

RIVER ROAD INDEPENDENT SCHOOL DISTRICT  
BOARD OF EDUCATION  
AMARILLO, TEXAS

Subject: Land Sale Authorization

Date: Monday, Feb 9, 2015

Presented By: Mike Hodgson  
Business Manager

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ACTION

BACKGROUND INFORMATION:

In 2005 the Board of Trustees declared that the ten (10) acres of unimproved land it owns directly north of Willow Vista Intermediate School was surplus land and attempted to sell it without success. In 2009 the Board of Trustees again considered selling the land but took no action.

We have recently received a request as to whether we are interested in selling this property. With the construction of the new High School and the renovation of the former High School into the Middle School, there are no foreseeable needs for the District to retain this property. Because of this property's location within the city limits and because it borders on an existing residential development, there may be a potential buyer. Therefore, it is recommended that the Board attempt to sell this property, provided an acceptable offer was received.

BOARD ACTION REQUESTED:

It is requested that the Board adopt and sign the attached resolution to affirm its previous decision to declare the 10 acre property north of Willow Vista as surplus property and to authorize the Superintendent to attempt to sell the property.

**RESOLUTION OF THE BOARD OF TRUSTEES  
OF  
RIVER ROAD INDEPENDENT SCHOOL DISTRICT**

In accordance with Texas Education Code §11.154, the Board of Trustees of River Road Independent School District (“RRISD”) does hereby make the following resolution regarding the sale of surplus RRISD real property:

WHEREAS, RRISD owns approximately 18 acres of unimproved real estate in Potter County, Texas;

WHEREAS, approximately 10 acres of this unimproved real estate, located directly north of Willow Vista Intermediate School, with a 60 foot ingress and egress easement and which is described in Exhibit A, attached hereto, is surplus property (“the Property”) because it has not been used by RRISD since its acquisition, and does not fit within any future plans for the real property needs of RRISD;

WHEREAS, the District’s Board of Trustees determined at a lawfully called meeting on December 12, 2005, that it was in the District’s best interest to sell said Property;

WHEREAS, the District took such action and provided such notices as were required under Texas Education Code §11.154 and Local Government Code Chapter 272 to sell the Property, there were no bidders for the Property and the District made no other efforts to sell the Property since that time;

WHEREAS, the Board of Trustees considered an agenda item at its lawfully called meeting on November 9, 2009 to affirm the decision made in 2005 to sell the property, but the item was tabled;

WHEREAS, the District still owns the Property, has no future plans for the Property and affirms its determination that it is still in the District’s best interest to sell such Property;

NOW BE IT THEREFORE RESOLVED, the recitals contained herein are adopted by the Board of Trustees as findings of fact; and,

BE IT FURTHER RESOLVED, that the RRISD Board of Trustees affirms that it is in the its best interest to sell the Property described in Attachment A and orders and authorizes the sale of the Property in accordance with Texas Education Code §11.154 and Local Government Chapter 272, and authorizes the Superintendent, if it would be in the best interest of the School District, to employ, retain, contract with or compensate a licensed real estate broker to assist in the sale of the Property, and to take any and all action to prepare, execute, and file all documents necessary to carryout the sale and transfer of the Property, which shall be contingent upon approval of the Commissioner of Education in accordance with Civil Order 5281. It shall be reserved to the board president to execute the deed transferring ownership of the Property to the buyer. This Resolution shall be in effect from and after its passage on the date shown below.

Passed and approved by the River Road Independent School District Board of Trustees on this 9th day of February, 2015.

River Road Independent School District

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By: Stacey Johnson, President of the Board of Trustees

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By: Amanda Brown, Secretary of the Board of Trustees

## EXHIBIT A

Ten acres of unimproved real property out of Section 161, Block 2, A. B. & M. Survey, Potter County, Texas, further being a portion of a 14.130 +/- acre tract of land described in that certain instrument recorded in Volume 2559, Page 814 of the Official Public Records of Potter County, Texas, said 10.00 +/- acre tract of land having been surveyed on the ground December 7, 2005 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

Commencing at a ½ inch iron rod with cap stamped "Nail & Co. RPS" found in the East line of River Road Gardens an addition to the City of Amarillo according to the map or plat thereof recorded in Volume 51, Page 595 of the Deed Records of Potter County, same being the Southwest corner of a 72.34 +/- acre tract of land described in that certain instrument recorded in Volume 2126, Page 568 of said Official Public Records and the Northwest corner of said 14.130 +/- acre tract from whence the Northeast corner of said Section 161 bears N. 89E 51' 43" E. 2667.00 feet and N. 00E 08' 43" W. 1979.05 feet,

THENCE N. 89E 51' 43" E. 60.00 feet along the South line of said 72.34 +/- acre tract of land to a ½ inch iron rod with cap stamped "Furman RPLS 1959" set for the Northwest and BEGINNING CORNER of this tract of land,

THENCE N. 89E 51' 43" E. (base line) 499.29 feet along the South line of said 72.34 +/- acre tract of land to a ½ inch iron rod with cap stamped "Furman RPLS 1959" set for the Northeast corner of this tract of land from whence a ½ inch iron rod with cap stamped "Nail & Co. RPS" found bears N. 89E 51' 43" E. 786.36 feet,

THENCE S. 00E 08' 43" E. 872.45 feet along the West line of said 14.127 +/- acre tract of land to a ½ inch iron rod with cap stamped "Furman RPLS 1959" set for the Southeast corner of this tract of land,

THENCE S. 89E 51' 43" W. 499.29 feet to a ½ inch iron rod with cap stamped "Furman RPLS 1959" set for the Southwest corner of this tract of land, same being 60.00 feet East of the East line of said River Road Gardens,

THENCE N. 00E 08' 43" W. 872.45 feet 60.00 feet East of and parallel to said East line of said River Road Gardens to the PLACE OF BEGINNING and containing 10.00 acres of land more or less.

Which property is subject to a 60 foot ingress egress easement, described by metes and bounds as follows:

A 60.00 foot ingress egress easement out of Section 161, Block 2 A. B. & M. Survey, Potter County, Texas, further being a portion of a 14.130 +/- acre tract of land described in that certain instrument recorded in Volume 2559, Page 814 of the Official Public Records of Potter County, Texas, said easement having been surveyed on the ground by Furman Land Surveyors Inc. on December 7<sup>th</sup>, 2005 and being described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped “Nail & Co. RPS” found in the East line of River Road Gardens an addition to the City Amarillo according to the map or plat thereof recorded in Volume 51, Page 595 of the Deed Records of Potter County Texas same being the Southwest corner of a 72.34 +/- acre tract of land described in that certain instrument recorded in Volume 2126, Page 568 of said Official Public Records and the Northwest corner of said 14.130 +/- acre tract of land, from whence the Northeast corner of said Section 161 bears N. 89o 51’ 43” E. 2667.00 feet and N. 00o 08’ 43” W. 1979.05 feet;

THENCE N. 89o 51’ 43” E. 60.00 feet along the North line of said 14.130 +/- acre tract of land to a ½ inch iron rod with cap stamped “FURMAN RPLS 1959” set for the Northeast corner of this easement, same being the Northwest corner of a simultaneously described 10.00 +/- acre tract of land;

THENCE S. 00o 08’ 43” E. at 872.45 feet pass a ½ inch iron rod with cap stamped “FURMAN RPLS 1959” set for the Southwest corner of said 10.00 +/- acre tract of land a total distance of 1100.55 feet to a ½ inch iron rod with cap stamped “FURMAN RPLS 1959” set for the Southeast corner of this easement;

THENCE S. 89o 49’ 11” W. 60.00 feet to a ½ inch iron rod found for the Southwest corner of this easement, same being the Southwest corner of said 14.130 +/- acre tract of land and in the East line of said River Road Gardens;

THENCE N. 00o 08’ 43” W. (base line) 1100.59 feet along said East line of said River Road Gardens, same being the West line of this easement and the West line of said 14.130 +/- acre tract of land to the PLACE OF BEGINNING.