E4 AND D1 PROPS DENTON ISD—DS05PASTUR
Homestead Cap	\$0.00
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 DENTON ISD—S05

Values

Imp. Total	\$0.00
Land Homesite	\$0.00
Land Non-Homesite	\$0.00
Agricultural Market	\$582,200.00
Timber Market	\$0.00
Timber Reduction	\$0.00
Homestead Cap	\$0.00
Appraised Value	\$2,840.00
Assessed Value	\$2,840.00

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-07-02	SW	M T COLE TRUST #2	ROBSON DENTON DEV LP	99-0067258	Unavailable
	CONV	M T COLE TRUST #2	M T COLE TRUST #2		Unavailable

Land Segments

Type	Acres	Area
PN 2 - Native Pasture 2	56.8	2474208 ft ²

Property Details for Account: 73639

General

Values

Market Value	\$1,412,451.00	Imp. Total	\$0.00
Address		Land Homesite	\$0.00
Owner	ROBSON DENTON DEV LP—100%	Land Non-Homesite	\$0.00
Mailing Address	9532 E RIGGS RD SUN LAKES AZ 85248-7463	Agricultural Market	\$1,412,451.00
Property Type	Real Property	Timber Market	\$0.00
Area	0ft ²	Timber Reduction	\$0.00
Class		Homestead Cap	\$0.00
Legal Description	A0989A F. N. OLIVER, TR 2, 137.8 ACRES	Appraised Value	\$8,034.00
Geo ID	A0989A-000-0002-0000	Assessed Value	\$8,034.00
Subdivision	F. N. OLIVER—A0989A		
Neighborhood	E4 AND D1 PROPS DENTON ISD—DS05PASTUR		
Homestead Cap	\$0.00		
Taxing Jurisdictions	DENTON CITY OF—C05 DENTON COUNTY—G01 DENTON ISD—S05		

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
1999-07-02	SW	M T COLE TRUST #2	ROBSON DENTON DEV LP	99-0067258	Unavailable
	CONV	COLE, M T TRUST #2	M T COLE TRUST #2		Unavailable

Land Segments

Type	Acres	Area
PN 2 - Native Pasture 2	128.65	5603994 ft ²
C2 - Cropland 2	9.15	398574 ft ²