

DEED OF GIFT

Parties: PARKS RANCH FAMILY JOINT VENTURE

to
BOARD OF TRUSTEES OF THE ECTOR COUNTY INDEPENDENT

NOTES	FILED AND RECORDED - REAL RECORDS
0	On: 04/15/2008 at 02:54 PM Document Number: 2008-00006089 Receipt No. 2467 Amount: \$ 32.00 Recorded By: Whitney Flippin Linda Haney, County Clerk Ector County, Texas



STATE OF TEXAS
COUNTY OF ECTOR

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page stamped hereon of the Named Records of Ector County, as stamped hereon by me.

Linda Haney
Linda Haney, County Clerk
Ector County, Texas

ANY PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Record and Return To:



ATKINS HOLLMANN JONES PEACOCK LEWIS & LYON
3800 E 42ND ST STE 500

ODESSA, TX 79762

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.

THE STATE OF TEXAS §
 § GIFT DEED
COUNTY OF ECTOR §

KNOW ALL MEN BY THESE PRESENTS:

That **PARKS RANCH FAMILY JOINT VENTURE**, a Texas joint venture, "Grantor", for and in consideration of the good will and affection it bears for for the people of Ector County, Texas, has Granted, Given and Conveyed, and by these presents does Grant, Give and Convey unto the **BOARD OF TRUSTEES OF THE ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT**, of the County of Ector, State of Texas, all of the **SURFACE ESTATE** of that certain lot, tract or parcel of land lying and being situated in Ector County, Texas, more particularly described as follows, to-wit:

A tract of land out of Section 9, Block 41, T-2-S, T & P Ry. Co. Survey, Ector County, Texas, as more particularly described on Exhibit "A" which is attached hereto; **EXCEPT** all oil, gas and other minerals are reserved unto the individual joint venturers and no minerals are being conveyed herein.

RIGHT OF REVERSION: IT IS EXPRESSLY UNDERSTOOD AND AGREED that this conveyance shall be effective only so long as the Grantee commences the construction of one or more buildings on the subject property for use as a public school within ten (10) years after the recording of this instrument in the Official Public Records of Ector County, Texas. All rights, title, and interest conveyed by this instrument shall automatically revert to and vest in Grantor, Grantor's successors and assigns, without the necessity of any further act on the part of or on behalf of the Grantor if the Grantee fails to commence construction of a public school within ten (10) years from the recording of this deed, it being the intent of the Grantor to convey a *determinable estate* to the Grantee.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Ector County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors assigns forever and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

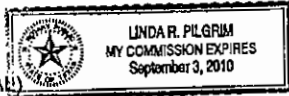
EXECUTED this the 4th day of February, 2008.

PARKS RANCH FAMILY JOINT VENTURE


CHARLOTTE PARKS KIMBERLIN, Managing
Joint Venturer

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of February, 2008, by **CHARLOTTE PARKS KIMBERLIN**, the Managing Joint Venturer of Parks Ranch Family Joint Venture.



(SEAL)

Linda R. Pilgrim
NOTARY PUBLIC, State of Texas

Mailing Address of Grantee :
P. O. Box 3912
Odessa, Texas 79760

EXHIBIT "A"

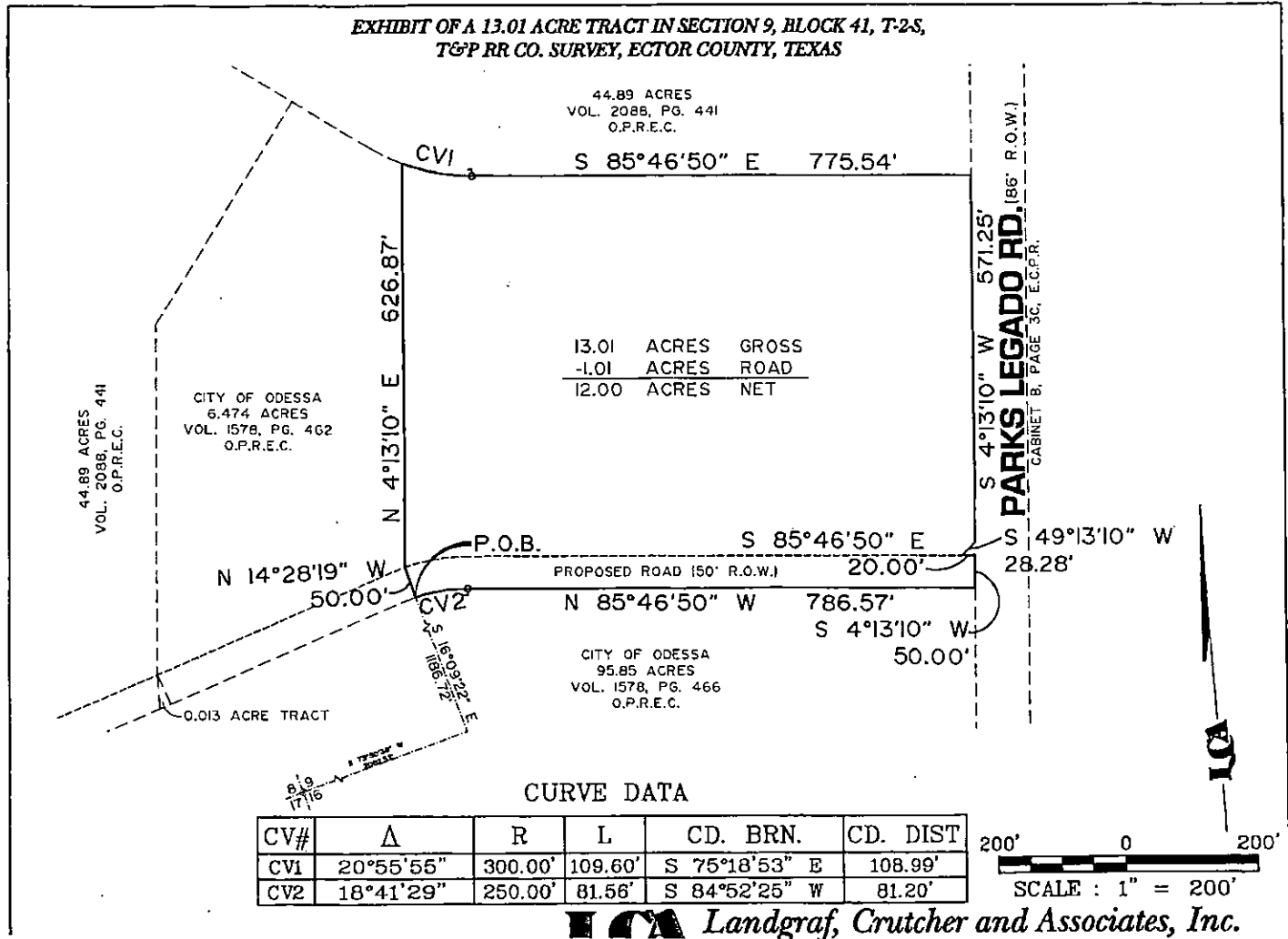


EXHIBIT "A"

Landgraf, Crutcher and Associates, Inc.
TRANSPORTATION • ENVIRONMENTAL • CIVIL ENGINEERS

521 NORTH TEXAS • ODESSA, TEXAS 79761
(432) 332-5058 or 580-8812 • FAX (432) 332-8812

Legal Description for a
13.01 Acre Tract of Land,
Located in Section 9, Block 41, T-2-S,
T&P RR. Co. Survey, Ector County, Texas.

Boundary being further described by metes & bounds as follows:

BEGINNING at a point for the most southerly southeast corner of a 6.474 acre Tract as described in Volume 1578, Page 462, Official Public Records of Ector County and in the curved north line of a 95.85 acre tract as described in Volume 1578, Page 466, Official Public Records of Ector County and being in the south line of a 50 foot wide proposed road, said point being the most southwest corner of this tract, whence the southwest corner of said Section 9 bears S16°09'22"E, a distance of 1186.72 feet and S73°50'38"W, a distance of 2052.53 feet;

THENCE N14°28'19"W with the east line of said 6.474 acre tract, a distance of 50.00 feet to a point of deflection of said 6.474 acre tract and this tract;

THENCE N4°13'10"E with the east line of said 6.474 acre tract, a distance of 626.87 feet to a point in a curved southerly line of a 44.89 acre tract as described in Volume 2088, Page 441, Official Public Records of Ector County and being the northeast corner of said 6.474 acre tract also being the northwest corner of this tract;

THENCE around a curve to the left in a southeasterly direction and with a southerly line of said 44.89 acre tract, said curve having a radius length of 300.00 feet, a delta angle of 20°55'55", an arc length of 109.60 feet and a chord length of 108.99 feet bearing S75°18'53"E to a point of tangency of said 44.89 acre tract and this tract;

THENCE S85°46'50"E with a southerly line of said 44.89 acre tract, a distance of 775.54 feet to a point in the west right-of-way line of Parks Legado Road as recorded in Cabinet B, Page 3-C, Ector County Plat Records and being the most easterly southeast corner of said 44.89 acre tract and also being the northeast corner of this tract;

THENCE S4°13'10"W with the west right-of-way line of said Parks Legado Road, a distance of 571.25 feet to a point at the northeast end of a cutback of said Parks Legado Road and being a point of deflection of this tract;

THENCE S49°13'10"W with said cutback, a distance of 28.28 feet to point at the southwest end of said cutback and being a point of deflection of this tract;

THENCE S85°46'50"E with right-of-way line of said Parks Legado Road, a distance of 20.00 feet to a point being an ell corner of said Parks Legado Road and this tract;

LCA

EXHIBIT "A"

THENCE $S4^{\circ}13'10''W$ with the west right-of-way line of said Parks Legado Road, a distance of 50.00 feet to a point for the southwest corner of said Parks Legado Road and being the northeast corner of said 95.85 acre tract and being in the south line of said 50 foot wide proposed road also being the southeast corner of this tract;

THENCE $N85^{\circ}46'50''W$ with the north line of said 95.85 acre tract and the south line of said 50 foot wide proposed road, a distance of 786.57 feet to point of curvature of said 95.85 acre tract and proposed road and also of this tract;

THENCE around a curve to the left in a southwesterly direction and with the north line of said 95.85 acre tract and the south line of said proposed road, said curve having a radius length of 250.00 feet, a delta angle of $18^{\circ}41'29''$, an arc length of 81.56 feet and a chord length of 81.20 feet bearing $S84^{\circ}52'25''W$ to the Point of Beginning, said tract consisting of 13.01 acres (gross) 1.01 acres (in proposed road), 12.00 acres (net).

Landgraf, Crutcher and Associates, Inc

Dow E Kelly
RPLS #5707
February 12, 2008



Basis of bearing is said 95.85 acre tract,
6.474 acre tract and 44.89 acre tract.